CHELAN COUNTY COMMISSIONERS
PROPOSED MEETING AGENDA

Meeting Dates & Time:

Monday, November 9, 2026 – 9:00 A.M

Tuesday, November 10, 2026 – 9:00 A.M.

Location: Chelan County Administration Building, 400 Douglas St.

Wenatchee, WA 98801

Monday, November 9, 2026

9:00 A.M. Call to Order

1. Pledge of Allegiance
2. Public Comment Period

Consent Agenda

1. Approval of Minutes
2. Vouchers as submitted and Listed
3. Payroll Changes:
    a) Mackenzie Cheek, Auditors – Step Increase
    b) Carlos Mata, Auditors – Step Increase
    c) Rochelle Rosenau, Auditors – Step Increase
    d) Raul Mendez, Assessors – Step Increase
    e) Fahren Miklosh, Public Works – Cancel New Hire PCN
    f) Jacob Smith, Public Works – Rehire Seasonal Help
    g) James Dickinson, Public Works – Rehire Seasonal Help
    h) Jake Bunde, Natural Resources – End of Season
    i) Zachary Cutshall, Regional Justice Center – Longevity Increase
    j) Derek Shastko, 118-Parks – End of Season
    k) Apolonio Velasco Rivera, 118-Parks – End of Season

Board Discussion

NOTE: Agenda subject to change. Times listed are estimates only. The Commission reserves the right to move agenda items as needed and during the meeting. Chelan County Commissioners' Minutes are available at www.co.chelan.wa.us on the Board of Commissioners web page.

10:00 A.M. County Administrator Cathy Mulhall

Action:

1. Applied Industrial Systems – 3-year Maintenance Agreement
2. Agreement to Approve Ferry County Resolution Appointing Nancy Churchill to the NCW Libraries District
3. ILA with the City of Leavenworth for the Housing of Inmates in the Chelan County Regional Justice Center
4. Notice of Hearing: Debatable Emergency and Supplemental Budget Appropriation

10:30 A.M. Economic Services Director Ron Cridlebaugh

Discussion:

1. Department Update
2. Discussion One Washington Opioid Settlement funding requests
3. OVOF Action Plan – Lead Partner action items

Action:

1. LTAC Event Grant – NCW Arts Alliance
2. LTAC 2027 Event & Marketing Grant recommendations
3. LTAC 2027 Framework recommendations

11:00 A.M. Natural Resources Director Mike Kaputa

Bid Opening RE: C12 & C14 Culvert Blasting Project

Discussion:

1. Executive Session RE: Potential Litigation with Legal Counsel
2. Other

Action:

1. Coordination Agreement with Malaga-Colockum Community Council for Malaga Community Park Improvement Projects
2. Change Order with Mountain Barge Services LLC for Company Creek Road Emergency Repairs
3. Substantial Completion with Morgan and Son Earthmoving for Sand Creek Culvert Replacement Project
4. Amendment to Agreement with WA State Military Department Emergency Management Division for Wenatchee Watershed Floodplain Restoration Project Phase 1
5. Amendment to Agreement with WA State Military Department Emergency Management Division for City of Leavenworth Critical Facility Generators
6. Agreement with Geosyntec for Lake Chelan Woody Debris Waterway Assessment

1:00 P.M. Field Tour and Site Visit in Malaga

The Board of County Commissioners will conduct a field tour of various locations in the Malaga area to observe and receive information regarding county-related roads, facilities, properties, and projects.

1:00 P.M. – Depart County Campus
1:10 P.M. – Beuzer/Boodry Street
1:25 P.M. – Wallace Road
1:30 P.M. – Malaga School Access Road (across from Malaga Fire Station) *
2:00 P.M. – Alcoa Site Overview *
2:20 P.M. – Wenatchee Drying Beds *
2:40 P.M. – Malaga Park Property (Kawecki Road/Goose Rock Lane) *
3:30 P.M. – Return to County Campus

**Indicates planned stop locations.*

All times are estimates and subject to change.

Tuesday, November 10, 2026

8:00 A.M. Elected & Appointed Officials Meeting

Discussion

1. Monthly Financial Report
2. Workday Participation – Nicole Thompson
3. Upcoming Projects – Jill FitzSimmons
    - New Website
    - PDF's & ADA compliance
    - Draft AI Policy
    - Workday Webpage on the Intranet
4. Round Table

9:30 A.M. Public Works Director Eric Pierson

Discussion:

1. Event Permit – Santa's Arrival: Parade to Escort Santa to Photo Location
2. Open Item

10:00 A.M. Flood Control Zone District Administrator Eric Pierson

10:15 A.M. Community Development Director Deanna Walter

Public Hearing RE: Comprehensive Plan Update (Continued from 10/14/26)

a. Climate
b. Stehekin
c. Malaga UGA

Discussion:

1. Departmental Updates

Action:

1. Refund Request – PL 26-269
2. Refund Request – PL 26-169

11:00 A.M. Coroner Earl Crowe

11:30 A.M. City of Chelan Mayor Erin McCardle

1:00 P.M. Community Development Director Deanna Walter

Public Hearing RE: Comprehensive Plan Update

1. Comprehensive Plan Hearing
    a. Individual CPA's
        i. CPA 26-007
        ii. CPA 26-026
        iii. CPA 26-041
        iv. CPA 26-048
        v. CPA 26-054
        vi. CPA 26-060
        vii. CPA 26-063
        viii. CPA 26-067
    b. Transportation Element CPA 26-148

Upcoming External Commissioners' Meetings & Conferences

November 10, 2026

8:30 A.M. KPQ Radio Interview | Commissioner Overbay
6:00 P.M. Lower Wenatchee/Mission/Peshastin Community Meeting | Commissioner Smith

NOTE: Agenda subject to change. Times listed are estimates only. The Commission reserves the right to move agenda items as needed and during the meeting. Chelan County Commissioners' Minutes are available at www.co.chelan.wa.us on the Board of Commissioners web page.

November 12 2026

9:00 A.M. Chelan Douglas Transportation Council | Commissioner Hawkins
12:30 P.M. IWG Steering Committee | Commissioner Smith
1:30 P.M. Aging & Adult Care Meeting | Commissioner Overbay
3:00 P.M. PRSA Board Meeting | Commissioner Smith
3:00 P.M. LSC Meeting | Commissioner Overbay
7:00 P.M. Chelan Co. Fair Board | Commissioner

November 13, 2026

1:15 P.M. Meeting with Rep. Bergquist for Promise Program | Commissioner Overbay

NOTE: Agenda subject to change. Times listed are estimates only. The Commission reserves the right to move agenda items as needed and during the meeting. Chelan County Commissioners' Minutes are available at www.co.chelan.wa.us on the Board of Commissioners web page.

NOVEMBER 09, 2026
9:00 A.M.
Consent Agenda

1) Approval of Minutes
2) Vouchers as submitted and listed
3) Payroll Changes:
    a) Mackenzie Cheek, Auditors – Step Increase
    b) Carlos Mata, Auditors – Step Increase
    c) Rochelle Rosenau, Auditors – Step Increase
    d) Raul Mendez, Assessors – Step Increase
    e) Fahren Miklosh, Public Works – Cancel New Hire PCN
    f) Jacob Smith, Public Works – Rehire Seasonal Help
    g) James Dickinson, Public Works – Rehire Seasonal Help
    h) Jake Bunde, Natural Resources – End of Season
    i) Zachary Cutshall, Regional Justice Center – Longevity Increase
    j) Derek Shastko, 118-Parks – End of Season
    k) Apolonio Velasco Rivera, 118-Parks – End of Season

CHELAN COUNTY COMMISSIONERS
PROPOSED MEETING AGENDA

Meeting Dates & Time:

Monday, November 2, 2026 – 9:00 A.M

Tuesday, November 3, 2026 – 9:00 A.M.

Location: Chelan County Administration Building, 400 Douglas St.

Wenatchee, WA 98801

Monday, November 2, 2026

9:00 A.M. Call to Order

Chairman Smith called the meeting to order. The Pledge of Allegiance was recited.

Attendance:

Present for the session were Chairman Smith, Commissioner Hawkins, Commissioner Overbay, County Administrator Cathy Mulhall, Clerk of the Board Anabel Torres, and Deputy Clerk of the Board Ana Arroyo.

Public Comment Period:

Chairman Smith opened the public comment period. Public comment was received from:

- Dom Amor

The public comment was closed.

9:09:41 A.M. Consent Agenda

Upon motion by Commissioner Overbay and seconded by Commissioner Hawkins, the Board of County Commissioners approved the Consent Agenda as presented. Motion carried unanimously.

1. Approval of Minutes 20261102-MIN-1
2. Vouchers as submitted and Listed 20261102-BDG-1
3. Payroll Changes: 20261102-PCN-1
    a) Raymond Bybee, Community Development - Step Increase
    b) Susan Dretke, Community Development – Step Increase
    c) Betty B. Mills, Parks – End of Season
    d) Josue Hernandez Gutierrez, District Court Probation – New Hire
    e) Darrien Kirkland, Facilities Maintenance – New Hire

f) William Cronrath, Ohme Gardens – End of Season
g) Spencer Dillon, Ohme Gardens – End of Season
h) Krin Parmley, Ohme Gardens – End of Season
i) Bruce Rogerson, Ohme Garden – End of Season
j) Tanner Riley, Public Works – End of Season
k) Joshua Hepburn, Assessor – Resignation
l) Alfredo Gonzalez, Farm Worker Housing – End of Season
m) Bernadro Guerrero, Farm Worker Housing – End of Season
n) Juan Ortega, Farm Worker Housing – End of Season
o) Debra Larson, Clerk – Resignation

9:09:52 A.M. Board Discussion

9:28:43 A.M. Natural Resources Director Mike Kaputa

9:29:10 A.M. Executive Session RE: Potential Litigation with PA Robert Sealby

Upon motion by Commissioner Overbay and seconded by Commissioner Hawkins, the Board entered into a 10-minute Executive Session pursuant to RCW 42.30.110(1)(i), for the purpose of discussing matters of litigation or legal risk with legal counsel.

9:39:54 A.M. The Board returned to regular session. No action was taken.

9:41:15 A.M. Action:

Upon motion by Commissioner Overbay and seconded by Commissioner Hawkins, the Board of County Commissioners approved the action item as presented. Motion carried unanimously.

1. Amendment 2 to Agreement with Cascadia Conservation District for 25-Mile Creek Project 20261102-AGR-1

Continue discussion with Natural Resources director Mike Kaputa

9:56:55 A.M. Recessed

10:04:24 A.M. The board returned to regular session.

10:00 A.M. County Administrator Cathy Mulhall

Discussion:

1. 2027 Preliminary Budget
2. Administrative Update

10:27:19 A.M. Action:

Upon motion by Commissioner Hawkins and seconded by Commissioner Overbay, the Board of County Commissioners approved the action items as listed. Motion carried unanimously.

1. Project Change Order #3 with Cognizant regarding Workday implementation 20261102-AGR-2

10:27:30 A.M. Action:

Upon motion by Commissioner Overbay, seconded by Chairman Smith, the Board of County Commissioners approved the action items as presented. The motion carried by a vote of 2-1, with Commissioner Hawkins opposed.

1. 2027 Preliminary Budget 20261102-BDG-2

10:28:14 A.M. Economic Services Director Ron Cridlebaugh

10:29:24 A.M. Executive Session Re: Real Estate

Upon motion by Commissioner Overbay and second by Commissioner Hawkins, the Board entered into a 5 -minute Executive Session pursuant to RCW 42.30.110(1)(b), for the purpose of discussing acquisition or lease of real property.

The Executive Session was extended by 14 minutes. -Public Notified

10:48:20 A.M. The Board returned to regular session. No action was taken

continued discussion with Economic Services

11:10:49 A.M. Action:

Upon motion by Commissioner Hawkins and seconded by Commissioner Overbay, the Board of County Commissioners approved the action items as listed. Motion carried unanimously.

1. Approve Request for Reclassification of the Veteran Service Office Supervisor **add on* 20261102-HR-1

11:13:01 Recessed

11:22:30 A.M. The Board returned to regular session.

11:22:33 A.M. Community Development Director Deana Walter

11:22:42 A.M. *Workshop for Docket Item #6 Titles 11, 14 (Wineries & Restaurants in Rural Areas) (Continued from 10/6/26)*

12:33:47 A.M. Recessed

The Board recessed and will reconvene in regular session on Tuesday, November 3rd, 2026, at 9:00 A.M.

Tuesday, November 3, 2026

9:01:20 A.M. The Board returned to regular session.

Commissioner Hawkins is excused for the day.

9:02:55 A.M. Sheriff Mike Morrison

Discussion:

1. Departmental Update

9:30 A.M. Public Works Director Eric Pierson

Discussion:

1. Improvement Project, Phase II
2. Road Usage Charge-vs-Highway User Fee

9:33:4 9A.M. Action:

Upon motion by Commissioner Overbay and seconded by Chairman Smith, the Board of County Commissioners approved the action items as listed. Motion carried unanimously.

1. Sign Letter to Senator Keith Goehner Requesting Budget Funding for the Totem Pole Road Improvement Project, Phase II 2026112-RFBF-1

Continue discussion with Public works

10:02:33 A.M. Recessed

1:00:47 P.M. The Board returned to regular session

1:01:16 P.M. Continue with Budget Workshop

2:25:22 P.M. Recessed

2:34:48 P.M. The Board returned to regular session

3:35:55 P.M. Recessed

3:41:00 P.M. The Board returned to regular session

4:00:17 P.M. Adjourned

The Board of County Commissioners adjourned until Monday, November 9th, 2026, at 9:00 A.M.

Weekly Voucher Approval for Payment	
Current Expense	$640,046.56
Other Funds	$857,010.83
Total all Funds	$1,497,057.39

Employee Payroll Change Notice

EFFECTIVE DATE: 11/1/2026
(Hire date for new employees)

EMPLOYEE INFORMATION

Employee # 006317 *(leave blank if new employee)*

Name Mackenzie Cheek

Department Auditor

Position Title ACCOUNTANT II

Pay Grade pw11 Pay Step 4

Status full time Union Courthouse
(full time, part time, temp)

Account Number 010.015.51423.11.155 *(required)*

REASON FOR CHANGE

- ☐ New Hire*
- ☐ Promotion
- ■ Step Increase
- ☐ Transfer
- ☐ Reclassification
- ☐ Termination
- ☐ Retirement
- ☐ Remove From Eden
- ☐ Resignation
- ☐ Other _____

**Attach copy of offer letter*

COMMENTS / ADDITIONAL INFORMATION

STEP SCHEDULE (New Emp)

Step 2: _____
Step 3: _____
Step 4: _____
Step 5: 11/01/2027
Step 6: 11/01/2029
Step 7: _____
Step 8: _____

SIGNATURES

Department Authorization _____ Date 11/2/26

Human Resources Review Belen Barahona Date 11/04/2026

Commissioner Approval _____ Date _____

Updated 6/2019

Return completed form to Human Resources.

Employee Payroll Change Notice

EFFECTIVE DATE: 11/1/2026
(Hire date for new employees)

EMPLOYEE INFORMATION

Employee # 006325 *(leave blank if new employee)*

Name Carlos Mata

Department Auditor

Position Title ACCOUNTANT II

Pay Grade pw11 Pay Step 4

Status full time Union Courthouse
(full time, part time, temp)

Account Number 010.015.51423.11.144 *(required)*

REASON FOR CHANGE

- ☐ New Hire*
- ☐ Promotion
- ■ Step Increase
- ☐ Transfer
- ☐ Reclassification
- ☐ Termination
- ☐ Retirement
- ☐ Remove From Eden
- ☐ Resignation
- ☐ Other _____

**Attach copy of offer letter*

COMMENTS / ADDITIONAL INFORMATION

STEP SCHEDULE (New Emp)

Step 2: _____
Step 3: _____
Step 4: _____
Step 5: 11/01/2027
Step 6: 11/01/2029
Step 7: _____
Step 8: _____

SIGNATURES

Department Authorization _____ Date 11/2/26

Human Resources Review Belen Barahona Date 11/04/2026

Commissioner Approval _____ Date _____

Updated 6/2019

Return completed form to Human Resources.

Employee Payroll Change Notice

EFFECTIVE DATE: 11/1/2026
(Hire date for new employees)

EMPLOYEE INFORMATION

Employee # 005508 *(leave blank if new employee)*

Name Rochelle ROSENAU

Department Auditor

Position Title RECORDING/LICENSING SPECIALIST

Pay Grade pw02 Pay Step 6

Status full time Union Courthouse
(full time, part time, temp)

Account Number 010.015.51481.11.145 *(required)*

REASON FOR CHANGE

- ☐ New Hire*
- ☐ Promotion
- ■ Step Increase
- ☐ Transfer
- ☐ Reclassification
- ☐ Termination
- ☐ Retirement
- ☐ Remove From Eden
- ☐ Resignation
- ☐ Other _____

**Attach copy of offer letter*

COMMENTS / ADDITIONAL INFORMATION

STEP SCHEDULE (New Emp)

Step 2: _____
Step 3: _____
Step 4: _____
Step 5: _____
Step 6: _____
Step 7: 11/01/2028
Step 8: 11/01/2030

SIGNATURES

Department Authorization _____ Date 11/2/26

Human Resources Review Belen Barahona Date 11/04/2026

Commissioner Approval _____ Date _____

Updated 6/2019

Return completed form to Human Resources.

Employee Payroll Change Notice

EFFECTIVE DATE: 11/01/2026
(Hire date for new employees)

E MPLOYEE INFORMATION

Employee # 004163 *(leave blank if new employee)*

Name RAUL MENDEZ

Department ASSESSOR

Position Title REAL PROPERY APPRAISER

Pay Grade PW10 Pay Step 7

Status FULL TIME Union CRTHS BARG

(full time, part time, temp)

Account Number 010.010.51424.11.111 *(required for new hires)*

REASON FOR CHANGE

- ☐ New Hire*
- ☐ Promotion
- ■ Step Increase
- ☐ Transfer
- ☐ Reclassification
- ☐ Termination
- ☐ Retirement
- ☐ Remove From Eden
- ☐ Resignation
- ☐ Other _____

**Attach copy of offer letter*

COMMENTS / ADDITIONAL INFORMATION

STEP SCHEDULE (New Emp)

Step 2: _____
Step 3: _____
Step 4: _____
Step 5: _____
Step 6: _____
Step 7: _____
Step 8: 11/1/2029

SIGNATURES

Department Authorization _____ Date 11/2/26

Human Resources Review Belen Barahona Date 11/04/2026

Commissioner Approval _____ Date _____

Updated 6/2019

Return completed form to Human Resources.

Employee Payroll Change Notice

EFFECTIVE DATE: 12/1/2026
(Hire date for new employees)

EMPLOYEE INFORMATION

Employee # 006554 *(leave blank if new employee)*

Name James Dickinson

Department Public Works - Leavenworth District

Position Title Truck Driver/Laborer - Equipment Operator I

Pay Grade RC03H Pay Step 4

Status Full-Time Seasonal Union Non-Bargaining
(full time, part time, temp)

Account Number 110.001.54231.10.000 *(required)*

REASON FOR CHANGE

- ☐ New Hire*
- ☐ Promotion
- ☐ Step Increase
- ☐ Transfer
- ☐ Reclassification
- ☐ Termination
- ☐ Retirement
- ☐ Remove From Eden
- ☐ Resignation
- ☒ Other Rehire Seasonal Help

**Click button below to attach copy of offer letter*

COMMENTS / ADDITIONAL INFORMATION

STEP SCHEDULE

Step 2: _____
Step 3: _____
Step 4: _____
Step 5: _____
Step 6: _____
Step 7: _____
Step 8: _____
Step 9: _____

SIGNATURES

Department Authorization _____ Date 11/3/26

Human Resources Review Belen Barahona Date 11/04/2026

Commissioner Approval _____ Date _____

Updated 7/2026

Employee Payroll Change Notice

EFFECTIVE DATE: 11/2/2026
(Hire date for new employees)

EMPLOYEE INFORMATION

Employee # _____ *(leave blank if new employee)*

Name Fahren Miklosh

Department Public Works - Leavenworth District

Position Title Truck Driver/Laborer - Equipment Operator I

Pay Grade RC03H Pay Step 4

Status Full-Time Regular Union Teamsters Roads
(full time, part time, temp)

Account Number 110.001.54231.10.000 *(required)*

REASON FOR CHANGE

- ☐ New Hire*
- ☐ Promotion
- ☐ Step Increase
- ☐ Transfer
- ☐ Reclassification
- ☐ Termination
- ☐ Retirement
- ☐ Remove From Eden
- ☐ Resignation
- ■ Other Cancel New Hire PCN

**Click button below to attach copy of offer letter*

COMMENTS / ADDITIONAL INFORMATION

Fahren Miklosh notified Chelan County Public Works on 11/2/2026 that he is no longer interested due to taking accepting another position with a different entity. Cancel New Hire PCN.

STEP SCHEDULE

Step 2: _____
Step 3: _____
Step 4: _____
Step 5: _____
Step 6: _____
Step 7: _____
Step 8: _____
Step 9: _____

SIGNATURES

Department Authorization _____ Date 11/2/26

Human Resources Review Belen Barahona Date 11/04/2026

Commissioner Approval _____ Date _____

Updated 7/2026

Employee Payroll Change Notice

EFFECTIVE DATE: 12/2/2026
(Hire date for new employees)

EMPLOYEE INFORMATION

Employee # 006098 *(leave blank if new employee)*

Name Jacob Smith

Department Public Works - Leavenworth District

Position Title Truck Driver/Laborer - Equipment Operator I

Pay Grade RC03H Pay Step 4

Status Full-Time Seasonal Union Non-Bargaining
(full time, part time, temp)

Account Number 110.001.54231.10.000 *(required)*

REASON FOR CHANGE

- ☐ New Hire*
- ☐ Promotion
- ☐ Step Increase
- ☐ Transfer
- ☐ Reclassification
- ☐ Termination
- ☐ Retirement
- ☐ Remove From Eden
- ☐ Resignation
- ☒ Other Rehire Seasonal Help

**Click button below to attach copy of offer letter*

COMMENTS / ADDITIONAL INFORMATION

STEP SCHEDULE

Step 2: _____
Step 3: _____
Step 4: _____
Step 5: _____
Step 6: _____
Step 7: _____
Step 8: _____
Step 9: _____

SIGNATURES

Department Authorization _____ Date 11/3/26

Human Resources Review Belen Barahona Date 11/04/2026

Commissioner Approval _____ Date _____

Updated 7/2026

Employee Payroll Change Notice

EFFECTIVE DATE: 11/13/26
(Hire date for new employees)

EMPLOYEE INFORMATION

Employee # 005604 *(leave blank if new employee)*

Name Jake Bunde

Department Natural Resources

Position Title Field assistant

Pay Grade _____ Pay Step _____

Status TEMP Union _____
(full time, part time, temp)

Account Number 180.001.55490.11.999 *(required)*

REASON FOR CHANGE

- ☐ New Hire*
- ☐ Promotion
- ☐ Step Increase
- ☐ Transfer
- ☐ Reclassification
- ☐ Termination
- ☐ Retirement
- ☐ Remove From Eden
- ☐ Resignation
- ■ Other end of season

**Attach copy of offer letter*

COMMENTS / ADDITIONAL INFORMATION

End of season, effective 11/13/2026

STEP SCHEDULE (New Emp)

Step 2: _____
Step 3: _____
Step 4: _____
Step 5: _____
Step 6: _____
Step 7: _____
Step 8: _____

SIGNATURES

Department Authorization _____ Date 11/4/2026

Human Resources Review Belen Barahona Date 11/04/2026

Commissioner Approval _____ Date _____

Updated 6/2019

Return completed form to Human Resources.

Employee Payroll Change Notice

EFFECTIVE DATE: 11/01/2026
(Hire date for new employees)

EMPLOYEE INFORMATION

Employee # 002776 *(leave blank if new employee)*

Name Zachary Cutshall

Department Regional Justice Center

Position Title Corrections Deputy

Pay Grade S062 Pay Step Step 7

Status Full Time Union AFSCME 846-CD
(full time, part time, temp)

Account Number 150.001.52360.11.739 *(required for new hires)*

REASON FOR CHANGE

- ☐ New Hire*
- ☐ Promotion
- ☐ Step Increase
- ☐ Transfer
- ☐ Reclassification
- ☐ Termination
- ☐ Retirement
- ☐ Remove From Eden
- ☐ Resignation
- ■ Other Longevity Increase

**Attach copy of offer letter*

COMMENTS / ADDITIONAL INFORMATION

Deputy Cutshall is receiving his fifth 1% longevity increase effective 11/01/2026. His new rate is: $7,803.34.

STEP SCHEDULE (New Emp)

Step 2: _____
Step 3: _____
Step 4: _____
Step 5: _____
Step 6: _____
Step 7: _____
Step 8: _____

SIGNATURES

Department Authorization _____ Date 10/29/26

Human Resources Review Belen Barahona Date 11/04/2026

Commissioner Approval _____ Date _____

Updated 6/2019

Return completed form to Human Resources.

Employee Payroll Change Notice

EFFECTIVE DATE: 10/28/2026
(Hire date for new employees)

EMPLOYEE INFORMATION

Employee # 006376 *(leave blank if new employee)*

Name Derek Shastko

Department 118-Parks

Position Title Extra Help

Pay Grade 20.00 Pay Step N/A

Status Part-Time Seasonal Union N/A
(full time, part time, temp)

Account Number 118.001.57630.11.99 *(required)*

REASON FOR CHANGE

- ☐ New Hire*
- ☐ Promotion
- ☐ Step Increase
- ☐ Transfer
- ☐ Reclassification
- ☐ Termination
- ☐ Retirement
- ☐ Remove From Eden
- ☐ Resignation
- ■ Other End of Season

**Attach copy of offer letter*

COMMENTS / ADDITIONAL INFORMATION

Derek Shastko last day of work 10/28/26. End of season

STEP SCHEDULE (New Emp)

Step 2: _____
Step 3: _____
Step 4: _____
Step 5: _____
Step 6: _____
Step 7: _____
Step 8: _____

SIGNATURES

Department Authorization Maylee Peak Date 10/28/26

Human Resources Review Belen Barahona Date 11/04/2026

Commissioner Approval _____ Date _____

Updated 6/2019

Return completed form to Human Resources.

Employee Payroll Change Notice

EFFECTIVE DATE: 10/30/2026
(Hire date for new employees)

EMPLOYEE INFORMATION

Employee # 003070 *(leave blank if new employee)*

Name Apolonio Velasco Rivera

Department 118-Parks

Position Title Maintenance Tech

Pay Grade 22.00 Pay Step N/A

Status Part-Time Seasonal Union N/A
(full time, part time, temp)

Account Number 118.001.57630.11.99 *(required)*

REASON FOR CHANGE

- ☐ New Hire*
- ☐ Promotion
- ☐ Step Increase
- ☐ Transfer
- ☐ Reclassification
- ☐ Termination
- ■ Retirement
- ☐ Remove From Eden
- ☐ Resignation
- ■ Other End of Season

**Attach copy of offer letter*

COMMENTS / ADDITIONAL INFORMATION

Apolonio Velasco Rivera last day of work 10/30/26. End of season and retiring

STEP SCHEDULE (New Emp)

Step 2: _____
Step 3: _____
Step 4: _____
Step 5: _____
Step 6: _____
Step 7: _____
Step 8: _____

SIGNATURES

Department Authorization Maylee Reyes Date 10/30/26

Human Resources Review Yvonne Mayorga Date 11/03/2026

Commissioner Approval _____ Date _____

Updated 6/2019

Return completed form to Human Resources.

CHELAN COUNTY ADMINISTRATOR
CATHY MULHALL

Meeting Date & Time:

Monday, November 9, 2026

Action:

1. Applied Industrial Systems – 3-year Maintenance Agreement
2. Agreement to Approve Ferry County Resolution Appointing Nancy Churchill to the NCW Libraries District

CHELAN COUNTY COURTHOUSE
FACILITIES REPAIR

350 ORONDO AVENUE
WENATCHEE, WASHINGTON 98801
OFFICE 509.667.62331FAX 509.667.6323

11/3/2026

Chelan County Board of Commissioners,

This request is for a 3-year service contract, from an existing vendor, to clean and service the L&J rooftop HVAC chiller.

Applied Industrial Systems is the regional vendor for York International, who built and supplied the L&J's existing HVAC rooftop chiller needing serviced.

I am requesting BOCC approval to shift from our existing year-to-year contract to a 3-year contract as a cost savings on annual service.

Thank you.

Sincerely,

Brian Travis
Facility Department
Director
(509) 667-6233

APPLIED
INDUSTRIAL SYSTEMS

Industrial Cooling Equipment Maintenance Agreement

Effective November 1, 2026 through October 31, 2029

Chelan County Facilities

350 Orondo Avenue, Suite 300
Wenatchee, Washington 98801

Facilities Covered: **Law and Justice Building**

Prepared especially for Chelan County Facilities by:

Keith Envolsen
Area Representative
Applied Industrial Systems
(509) 710-0500 direct
keith@appliedindsystems.com

APPLIED
INDUSTRIAL SYSTEMS

Description of Services Provided

Applied Industrial Systems is presenting Chelan County Facilities with a predictive/preventative maintenance program for the mechanical cooling equipment listed in this contract. Proper inspection, maintenance, and diagnosis of the equipment that provides cooling at your facility is crucial, and Applied Industrial Systems will be an important partner for success.

Applied Industrial Systems will provide a comprehensive maintenance program that will ensure piece of mind during critical operation times for your equipment. We are experts in chiller maintenance and troubleshooting, and can provide valuable guidance on equipment operation.

- **FOUR** preventative maintenance visits will be performed each year on listed equipment.
- All maintenance visits will be coordinated will appropriate jobsite personell to determine the best and most convienient time to service the listed equipment, which will reduce impact to end users.
- All maintenance will be performed according to manufacturer recommendations and standard field determined needs.
- Customers will be involved with progress updates, unit status, identified deficiencies, and determination of best course of action for quick and swift resolve of any issues pertaining to the equipment.
- Any unscheduled service calls or repairs are not included in this maintenance agreement unless otherwise noted under "Additional Requested Services".
- All additional requested services, repairs, retrofits, or replacements including emergency repairs/overtime will be performed at a discounted rate for Agreement holders. Current discounted rate a 10% reduction from current published non-contract customer rates.

APPLIED
INDUSTRIAL SYSTEMS

List of Equipment

Professional grade maintenance services will be performed on the listed air conditioning equipment below, in accordance with the scope of work listed later in this agreement.

EQUIPMENT TYPE	MANUFACTURER	MODEL #	SERIAL #	RATING
Rotary Screw Chiller 	York International	YCIV0187SA46	2CWM005689	187 Tons

APPLIED
INDUSTRIAL SYSTEMS

Additional Requested Services

Applied Industrial Systems and Chelan County Facilities has determined the following additional services will help compliment your maintenance investment. After review of the equipment, the following will be performed as stated below:

- Oil Analysis on Screw Compressors, One Time Per Contract Year.
- Check Closed Loop Glycol Levels, Report Percentage of Glycol in System.
- Perform Refrigerant Leak Check on Entire Chiller with Full Report Each Visit to meet WA State Department of Ecology Requirements.
- Clean Condenser Coils One Time Per Agreement Year.

APPLIED
INDUSTRIAL SYSTEMS

SERVICES NOT INCLUDED IN THIS AGREEMENT

If additional services or repairs are required, Applied Industrial Systems will make specific recommendations, including timelines for repairs, specific pricing, and scope of work. Upon customer agreement, work will be performed according to specifications in a timely manner.

ADD SCOPE FOR SUMMER AND WINTER INSPECTIONS KEITH!

PRICING STRUCTURE AND PAYMENT

Effective Period	Amount	Quarterly Payment
November 1st, 2026 thru October 31st, 2027	$9,628.00	$2,407.00
November 1st, 2027 thru October 31st, 2028	$9,920.00	$2,480.00
November 1st, 2028 thru October 31st, 2029	$10,240.00	$2,560.00

EFFECTIVE DATES FOR THIS AGREEMENT

The effective dates for this Agreement shall be three years commencing on November 1st, 2026.

Renwal of this contract will be presented prior to reinstatement. This is not an automatically renewing contract. Prior to contract renewal, this contract is subject to review and possible escallation based on cost increases beyond Applied Industrial Systems control.

Chelan County Facilites	Applied Industrial Systems
350 Orondo Avenue, Suite 301 Wenatchee, Washington 98801	4784 Casberg-Burroughs Road Deer Park, Washington 99006

Maintenance Agreement Accepted by:

Name:_____

Title:_____

Date:_____

Authorized by Applied Industrial Systems Representative:

Name:_____

Title:_____

Date:_____

APPLIED
INDUSTRIAL SYSTEMS

TERMS AND CONDITIONS

This agreement contains the entire scope of work to be performed and verbiage necessary for both parties to enter in agreement. The entire agreement is accepted, approved and authorized by representatives from both parties and is understood that no statement, remark, agreement, or understanding, oral or written, not considered herein, will be recognized or enforced.

Payment:

Invoices shall be paid thirty (30) days of Applied Industrial Systems (the company) date of invoice; the company reserves the right to discontinue its services if payments are not received as agreed. Failure to make payments will relieve the company from any obligations or liabilities pertaining to this agreement.

Initial Inspection:

During the first thirty (30) days of this agreement or upon seasonal start-up, if the company should find any equipment covered under this agreement to be in need of repair and replacement, the company will inform the customer in writing of the equipment condition and propose corrective action. When the company so notifies the customer, it is understood that the company will not be responsible for the present, or future repair or replacement, or operability of the equipment until such time the equipment is restored to a condition acceptable to the company.

Exclusions:

It is understood that the following are not the responsibility of the company under this agreement:

- Operation of the equipment
- Services, repairs or replacement necessitated by misuse, improper operation, and operation of equipment against its original manufactures specifications, or negligence of customer, customer employees, agents, contractors, or invitees.
- Correction or replacement of equipment or components damaged due to corrosion, lack of water treatment, vibration, electrolytic action, or other causes beyond the control of the company.
- Inspections, alterations or replacements required by insurance companies, municipal or government authorities.
- Replacement of major components which cannot be repaired due to age or unavailability of replacement parts.
- Replacement or servicing of equipment or components that are not maintainable such as pneumatic piping, fuses, starters, circuit breakers, disconnect switches, electrical and control wiring, plumbing, non-moving parts, such as pressure vessels, heat exchangers, system pipe, tubes, panels, ductwork, refractory, structural supports, and decorative casings, unless specifically included in this agreement.
- The cleaning of air passages, grills, or air/water balancing of the system.
- The company shall not be required to furnish any items of equipment, labor, or make special tests recommended or required by insurance companies, federal, state, municipal or other authorities except as otherwise stated in this agreement.

Customer Responsibilities:

- Provide reasonable and timely access to all equipment covered by this agreement.
- Provide proper disposal of used oil and contaminated refrigerant in accordance with applicable laws and regulations.
- To allow the company to start and stop the equipment, as necessary.
- Unless otherwise included in this agreement, to provide water treatment, as appropriate for the proper functioning of the equipment covered by this agreement.

Termination:

The company may terminate this agreement upon written notice to the customer in the event that any sums or monies due and payable under this agreement are not paid, or when alterations, additions, or repairs are made to covered equipment by others. Either party may terminate upon the anniversary date of this agreement, provided that written or verbal notice of such termination is received by the other party prior to the anniversary date. Neither party shall be liable to the other party for any reason because of such termination at the anniversary date. If written termination notice is received by the company during the term of the contract, the customer will be liable to pay only for services received and/or executed previously.

Disputes and costs:

In the event the company must commence legal action in order to recover any amount payable under this agreement, Customer shall pay the company all court costs and attorneys fees incurred by the company. Any legal action against the company relating to this agreement, or the breach thereof, shall be commenced within one (1) year from the date the claim arose. Failure of either party to comply with this limitation shall constitute a voluntary and knowing waiver of such claim.

APPLIED
INDUSTRIAL SYSTEMS

AIR COOLED VARIABLE SPEED DRIVE SCREW CHILLER

Annual Equipment Shutdown Inspection and Preventive Maintenance
(Fall Service)

The following tasks are performed once each year to properly evaluate the equipment status and prepare the equipment for the next cooling season:

- Meg motor winding resistance.
- Check level in Variable Speed Drive coolant circuit.
- Check for proper oil levels and refrigerant charge
- Perform a leak test utilizing electronic leak detector and liquid leak detection agent.
- Report location and severity of each leak found.
- Check each compressor heater for proper operation
- Inspect all electrical wiring connections and tighten as required
- Visually inspect internals of drive cabinet looking for abnormalities.
- Clean internal drive cabinet and internal cooling coil as needed.
- Check lubrication circuit
- Review history log, and ensure problems are addressed
- Check the condenser fan motors for proper rotation and operation
- Check the operation of all controls including all safety controls, loading/unloading and external interlocks
- Complete and submit written report for customer records.

APPLIED
INDUSTRIAL SYSTEMS

Operating Season Inspection
(Spring Startup Operating Inspection)

The following inspection items ensure the unit is operating reliably and efficiently:

- Perform a leak test utilizing electronic leak detector and liquid leak detection agent.
- Report location and severity of each leak found.
- Check for the proper oil level and refrigerant charge
- Check the operation of oil heater, oil temperature and lube system operation
- Check the operation of all controls including all safety and transducers, adjust as needed
- Check super heat and sub-cooling.
- Check operation of drain valve, fill valve and level sensor accuracy.
- Check the general condition and operation of the unit
- Equipment consultation with the operator to review operating conditions.
- Check drive cooling circuit operation to include pump, drive cabinet fan and drive cabinet coil.
- Check IGBT Baseplate temperatures and cabinet temperatures.
- Check operation of all condenser fan motors.
- Remove oil sample for analysis from each circuit. Oil Analysis to be performed by independent laboratory using full spectrum analysis.
- Check and report of cleanliness of condenser coils.
- Clean Condenser Coils with Backflushing of all condenser sections as necessary.
- Review operating procedures and owner's log with operator.
- Log operating conditions after the system and unit is stabilize
- Provide a complete report to owner with any recommendations for repairs or unit upgrading with a formal proposal prior to completing work.

Operating Season Inspection
(Summer Operating Inspection)

The following inspection items ensure the unit is operating reliably and efficiently:

- Perform a leak test utilizing electronic leak detector and liquid leak detection agent.
- Report location and severity of each leak found.
- Check for the proper oil level and refrigerant charge
- Check the operation of oil heater, oil temperature and lube system operation
- Check the operation of all controls including all safety and transducers, adjust as needed
- Check super heat and sub-cooling.
- Check operation of drain valve, fill valve and level sensor accuracy.
- Check the general condition and operation of the unit
- Equipment consultation with the operator to review operating conditions.
- Check drive cooling circuit operation to include pump, drive cabinet fan and drive cabinet coil.
- Check IGBT Baseplate temperatures and cabinet temperatures.
- Check operation of all condenser fan motors.
- Review operating procedures and owner's log with operator.
- Log operating conditions after the system and unit is stabilize
- Provide a complete report to owner with any recommendations for repairs or unit upgrading with a formal proposal prior to completing work.

Operating Season Inspection
(Winter Shutdown Inspection)

The following inspection items ensure the unit is operating reliably and efficiently:

- Perform a leak test utilizing electronic leak detector and liquid leak detection agent.
- Report location and severity of each leak found.
- Check the operation of oil heaters.
- Provide a complete report to owner with any recommendations for repairs or unit upgrading with a formal proposal prior to completing work.

BOARD OF COUNTY COMMISSIONERS
Ferry County, Washington

RESOLUTION IN THE MATTER OF THE APPOINTMENT OF TRUSTEE OF THE NCW LIBRARIES DISTRICT

RESOLUTION No. 2026-33

WHEREAS, Ms. Nancy Churchill has served as the Ferry County representative on the NCW Libraries District Board of Trustees since 2022; and

WHEREAS, Ms. Churchill's term is near the expiration date; and

WHEREAS, Nancy Churchill, a resident of Ferry County, has submitted her interest to continue to represent Ferry County on the Board of Trustees of NCW Libraries.

NOW THEREFORE BE IT RESOLVED, that the Ferry County Board of Commissioners reappoints Nancy Churchill to represent Ferry County on the Board of Trustees of the NCW Libraries, comprised of Grant, Chelan, Douglas, Ferry, and Okanogan Counties; said term expires December 31st, 2033.

DATED this 2nd day of November, 2026.

BOARD OF COUNTY COMMISSIONERS
FERRY COUNTY, WASHINGTON

Teresa Jenkins, Chairman

Zack Trudell, Vice Chairman

Robert P. Dean, Member

ATTEST:

April Drennan, Clerk of the Board

BOARD OF COUNTY COMMISSIONERS
OKANOGAN COUNTY, WASHINGTON

DATED this _____ day of _____, 2026.

_____
Andy Hover, Chairman

_____
Jon Neal, Vice Chairman

_____
Nick Timm, Member

ATTEST:

_____
Stacy McClellan, Clerk of the Board

BOARD OF COUNTY COMMISSIONERS
CHELAN COUNTY, WASHINGTON

DATED this _____ day of _____, 2026.

_____
Shon Smith, Chairman

_____
Kevin Overbay, Vice Chairman

_____
Brad Hawkins, Member

ATTEST:

_____
Anabel Torres, Clerk of the Board

BOARD OF COUNTY COMMISSIONERS
DOUGLAS COUNTY, WASHINGTON

DATED this _____ day of _____, 2026.

_____
Dan Sutton, Chairman

_____
Randy Agnew, Vice Chairman

_____
Marc Straub, Member

ATTEST:

_____
Carlye Baity, Clerk of the Board

BOARD OF COUNTY COMMISSIONERS
GRANT COUNTY, WASHINGTON

DATED this _____ day of _____, 2026.

_____
Kevin Burgess, Chairman

_____
Rob Jones, Vice Chairman

_____
Cindy Carter, Member

ATTEST:

_____
Caitlin E. Manell, Clerk of the Board

Docusign Envelope ID: 8DF6C4DE-7C5F-831D-83AF-299208585846

INTERLOCAL AGREEMENT BETWEEN CHELAN COUNTY, WASHINGTON AND THE CITY OF LEAVENWORTH, WASHINGTON, FOR THE HOUSING OF INMATES IN THE CHELAN COUNTY REGIONAL JUSTICE CENTER

THIS INTERLOCAL AGREEMENT is made and entered into on this 27th **day of** October**, 20**26 **by and between the City of LEAVENWORTH, Washington, a Washington municipal corporation, hereinafter referred to as "City", and Chelan County, Washington, hereinafter referred to as "Chelan County", each party having been duly organized and now existing under the laws of the State of Washington.**

WITNESSETH:

WHEREAS, The Chelan County Regional Justice Center and the City Mayor or designee are authorized by law to have charge and custody of the County Jail and the City prisoners or inmates, respectively; and

WHEREAS, the City wishes to designate the CCRJC as a place of confinement for the incarceration of one or more inmates lawfully committed to its custody; and

WHEREAS, Chelan County Regional Justice Center is desirous of accepting and keeping in its custody such inmate(s) in the CCRJC for a rate of compensation mutually agreed upon by the parties hereto; and

WHEREAS, RCW 39.34.080 and other Washington law, as amended, authorizes any county to contract with any other county or city to perform any governmental service, activity or undertaking which each contracting county is authorized by law to perform; and

WHEREAS, the governing bodies of each of the parties hereto have determined to enter into this Agreement as authorized and provided for by RCW 39.34.080 and other Washington law, as amended,

NOW, THEREFORE, in consideration of the above and foregoing recitals, the payments to be made, the mutual promises and covenants herein contained, and for other good and valuable consideration, the parties hereto agree as follows:

1. GOVERNING LAW

The parties hereto agree that, except where expressly otherwise provided, the laws and administrative rules and regulations of the State of Washington shall govern in any matter relating to an inmate or inmates confined pursuant to this Agreement.

2. DURATION

This Agreement shall enter into full force and effect from **January 1, 2027 and end December 31, 2027**, subject to termination as provided by Section 3 herein. Nothing in this Agreement shall be construed to require the City to house inmates in Chelan County continuously.

Docusign Envelope ID: 8DF6C4DE-7C5F-831D-83AF-299208585846

3. **TERMINATION**

(a) Termination of this Agreement by either party may be accomplished on ninety (90) days written notice to the other party and to the State Office of Financial Management as required by RCW 70.48.090 stating the grounds for said termination and specifying plans for accommodating the affected prisoners.

(b) In the event of termination of this agreement for any reason, the City shall compensate Chelan County for prisoners housed by Chelan County after notice of such termination until the City retakes its inmates in the same manner and at the same rates as if this Agreement had not been terminated.

The city and county agree that this contract terminates on December 31, 2027 and the county's notice provisions in RCW 70.48.090 are satisfied for termination on December 31, 2027.

4. **MAILING ADDRESSES**

All notices, reports, and correspondence to the respective parties of this Agreement shall be sent to the following:

Chelan County: Chelan County Regional Justice Center
401 Washington St., Level 2
Wenatchee, WA 98801

Primary Contact Person: Chris Sharp, Director
Secondary Contact: Jeff Jones, Business Manager

City of Leavenworth: City of Leavenworth
P.O. Box 287
Leavenworth, WA 98826

Primary Contact Person: Matthew Selby, City Administrator

Notices mailed shall be deemed given on the date mailed. The parties shall notify each other in writing of any change of address.

5. **DEFINITIONS**

The parties hereby agree that the following terms shall have the specified meanings unless indicated otherwise herein:

Day. One prisoner day shall be each day or portion thereof which a prisoner appears in custody on the jail management system. The count shall be conducted by the jail management system and each participating jurisdiction shall be charged for each prisoner who is detained in the Regional Justice Center on a charge and/or conviction from the participating jurisdiction.

Docusign Envelope ID: 8DF6C4DE-7C5F-831D-83AF-299208585846

6. **COMPENSATION**

(a) Daily Rate: The Contract Agency agrees to pay the county a daily rate for each day or portion of a day a Contract Agency inmate is in custody at the jail facilities. The daily bed rate for 2027 is $213.00 per day.

(b) No Split Billing: No split billing between agencies for inmates that may be in custody on multiple jurisdictions charges. Each Contract Agency will be responsible for their inmates at the daily rate established.

(c) Billing: The County will bill the Contract Agency each month for amount due to the County under this agreement for the services rendered in the prior calendar month. (The County will run a report from the Jail Management System that will provide how many total bed days the Contract Agency has accumulated for the previous month).

An invoice will be sent on the (1st) first of each month unless it is a weekend or holiday, in this case it will be sent on the first available business day, with the amount due 30 days following the invoice. **If payment is not made by the due date, a late fee of 1% per month of the past due amount will be added to the balance. Late fees will continue to accrue monthly (12% per annum) until the account is current.**

7. **RIGHT OF INSPECTION**

The City shall have the right to inspect, at all reasonable times, all Chelan County facilities in which inmates of the City are confined in order to determine if such jail maintains standards of confinement acceptable to the City and that such inmates therein are treated equally regardless of race, religion, color, creed or national origin; provided, however, that Chelan County shall be obligated to manage, maintain and operate its facilities consistent with all applicable federal, state and local laws and regulations.

8. **FURLOUGHS, PASSES, AND WORK RELEASE**

Chelan County agrees that no early releases or alternatives to incarceration, including furloughs, passes, electronic home detention or work release shall be granted to any inmate housed pursuant to this Agreement without written authorization by the committing court.

9. **INMATE ACCOUNTS**

Chelan County shall establish and maintain an account for each inmate received from the City and shall credit to such account all money which is received and shall make disbursements, debiting such accounts in accurate amounts for the inmate's personal needs. Disbursements shall be made in limited amounts as are reasonably necessary for personal maintenance. The Director of the CCRJC shall be accountable to the City for such inmate funds. At either the termination of this Agreement, the inmate's death, release from incarceration, or return to either the City or indefinite release to the court, the inmate's money shall be transferred to either the inmate's account in care of the City, at such time the City shall be accountable to the inmate for said fund, or to the inmate.

Docusign Envelope ID: 8DF6C4DE-7C5F-831D-83AF-299208585846

10. **INMATE PROPERTY**

The City may transfer to Chelan County only limited amounts of personal property of the City's inmates' recovered from or surrendered by inmates to the City upon booking. Personal property in excess of one simple "grocery bag" shall at no time be transferred to Chelan County.

11. **RESPONSIBILITY FOR OFFENDER'S CUSTODY**

It shall be the responsibility of Chelan County to confine the inmate or inmates; to provide treatment, including the furnishing of subsistence and all necessary medical and hospital services and supplies; to provide for the inmates' physical needs; to make available to them programs and/or treatment consistent with the individual needs; to retain them in said custody; to supervise them; to maintain proper discipline and control; to make certain that they receive no special privileges and that the sentence and orders of the committing court in the State are faithfully executed; provided that nothing herein contained shall be construed to require Chelan County, or any of its agents, to provide service, treatment, facilities or programs for any inmates confined pursuant to this Agreement, which it does not provide for similar inmates not confined pursuant to this Agreement. Nothing herein shall be construed as to require Chelan County to provide services, treatment, facilities or programs to the City's inmates above, beyond or in addition to that required by applicable law.

12. **MEDICAL SERVICES**

(a) Inmates shall receive such medical, psychiatric and dental treatment when emergent and necessary to safeguard their health while housed in the CCRJC. Chelan County shall provide or arrange for the providing of such medical, psychiatric and dental services. Except for routine minor medical services provided in the CCRJC, the City shall pay directly or reimburse Chelan County for any and all costs associated with the delivery of any emergency and/or major medical service provided to the City's inmates. The City shall be responsible for any and all medical, psychiatric and dental treatment provided outside of the CCRJC and shall be billed therefore. Examples of medical services which may be provided in the CCRJC but which are not routine, and for which the City shall be billed include, but are not necessarily limited to, HIV/AIDS treatment, chemotherapy, dialysis treatment, hemophiliac treatment and all prescriptions. No dental treatment can be provided in the CCRJC; all dental treatment of the City's inmates shall be billed to the City.

(b) An adequate record of all such services shall be kept by Chelan County for the City's review at its request, to the extent consistent with confidentiality regulations. Any medical or dental services of major consequence shall be reported to the City as soon as time permits.

(c) Should medical, psychiatric or dental services require hospitalization, the City agrees to compensate Chelan County dollar for dollar any amount expended or cost incurred in providing the same; provided that, except in emergencies, the City will be notified by contacting **Matthew Selby, City Administrator** at **(509) 548-5275 Ext 133** prior to the inmate's transfer to a hospital, if and when circumstances allow, or as soon afterward as practicable. Medical cost recovery will be split between User Agencies if the individual has multiple jurisdictions. Medical cost recovery will be split between User Agencies if the individual has multiple jurisdictions billings

Docusign Envelope ID: 8DF6C4DE-7C5F-831D-83AF-299208585846

(d) The City shall be responsible for non–routine healthcare costs for inmates arrested and incarcerated on a felony offense until that charge is filed in Superior Court. Thereafter, the responsibility for non-routine healthcare costs for inmates arrested and incarcerated on a felony offense shall lie with Chelan County.

13. **DISCIPLINE**

Chelan County shall have physical control over and power to execute disciplinary authority over all inmates of the City's. However, nothing contained herein shall be construed to authorize or permit the imposition of a type of discipline prohibited by applicable law.

14. **RECORDS AND REPORTS**

(a) The City shall forward to Chelan County before or at the time of delivery of each inmate a copy of all inmate records pertaining to the inmate's present incarceration. If additional information is requested regarding a particular inmate, the parties shall mutually cooperate to provide any additional information in a timely manner.

(b) Chelan County shall keep all necessary and pertinent records concerning such inmates in the manner mutually agreed upon by the parties hereto. During an inmate's confinement in Chelan County, the City shall upon request be entitled to receive and be furnished with copies of any report or records associated with said inmate(s) incarceration.

15. **REMOVAL FROM THE JAIL**

An inmate of the City's legally confined in Chelan County shall not be removed there from by any person without written authorization from the City or by order of any court having jurisdiction. The City hereby designates **Matthew Selby, City Administrator** the official authorized to direct Chelan County to remove the City's inmates from the CCRJC. Chelan County agrees that no early releases or alternatives to incarceration including furloughs, passes, work release, work crews or electronic home detention shall be granted to any inmate without written authorization from the committing court. This paragraph shall not apply to an emergency necessitating the immediate removal of the inmate for medical, psychiatric, dental treatment or other catastrophic condition presenting an eminent danger to the safety of the inmate or to the inmates or personnel of Chelan County. In the event of any such emergency removal, Chelan County shall inform the City of the whereabouts of the inmate or inmates so removed, at the earliest practicable time, and shall exercise all reasonable care for the safe keeping and custody of such inmate or inmates.

16. **ESCAPES**

In the event any City inmate escapes from Chelan County's custody, Chelan County will use all reasonable means to recapture the inmate. The escape shall be reported immediately to the City. Chelan County shall have the primary responsibility for and authority to direct the pursuit and retaking of the inmate or inmates within its own territory. Any cost in connection therewith shall be chargeable to and borne by Chelan County; however, Chelan County shall not be required to expend unreasonable amounts to pursue and return inmates from other counties, states or countries.

Docusign Envelope ID: 8DF6C4DE-7C5F-831D-83AF-299208585846

17. **DEATH OF AN INMATE**

(a) In the event of the death of a City inmate, the Chelan County Coroner shall be notified. The City shall receive copies of any records made at or in connection with such notification.

(b) Chelan County shall immediately notify the City of the death of a City inmate, furnish information as requested, and follow the instructions of the City with regard to the disposition of the body. In the case of an unattended death, suspicious death, or criminal case, the Chelan County Coroner would have authority over the deceased and would coordinate with local law enforcement to finish the investigation prior to the release of the deceased inmate. The City hereby designates **Matthew Selby, City Administrator** the official authorized to request information from and provide instructions to Chelan County regarding deceased inmates. The body shall not be released except on written order of said appropriate official of the City. Written notice shall be provided within three (3) weekdays of receipt by the City of notice of such death. All expenses relative to any necessary preparation of the body and shipment charges shall be paid by the City. With the City's consent, Chelan County may arrange for burial and all matters related or incidental thereto, and all such expenses shall be paid by the City. The provisions of this paragraph shall govern only the relations between or among the parties hereto and shall not affect the liability of any relative or other persons for the disposition of the deceased or for any expenses connected therewith.

(c) The City shall receive a certified copy of the death certificate for any of its inmates who have died while in Chelan County's custody.

18. **HOLD HARMLESS AND INDEMNIFICATION**

Chelan County agrees to hold harmless, indemnify and defend the City, its officers, agents and employees, from and against any and all claims, losses, or liability, for injuries, sickness or death of persons, or damage to property, arising out of any willful misconduct or negligent act, error, or omission of Chelan County, its officers, agents, or employees, in connection with the services required by the Agreement, provided, however, that:

(a) Chelan County's obligations to indemnify, defend and hold harmless shall not extend to injuries, sickness, death or damage caused by or resulting from the sole willful misconduct or negligence of the City, its officers, agents or employees or sub-consultants; and

(b) Chelan County's obligations to indemnify, defend and hold harmless for injuries, sickness, death or damage caused by or resulting from the concurrent negligence or willful misconduct of the Chelan County and the City or of Chelan County and a third party other than an officer, agent or employee of Chelan County, shall apply only to the extent of the negligence or willful misconduct of Chelan County.

Docusign Envelope ID: 8DF6C4DE-7C5F-831D-83AF-299208585846

19. **RIGHT OF REFUSAL AND TRANSPORTATION**

(a) Chelan County shall have the right to refuse to accept any inmate from the City when, in the opinion of Chelan County, its inmate census is at capacity that there is a substantial risk that, through usual operation of the jail, the reasonable operational capacity limits of the jail might be reached or exceeded.

(b) Chelan County shall further have the right to refuse to accept any inmate from the City who, in the judgment of Chelan County, has a current illness or injury which may adversely affect the operations of the CCRJC, has a history of serious medical problems, or presents a substantial risk of self-harm.

20. **INDEPENDENT CONTRACTOR**

In providing services under this contract, Chelan County is an independent contractor and neither it or its officers, agents or employees are employees of the City for any purpose, including responsibility for any federal or state tax, industrial insurance or Social Security liability. Neither shall the provision of services under this Agreement give rise to any claim of career service or civil service rights, which may accrue to an employee of the City under any applicable law, rule or regulation.

21. **GENERAL PROVISIONS**

(a) Severability. In the event any provisions of this Agreement shall be determined to be unenforceable or otherwise invalid for any reason, such provisions shall be enforced and valid to the extent permitted by law. All provisions of this Agreement are severable and unenforceability or invalidity of a single provision herein shall not affect the remaining provisions.

(b) Governing Law and Venue. This Agreement shall be governed by the laws of the State of Washington, and venue for any lawsuit shall be the Chelan County Superior Court.

(c) Attorney's Fees. In the event it is necessary for either party to utilize the services of an attorney to enforce any of the terms of this Agreement, such enforcing party shall be entitled to compensation for its reasonable attorney's fees and costs. In the event of litigation regarding any terms of this Agreement, the substantially prevailing party shall be entitled, in addition other relief, to such reasonable attorney's fees and costs as determined by the Court.

(d) Waiver of Breach. The waiver by either party of the breach of any provision of this Agreement by the other party must be in writing and shall not operate nor be construed as a waiver of any subsequent breach by such other party.

(e) Savings Clause. Nothing in this Agreement shall be construed so as to require the commission of any act contrary to law, and wherever there is any conflict between any provisions of this Agreement and any statute, law, public regulation or ordinance, the latter shall prevail but in such event, the provisions of this Agreement affected shall be curtailed and limited only to the extent necessary to bring it within legal requirements.

Docusign Envelope ID: 8DF6C4DE-7C5F-831D-83AF-299208585846

(f) Filing. This Agreement shall be filed with the Chelan County Auditor's Office pursuant to RCW 39.34.040.

22. INTERPRETATION

This Agreement has been submitted to the scrutiny of all parties and their counsel, if desired, and it shall be given a fair and reasonable interpretation in accordance with its words, without consideration or weight given to its being drafted by any party or its counsel. All words used in the singular shall include the plural; the present tense shall include the future tense; and the masculine gender shall include the feminine and neuter gender.

23. ACCESS TO RECORDS CLAUSE

The parties hereby agree that authorized representatives of the parties shall have access to any books, documents, paper and record of the other party that are pertinent to this Agreement for the purposes of making audits, examinations, excerpts and transcriptions. All such records and all other records pertinent to this Agreement, and work undertaken pursuant to this Agreement shall be retained by the parties for a period of three (3) years after the final expiration date of this Agreement or any amendments hereto, unless a longer period is required to resolve audit, findings or litigation. In such cases, the parties may expressly agree by an amendment or separate agreement for such longer period for record retention.

Docusign Envelope ID: 8DF6C4DE-7C5F-831D-83AF-299208585846

24. **ENTIRE AGREEMENT**

This Agreement represents the entire integrated Agreement between the City and Chelan County and supersedes all prior negotiations, representations or agreements, either written or oral.

IN WITNESS WHEREOF, the above and foregoing Agreement has been executed in duplicate by the parties hereto and made affective on the day and year first above written.

CITY OF Leavenworth, WA

DocuSigned by:
By Carl Florea
A8B4411C12AB49D...

ATTEST:
Signed by:
Andrea Fischer
D5CBE4ADAE1B451...
City Clerk

DATED: 11/3/2026

Approved as to Form:

Signed by:
Nikki Thompson
8E783717B449479...

City of Leavenworth Attorney

BOARD OF CHELAN COUNTY COMMISSIONERS

_____
Shon Smith, Chair

_____
Kevin Overbay, Commissioner

_____
Brad Hawkins, Commissioner

ATTEST:
Anabel Torres
Clerk of the Board

_____

DATED: _____

_____
Chris Sharp, Director
Chelan County Regional Justice Center

Approved as to Form:

_____
Robert Sealby, Chelan County Prosecutor

BOCC Agenda
November 9, 2026

10:30am Economic Services Director

Ron Cridlebaugh

Discussion

1. Department Update
2. Discussion One Washington Opioid Settlement funding requests
3. OVOF Action Plan – Lead Partner action items

Action Items

1. LTAC Event Grant – NCW Arts Alliance

RECEIVED
OCT 28 2026
CHELAN COUNTY
COMMISSIONERS OFFICE

INTERNAL PROPOSAL FOR OPIOID SETTLEMENT FUNDING

TO: Board of Chelan County Commissioners (BOCC)
FROM: Chelan County Juvenile Center
PROGRAM: Chelan Douglas CASA
PROJECT TITLE: Opioid Remediation Strategies
REQUESTED FUNDING PERIOD: 3 Calendar Years 2027, 2028, and 2029

---

1. Executive Summary

The Chelan County Juvenile Center respectfully submits this three-year funding request to the Board of Chelan County Commissioners (BOCC) for Opioid Settlement Funds to support the implementation of abatement strategies through the Chelan Douglas CASA program.

The opioid epidemic has had a significant impact on families throughout Chelan County, contributing to circumstances in which children may experience abuse, neglect, and parental incapacity. Children removed from their homes due to parental opioid use may experience adverse childhood experiences (ACEs), trauma, and disruptions to their development. Operating in accordance with RCW 13.34, the Chelan Douglas CASA program provides highly trained, independent community volunteers to advocate exclusively for the best interests of children involved in juvenile court dependency proceedings.

To address critical funding gaps and meet the needs of children and families involved in dependency cases, this proposal requests three years of opioid settlement funding for 2027, 2028, and 2029. Funds will directly support CASA volunteer recruitment and retention, professional supervision, trauma-informed training, and services that promote child and family wellbeing. The remediation activities are intended to align with the *Exhibit E List of Opioid Remediation Uses* specifically Schedule B: Approved Uses and will strengthen the program's capacity to advocate for children and support positive outcomes for families affected by the opioid epidemic.

---

2. Detailed Project Description

<u>Program Overview & Services Provided</u>

Chelan Douglas CASA serves dependent children and youth who have experienced abuse and neglect. CASA volunteers establish consistent, one-on-one relationships with the children they serve, gathering information from the parents, caregivers, family members, educators, medical personnel, and behavioral health professionals. Through this

independent advocacy, volunteers present recommendations directly to the juvenile court regarding each child's safety, health, emotional wellbeing, and long-term permanency. Opioid settlement funding will enhance Chelan Douglas CASA's capacity to advocate for children impacted by parental opioid use and any co-occurring substance use disorders/mental health conditions (SUD/MH). Key remediation strategies delivered under this project may include, but are not limited to, the following:

- Connecting children and families to supportive services: Facilitate connections among birth parents, foster parents, and relative caregivers and appropriate home-based, wrap-around services, parenting education, and bilingual (English/Spanish) resources when a parent has Opioid Use Disorder (OUD) or co-occurring SUD/MH.
- Supporting children and families affected by trauma: Enhance advocacy and connections to appropriate services for children and family members experiencing trauma associated with addiction, with particular attention to children who have endured adverse childhood experiences (ACEs).
- Providing trauma-informed court-based advocacy: Deliver specialized, trauma-informed advocacy for children who have been removed from their homes and placed in kinship/foster care due to circumstances involving parental opioid use.

These remediation strategies will help ensure that children affected by parents with OUD have a consistent advocate who can identify unmet needs, facilitate connections to supportive services, and promote safety, stability, and positive long-term outcomes.

Target Population & Historical Service Volume

Children and youth are referred to Chelan Douglas CASA through the Chelan County Juvenile Court in connection with dependency proceedings initiated under applicable Washington State law including RCW 13.34. Historical program data illustrates the age distribution of children and youth served annually in Chelan County:

- Ages 0-5: Approximately 40-50 children annually, including infants who may be affected by prenatal opioid exposure and Neonatal Abstinence Syndrome (NAS) as well and young children at risk of developmental delays and other early childhood challenges.
- Ages 6-11: Approximately 20-25 children annually who may experience the ongoing effects of trauma, disruptions in education, and challenges related to family stability and wellbeing.
- Ages 12-18: Approximately 25-35 youth annually who may face complex behavioral health needs, educational challenges, and barriers to achieving stability and long-term permanency.

Service Delivery Locations & Cross-Agency Collaboration

Services are coordinated and delivered across community, court, and home settings throughout Chelan County. The Chelan Douglas CASA program maintains formal operational cross-agency collaborations with:

- Department of Children, Youth and Families (DCYF)
- Assistant Attorney General (AAG)
- Chelan County Superior Court and Juvenile Court Judicial Officers
- Local Medical and Behavioral Health Providers ensuring children, parents and family members are referred for treatment
- Local Schools, Wenatchee Valley College and Treehouse ensuring children and youth are referred for academic supports
- Parents for Parents
- Chelan County Regional Justice Center
- Chelan County Juvenile Detention and Probation
- Link Transit
- Kinship Navigator
- Womens Resource Center, Grace House, HopeSource, YWCA
- Chelan Douglas Volunteer Attorney Services
- Skillsource and Worksource
- The Center for Alcohol and Drug Treatment, CAFÉ, New Path
- Visitation agencies ensuring children visit with their parents during their time out of the home

---

3. Program Evaluation, Outcomes, and Rationale

Intended Impact on Chelan County Residents

By ensuring that children and youth affected by parental opioid use have a trained CASA volunteer advocating on their behalf Chelan County must invest in consistent, trusted adult relationships and individualized and relevant support for some of its most vulnerable residents. CASA best interest advocacy identifies unmet needs, connects children and families with appropriate services, and supports efforts to reduce the lasting effects of trauma. Through independent court advocacy and focus on child safety, family reunification when appropriate, and stable, permanent placements, the program seeks to improve

outcomes for children and youth, promote lasting family stability, and reduce the long term impacts of the opioid epidemic in Chelan County.

Tracked Efficacy Metrics & Performance Data

To support accountability and comply with BOCC evaluation requirements, Chelan Douglas CASA can provide quarterly/annual reports documenting program performance, service delivery, and outcomes. Key performance indicators may include:

- Caseload and service coverage.
- Volunteer recruitment, training, and retention.
- Case duration and permanency.
- Service connections.

Funding Rationale & Loss of Alternative Revenue

This proposal addresses a critical funding vulnerability resulting from reductions in Chelan County general fund support. Opioid settlement funding would help sustain essential CASA services and prevent reductions in the program's capacity to serve children involved in dependency proceedings.

Funding will support staff infrastructure necessary to recruit, screen, train and supervise community volunteers and provide consistent independent advocacy for children who have experienced abuse or neglect. By supplementing existing revenue sources, opioid settlement funds will help Chelan Douglas CASA sustain services, respond to local dependency caseloads, and ensure children have access to a trained advocate during a critical period in their lives.

Multi year funding for 2027-2029 would provide greater financial stability, allowing the program to plan for staffing, volunteer development and service delivery while continuing to support Chelan County children and families affected by the opioid epidemic.

---

4. Implementation Timeline & Key Milestones (2027–2029)

The proposed project will span three years, from January 1, 2027, through December 31, 2029. The following milestones will guide implementation, service delivery, and program evaluation.

- Milestone 1: Volunteer Recruitment and Training (Q1 and ongoing)
  Launch a targeted community recruitment campaign in Chelan County to expand the pool of qualified CASA volunteers. Provide an initial 36 hour preservice for new volunteers covering ACES and childhood trauma, Ages and Stages, child

development and individual needs, substance use disorders, family engagement, and collaboration with other professionals. Continue recruitment and training efforts throughout the project period to support volunteer capacity and retention.

- Milestone 2: Ongoing Advocacy and Volunteer Development (2027-2029)
  Assign trained CASA volunteers to children involved in juvenile court dependency proceedings involving parental opioid use or other substance use, as program capacity and court appointments permit. Work toward ensuring that every eligible child has a trained CASA advocate, provide ongoing supervision, case consultation, and ensure active volunteers meet their annual continuing education requirements.
- Milestone 3: Program evaluation and reporting (Quarterly/Annually 2027-2029)
  Track program performance through regular data collection and reporting, including the number of children served, volunteer recruitment and retention, case duration, permanency outcomes, and connections to appropriate services. Submit monthly expenditure reports, prepare quarterly and annual program summaries for the BOCC, documenting progress toward project objectives, use of settlement funds and opportunities for improvement.

---

5. Budget Narrative & Financial Overview

The requested allocation will support essential operational costs necessary to sustain high-quality, effective child advocacy services consistent with National CASA/GAL Association standards, applicable Washington State Law, and Washington State Superior Court Guardian ad Litem rules.

Funding will help sustain the staffing and program infrastructure necessary to recruit, screen, train, supervise, and retain qualified CASA volunteers. These investments will strengthen the program's capacity to provide consistent, trauma-informed advocacy for children who have experienced abuse and neglect associated with parental substance use disorders. By supporting volunteer development, professional supervision, and ongoing operations, opioid settlement funds will help Chelan-Douglas CASA maintain service continuity, respond to local dependency caseloads, and promote child safety, well-being, and permanency throughout the three-year funding period.

Budget (2027–2029)

Expense Category	Focus Area	Year 1 (2027)	Year 2 (2028) (+3.0% CPI)	Year 3 (2029) (+3.0% CPI)	3-Year Total
Volunteer Supervision & Staffing Infrastructure	Maintaining staff needed to recruit, screen, train, and supervise community volunteers providing independent court advocacy.	$11,500	$11,845	$12,200	**$35,545**
Trauma, ACEs & SUD Volunteer Training	Funding 36-hour pre-service training (ACEs, childhood trauma, SUD) and annual continuing education requirements.	$3,500	$3,605	$3,713	**$10,818**
Volunteer Recruitment & Screening	Targeted community recruitment campaigns in Chelan County, screening, and volunteer retention efforts.	$2,500	$2,575	$2,652	**$7,727**
Child & Caregiver Support Services	Facilitating connections to wrap-around services, parenting education, and bilingual (English/Spanish) resources.	$1,500	$1,545	$1,591	**$4,636**
Data Tracking & BOCC Reporting	Preparing monthly expenditure reports and quarterly/annual program performance summaries for the BOCC.	$1,000	$1,030	$1,060	**$3,090**
TOTAL REQUESTED FUNDS	**3-Year Opioid Settlement Allocation**	**$20,000**	**$20,600**	**$21,216**	**$61,816**

2027

Project Proposal – Opioid Abatement Funding



Prepared By: Rebecca Gollehon
Columbia River Drug Task Force
10/23/2026

COLUMBIA RIVER DRUG TASK FORCE

401 Washington St, Level 1, Wenatchee, WA 98801
PHONE (509) 664-2310 FAX (509) 664-2318

Project Description

1. **Provide an executive summary of the proposal.**
   The Columbia River Drug Task Force is a multijurisdictional task force comprised of the Chelan County Sheriff's Office, Douglas County Sheriff's Office, East Wenatchee Police Department, Wenatchee Police Department, and the Washington State Department of Corrections. The primary mission of the Columbia River Drug Task Force is to combat illegal drug activity, gangs, and violent crime in our communities. In recent years, funding for multijurisdictional drug task forces has been redirected, with the last of the funding ending on June 30, 2025. To cover basic operational costs, the Columbia River Drug Task Force is requesting a total of $99,284.00 to be divided by population from each of the four jurisdictions that the task force operates in. The total we are requesting from Chelan County for fiscal year 2027 is $36,102.92.
2. **Provide a detailed description of the proposed project. Please include an implementation plan, internal and cross-agency collaboration, services to be provided, how many potential individuals will receive services, and where services will be delivered.**
   The proposed project is a multi-jurisdictional task force established in 1991, the Columbia River Drug Task Force, operating in both Chelan and Douglas County. The Columbia River Drug Task Force is comprised of the Chelan County Sheriff's Office, Douglas County Sheriff's Office, Wenatchee Police Department, East Wenatchee Police Department, and the Washington State Department of Corrections. The unit is currently made up of a commander, supervisor, administrative assistant, and five detectives. The primary mission of the Columbia River Drug Task Force is to combat illegal drug activity, gangs, and violent crime in our communities. Along with that mission we realize there are other serious issues driven by illegal drugs that are affecting our communities as well. These issues include; violent crime involving gang members and drug dealers, property crime, vehicle prowls, trafficking in stolen property, vehicle thefts, wanted felons fleeing from law enforcement, and a flood of fentanyl coming into our communities. The ultimate goals/vision of the Columbia River Drug Task Force are to reduce crime, increase community safety, and improve quality of life.
3. **What Opioid Remediation Use(s) does your project align with? (See List of Opioid Remediation Uses) (Attachment 2)**
   The Columbia River Drug Task Force aligns closely with "Part Two: Prevention", more specifically "Prevent Misuse of Opioids" and "Prevent Overdose Deaths and Other Harms (Harm Reduction)". The task force works to disrupt and/or dismantle drug trafficking organizations that are supplying our community and surrounding areas with harmful drugs.

COLUMBIA RIVER DRUG TASK FORCE

401 Washington St, Level 1, Wenatchee, WA 98801
PHONE (509) 664-2310 FAX (509) 664-2318

Evaluation

1. **What is the intended impact to Chelan County Residents?**
   The Columbia River Drug Task Force continuously works to reduce crime, increase community safety, and improve quality of life. The task force is operational in both Chelan and Douglas County, and frequently work cases within Chelan County. These cases include: drug seizures, arrests, and/or the disruption/dismantling of drug trafficking organizations within the County.
2. **What outcomes will be tracked to demonstrate efficacy?**
   The Columbia River Drug Task Force keeps monthly stats that include; number of new cases opened, number of cases closed by arrest, number of individuals arrested, number of firearms seized, drug types and amounts seized, and more. We are also able to track the number of individuals that are or were a part of a drug trafficking organization, and whether the drug trafficking organization has been disrupted or dismantled. We track the number of arrested individuals that are known gang members. We also look at crime trends and citizen complaints quarterly to assess whether those numbers have increased or declined.
3. **How will these outcomes demonstrate program effectiveness?**
   In order to achieve the goals of the task force, the unit needs to be successful in seizing drugs and disrupting and dismantling drug trafficking organizations operating in the Wenatchee valley. By tracking quantitative data, we're able to demonstrate the effectiveness of our unit by showing the amount of drugs being taken off of the street and how many drug trafficking organizations have been effected. The arrest stats also play a big role. There can be cases where the drug seizures may not have been significant, but the unit was still able to arrest individuals responsible for distributing drugs around the valley.
4. **Does this proposal support an existing program that has lost funding? If so, provide rationale and data supporting the efficacy of the program?**
   Historically, the 18 narcotics task forces in Washington State were funded by the federal Edward Byrne Memorial Justice Assistance Grant (JAG). Over the years the funding language through BJA (Bureau of Justice Assistance) expanded, so this funding could be used for other programs. Over the last 15 years the use for this funding has become broader and broader resulting in the money that historically has helped fund these task forces, being diverted to other projects. Three years ago, a bi partisan letter was written from our Washington Congress men and women requesting that Governor Inslee find funding at the state level to continue to help fund these task forces. Governor Inslee did create that funding in his budget, however the funding ended in June 2025 with no plan to continue. We are truly in a drug epidemic with Fentanyl being the leading cause of death for Americans and Washingtonians from ages 19-49. Long term, stable funding is critical for our task force to continue to keep our community safe and healthy for years to come.

COLUMBIA RIVER DRUG TASK FORCE

401 Washington St, Level 1, Wenatchee, WA 98801
PHONE (509) 664-2310 FAX (509) 664-2318

Timeline

1. **Describe the timeline and at least three major implementation milestones for this project.**
   The project is a multi-jurisdictional task force, therefore it is ongoing and has no timeline. We are regularly opening new investigations, following leads, cultivating confidential informants, doing controlled buys, etc. In order to accomplish the ultimate goals of the task force, the unit has to conduct thorough investigations. Detectives are typically working multiple cases at once, and it's typical for investigations to last weeks if not months. They are expected to build strong cases that will stand prosecution.
2. **What is the anticipated start date of services?**
   We are requesting funding for fiscal year 2027. The project is established and ongoing, therefore we'd be requesting reimbursement for expenses beginning January 1, 2027 if possible.
3. **Indicate the period that funding is requested for.**
   We are requesting funding in the amount of $36,102.92 for fiscal year 2027.

Budget Narrative

1. **Provide a short description of the budget items include a budget worksheet, including justification and rationale for cost estimates.**
   We are requesting funding for operating costs for the fiscal year. Operating costs include but are not limited to: rent, utilities, vehicle impound storage, equipment subscriptions, fuel, cell phones, etc. The total amount of $99,284.00 will be split among the four jurisdictions that make up the task force based on population, thus making Chelan County's portion $36,102.92.

COLUMBIA RIVER DRUG TASK FORCE

401 Washington St, Level 1, Wenatchee, WA 98801
PHONE (509) 664-2310 FAX (509) 664-2318

Item	Total Project
Operating Rentals & Leases	$45,002.00
Contractual Services	$27,300.00
Communication	$7,805.00
Vehicle Expenses	$9,439.00
Office Supplies/Minor Equipment	$8,800.00
Central Service Charges	$938.00
TOTAL	**$99,284.00**

CHELAN COUNTY
ECONOMIC SERVICES
Community Services & Housing Division
400 WASHINGTON STREET, WENATCHEE, WA 98801
T: 509.667.6881

MEMO

TO: Board of Commissioners

FROM: Ron Cridlebaugh, Economic Services Director

DATE: November 2nd, 2026

RE: OVOF Action Plan

Commissioners,

OVOF has completed its 2027 - 2031 action plan which contains 108 action items and 11 game changers. OVOF has identified 27 items that they are asking Chelan County to be a lead partner on. Chelan County wouldn't necessarily be the only lead partner and there are often many supporting partners as well. The lead partner items for Chelan County are:

Focus Area: Well-Planned Region

1. Build Out the Pathways Project: Fund and construct the four Pathways Project plans, connecting our communities with safe walking and biking paths.
2. Complete the Confluence Parkway Project: Secure funding needed to complete all phases of the Confluence Parkway project, creating a continuous north-south transportation corridor that improves safety, reduces congestion, strengthens emergency evacuation routes, and supports future economic and residential growth throughout the Wenatchee Valley.
3. Create Neighborhood Services: Revise zoning regulations throughout the region to allow small-scale, walkable commercial uses, such as cafes and corner stores, in or near residential neighborhoods.
4. Improve Bicycling Infrastructure: Construct lanes and parking as recommended in the CDTC Regional Transportation Plan to create safe and useful corridors for bike transit.
5. Manson-Chelan Emergency Access Corridor: Develop a secondary corridor designated primarily as a dedicated Emergency Vehicle Ingress Route for first responders during large-scale events and regional incidents separate from SR 150.

6. Online Permit Portal: Assess the feasibility of a shared, regional online permit portal for residential and commercial applications, streamlining submissions to reduce time and costs for applicants.
7. Parks Access: Ensure all residents of Chelan and Douglas Counties have local access to parks and green spaces. Develop or improve parks in rural communities such as Rock Island, Entiat, Orondo, and Malaga.
8. Regional Planning: Convene community leaders from jurisdictions and agencies to coordinate long-term planning for land use, housing accessibility, infrastructure projects, and transportation as part of the regional ecosystem.

Focus Area: Safe, Healthy Supported People

9. Crisis Response Center: Conduct a feasibility study into building an NCW crisis response center that provides jail commitment and post-jail commitment support services to people experiencing mental health and substance-use disorder challenges so they can successfully reintegrate back into the community. Fold behavioral health, workforce training, housing, transportation, and other services into the crisis response center's programs.
10. Regional Jail: Research the feasibility of a regional jail for Chelan, Douglas, Grant, and Okanogan Counties. Identify future capacity needs, programming, specialized services, and regional solutions to improve safety, operations, and outcomes.
11. Supportive Housing: Develop a permanent supportive housing village with small homes, shared community space, and on-site services for people transitioning out of chronic homelessness in coordination with local housing partners.

Focus Area: Sustainable Environment

12. Dark Sky Designation: Develop and protect a regional dark sky international designation to support wildlife habitat, encourage visitor dispersal beyond core hubs and support off-peak tourism.
13. Forest Products Campus: Develop a forest products campus in Chelan County to process small diameter wood to improve the return on investment of forest health thinning in the region.
14. Implement the Belonging in the Outdoors Report: Advance the 17 recommendations from the Belonging in the Outdoors Report to make outdoor recreation more accessible, affordable, and welcoming for people of all abilities, backgrounds, and identities through coordinated partnerships, community engagement, and investment.
15. Invest in Outdoor Recreation: Invest in the region’s existing outdoor recreation assets as essential infrastructure. Strengthen stewardship and improve access through coordinated regional funding and advocacy.
16. Lake Chelan Access: Increase public access to Lake Chelan by developing “road end” mini parks in public right of ways.

CHELAN COUNTY
ECONOMIC SERVICES
Community Services & Housing Division
400 WASHINGTON STREET, WENATCHEE, WA 98801
T: 509.667.6881

17. Preservation of Open Space Lands: Protect and invest in undeveloped open space lands identified as priorities in local comprehensive plans, including areas of community significance near the East Wenatchee Foothills, Chelan Butte, and Burch Mountain.
18. Resource Intensive Projects: Convene community discussions about data centers and other large, resource-intensive development projects to explore potential environmental and economic impacts. Bring together stakeholders to identify key questions, information gaps, and areas for additional study. Develop a nonbinding framework of community considerations and guiding principles to help inform public conversations, engagement and decision-making about future resource-intensive development in the region.
19. Reuse and Recycling Systems: Expand regional partnerships and infrastructure that encourage reuse, repair, recycling, organics recovery, and material recovery while increasing public awareness of available programs. Support collaborative solutions that strengthen local markets for recovered materials, reduce waste, and improve access to reuse and recycling opportunities.
20. Youth Shelter: Develop a regional youth shelter to provide safe housing and 24-hour care for unaccompanied minors. Include case management, drop-in outreach, and connection to school and healthcare.
21. Veterans Resource Center: Establish a centralized location to connect veterans with services and resources from public agencies and community-based organizations
22. Veterans Suicidal Response Unit: Develop a veteran-focused mental health and crisis response unit in partnership with local agencies. Connect at-risk veterans with trained veteran peers who can provide de-escalation and support. Engage families and support networks to strengthen early intervention, connection to services, and ongoing support.

Focus Area: Shared Prosperity

23. Food Truck Lots: Update zoning and codes to allow food truck lots or similar small-scale food and beverage hubs as a low-cost entry point for entrepreneurs and to create affordable dining options and gathering places.
24. Lake Chelan Economic Development Strategy: Develop a year-round multifaceted economic strategy for the Lake Chelan Valley to expand job opportunities, raise local wages, and strengthen year-round resiliency and prosperity for the community.
25. Peshastin Mill Property: Continue to research and seek community input about potential future uses of the Peshastin Mill property
26. Regional Flea Market: Develop a regional flea market in which vendors offer a wide range of affordable, unique goods, tasty street food, and a culturally welcoming atmosphere.
27. Rural Economic Diversification: Invest in and support economic diversification in rural communities, each of which has unique challenges and strengths. Conduct a study to identify goals to fill each community's business mix, infrastructure, and building gaps.

CHELAN COUNTY
ECONOMIC SERVICES
Community Services & Housing Division
400 WASHINGTON STREET, WENATCHEE, WA 98801
T: 509.667.6881

Invest in adaptive and creative reuse of buildings, and better walkability and accessibility, in rural communities. Provide small-business development assistance and other services tailored to each community's unique identity.

Staff recommendation:

Approved by Chelan County

Commissioners

_____

Shon Smith, Chairman

Date:

_____

GRANT SERVICES AGREEMENT
RE: 2026 LODGING TAX FUNDED ACTIVITIES

THIS AGREEMENT, made and entered into by and between Chelan County, a municipal corporation of the State of Washington, hereinafter referred to as "County," and NCW Arts Alliance hereinafter referred to as "Contractor."

WHEREAS, the County, after the Lodging Tax Advisory Committee duly advertised, reviewed and recommended lodging tax funded activities, based on the information provided in the application attached hereto as the scope of work; and

WHEREAS, the Contractor represents that the tourism promotion activities in said application meet all the requirements set forth in RCW 67.28.1816. And further agree to any reporting requirements set out in this RCW or otherwise required by the County.

NOW, THEREFORE, and in consideration of the mutual benefits set out herein, it is agreed as follows:

1. **Services.** The Contractor shall perform the services identified in the attached Scope of Work (LTAC Application) as approved by the County's Lodging Tax Advisory Committee, and provide all staffing, materials and supplies in order to carry out such work.

2. **Funding Amount.** The County shall grant to the Contractor under this Agreement a sum not to exceed $500.00 for satisfactorily carrying out the Scope of Work described in the LTAC Application Amendment. Payments made pursuant to this paragraph shall be the total compensation by the County for the services to be performed by Contractor. Payments will be made on a reimbursement basis after the Contractor has submitted attached "Reimbursement Request" as well as the "Attendance and Recap Report" to cm.ltac@co.chelan.wa.us. Funds may not be reallocated to other activities.

3. **Indemnification.** Contractor shall defend, indemnify and hold the County, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the acts, errors or omissions of the Contractor in the performance of this Agreement, except for injuries and damages caused by the sole negligence of the County.

4. **Term.** The term of this Agreement and the performance of the Contractor shall commence upon signing by both parties and shall terminate on December 31, 2026.

5. **Reporting.** Contractor shall complete the "Attendance and Recap Report" within 30 days following the event/activity. This form must be returned to **cm.ltac@co.chelan.wa.us**.

6. **No Discrimination.** Contractor shall, in employment made possible or resulting from this Agreement, ensure that there shall be no unlawful discrimination against any employee or applicant for employment in violation of RCW 49.60.180, as currently written or hereafter amended, or other applicable law prohibiting discrimination, unless based upon a bona fide occupational qualification as provided in RCW 49.60.180 or as otherwise permitted by other applicable law. Further, no person shall be denied or subjected to discrimination in receipt of the benefit of any services or activities made possible by or resulting from this Agreement in violation of RCW 40.60.215 or other applicable law prohibiting discrimination.

7. **Dispute Resolution.** Any dispute concerning questions of fact in connection with the work not disposed of by agreement between Contractor and the County shall be referred for determination to the County Commissioners, whose decision in the matter shall be final and binding on the parties of this agreement, provided, however, that if an action is brought challenging the Commissioners' decision, that decision shall be subject to de novo judicial review. In the event of litigation over the terms of this agreement, each party shall bear its own attorney's fees and costs incurred therein.

EXECUTED this _____ day of _____, 2026.

COUNTY

By: _____

Shon Smith, Commission Chair

CONTRACTOR

By: _____

Print Name: Callie Baker, Executive Director NCW Arts Alliance

Authorized Representative

Attachments:

Scope of Work – LTAC Application
Reporting – Attendance & Recap Report Form
Reporting – Reimbursement Request

Chelan County Natural Resource Department
BOCC Agenda
November 9, 2026

Discussion

1. Bid Opening: C12 & C14 Culvert Blasting Project
2. Executive Session: Potential Litigation
3. Coordination Agreement with Malaga-Colockum Community Council for Malaga Community Park Improvement Projects
4. Change Order with Mountain Barge Services LLC for Company Creek Road Emergency Repairs
5. Substantial Completion with Morgan and Son Earthmoving for Sand Creek Culvert Replacement Project
6. Amendment to Agreement with WA State Military Department Emergency Management Division for Wenatchee Watershed Floodplain Restoration Project Phase 1
7. Amendment to Agreement with WA State Military Department Emergency Management Division for City of Leavenworth Critical Facility Generators
8. Agreement with Geosyntec for Lake Chelan Woody Debris Waterway Assessment
9. Other

Action

1. Coordination Agreement with Malaga-Colockum Community Council for Malaga Community Park Improvement Projects
2. Change Order with Mountain Barge Services LLC for Company Creek Road Emergency Repairs
3. Substantial Completion with Morgan and Son Earthmoving for Sand Creek Culvert Replacement Project
4. Amendment to Agreement with WA State Military Department Emergency Management Division for Wenatchee Watershed Floodplain Restoration Project Phase 1
5. Amendment to Agreement with WA State Military Department Emergency Management Division for City of Leavenworth Critical Facility Generators
6. Agreement with Geosyntec for Lake Chelan Woody Debris Waterway Assessment

COORDINATION AGREEMENT
FOR
MALAGA COMMUNITY PARK IMPROVEMENT PROJECTS

This Coordination Agreement ("Agreement") is made and entered into by and between Chelan County ("County") and the Malaga-Colockum Community Council ("Council"), known collectively as the "Parties," as of the effective date below.

RECITALS

A. Malaga-Colockum Community Council owns the Malaga Community Park and is working with Chelan County to implement improvements at the Community Park.

B. Chelan County has received and is managing funds from Microsoft on behalf of the Malaga-Colockum Community Council for Malaga Community Park improvements.

C. The purpose of the Agreement is to set forth the terms and conditions whereby the Parties will coordinate their efforts.

AGREEMENT

The Parties hereby agree as follows:

1. Term. This Agreement shall commence upon the date of mutual execution (the "Effective Date") and expire in 24 months, subject to extension upon mutual agreement by the Parties.

2. Responsibilities of the Parties.

2.1 County. County is and shall be responsible for the following:

2.1.1 Management and disbursement of Microsoft funds to Council for eligible Community Park improvement projects.

2.1.2 Reporting to Microsoft on the use of funds for Community Park improvement projects.

2.1.3 Reporting to Council status of available Microsoft funds.

2.2 Council. Council is and shall be responsible for the following:

2.2.1 Identification and implementation of Community Park improvement projects in accordance with the designated purposes and requirements of the Microsoft funding.

2.2.2 Project reports to County describing use of Microsoft funds for Community Park improvement projects.

2.2.3 Timely requests for reimbursement by County for Community Park improvement project expenses

2.3 All Parties. County and Council shall regularly communicate and collaborate on their efforts.

The names, addresses, and telephone numbers of the parties to this Agreement for use in written communication between the parties are as follows:

Chelan County:	**Malaga-Colockum Community Council:**
Mike Kaputa, Director	Aaron Rosenberg, Chairman
411 Washington Street, Suite 201 Wenatchee, WA 98801 Email: Mike.Kaputa@co.chelan.wa.us Tel: (509) 670-6935	P.O. Box 292 Malaga, WA 98828 malagacolockum.cc@gmail.com 206-999-5990

This Agreement shall be effective September 1, 2026.

County:

By: _____
Chair, Chelan County Commission

Council:

By: _____

Change Order

PROJECT:
Company Creek Road Emergency Repairs
TO CONTRACTOR:
Mountain Barge Services LLC
41 Anderson Road
Chelan, WA 98816

CHANGE ORDER NUMBER: 001
DATE: November 3, 2026
CONTRACT DATE: September 15, 2026
CONTRACT FOR: Construction

THE CONTRACT IS CHANGED AS FOLLOWS:
Provide all Labor, Materials, Equipment, Incidentals and other Services as required to complete Work as set forth below:

BID ITEM # 7: CRUSHED SURFACING TOP COURSE
This bid item is deleted in its entirety; deleting 110 C.Y at a rate of $249.08/ C.Y.

TOTAL CHANGE ($27,398.80)

BID ITEM # 8: CRUSHED SURFACING BASE COURSE
This bid item is deleted in its entirety; deleting 170 C.Y at a rate of $248.00/ C.Y.

TOTAL CHANGE ($42,160.00)

BID ITEM # 9: QUARRY SPALLS
This bid item is increased by 170 C.Y at a rate of $135.91/ C.Y.

TOTAL CHANGE $23,104.70

BID ITEM # 12: CHANNEL EXCAVATION
The quantity for bid Item #12 for "Channel Excavation" is increased by 396 C.Y (22 trucks at 18 C.Y/ truck) at a rate of $4.63/ C.Y.

TOTAL CHANGE $1,833.48

ADD BID ITEM # 16: PROJECT STANDBY

Standby costs were incurred between the dates of September 28 and October 22, 2026 due to a temporary shutdown of work. Daily rates were determined between the Contractor and Contracting Agency for M-F, 8-hour work days during this period. The total combined expense for these standby costs is $102,730.00.

TOTAL CHANGE $102,730.00

ADD BID ITEM # 17: REMOVAL OF NPS SUPERSACKS

Bid Item #17 is created to reflect the work necessary to remove supersacks along the NPS temporary roadway to allow for construction of work under this Contract. This work took approximately four (4) hours at a rate of $350/HR.

TOTAL CHANGE $1,400.00

CORRECTION TO TOTAL EXTENSIONS OF BID ITEMS:
The total price extension based on the unit price and quantity for bid items 7, 8, 12 & 13 were found to be slightly incorrect during processing of the first invoices associated with this project. See Attachment A for corrected totals based on unit cost extensions. This corrects the original contract amount to $1,122,927.72, $4.64 different from that shown on the final Contract Agreement.

DATE OF SUBSTANTIAL COMPLETION:

The contractual date of substantial completion was scheduled for October 16, 2026. No work occurred between the dates of September 28 and October 22, 2026 due to a temporary project shutdown. The date of substantial completion is revised to reflect the addition of 18 M-F working days beyond the original date listed in the Contract. The new date of Substantial Completion is November 17, 2026.

In accordance with the descriptions written above, Contractor Change Order Proposal and Documentation, there is a net addition of $59,509.38 (excluding wsst) to the total contract amount associated with this change order.

The original **corrected** contract sum was	$	1,122,927.72
The net change by previously authorized Change Orders	$	0.00
This Change Order will increase the Contract Sum by	$	$59,509.38
The new Contract Sum including this Change Order will be:	$	$1,182,437.10

The Contract Time will be changed by eighteen (18) Days M-F working days, or thirty-two (32) Calendar days.

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE CONTRACTOR AND OWNER.

OWNER: Chelan County

_____
Title: _____
Date: _____

CONTRACTOR:
Mountain Barge Services, LLC

Reed Courtney
Title: President
Date: November 4, 2026

COMPANY CREEK ROAD REPAIR
CHANGE ORDER 001

ATTACHMENT A:

The following graphic is the base bid schedule. The items highlighted in red have total price extensions which have been corrected based on the unit cost and bid quantity. In total, this corrects the Contract amount listed on the Agreement to $1,122,927.72 (excluding wsst) and amounts to a $4.64 difference. This is only to correct the base bid, and does not reflect changes/ additions to the Contract as outlined in CO No. 001.

COMPANY CREEK ROAD EMERGENCY REPAIRS BID SCHEDULE					
Item	**Description**	**Bid Unit**	**Bid Quantity**	**Unit Price (CY)**	**Total Price**
1	MOBILIZATION (10%)	L.S.	1	$ 29,903.20	$ 29,903.20
2	CONTRACTOR SURVEYING	L.S	1	$ 22,056.56	$ 22,056.56
3	TEMPORARY ACCESS AND STAGING	L.S	1	$ 30,090.77	$ 30,090.77
4	EROSION CONTROL AND WATER POLLUTION PREVENTION	L.S	1	$ 22,939.42	$ 22,939.42
5	CLEARING	L.S	1	$ 12,888.67	$ 12,888.67
6	TEMPORARY STREAM DIVERSION	L.S	1	$ 75,641.30	$ 75,641.30
7	CRUSHED SURFACING TOP COURSE (IMPORT)	C.Y.	110	$ 249.08	$ 27,398.80
8	CRUSHED SURFACING BASE COURSE (IMPORT)	C.Y.	170	$ 248.00	$ 42,160.00
9	QUARRY SPALLS (NATIVE)	C.Y.	1,230	$ 135.91	$ 167,169.30
10	ROCK FOR EROSION AND SCOUR PROTECTION CLASS A (NATIVE)	C.Y.	1,750	$ 137.60	$ 240,800.00
11	CLASS X RIPRAP (NATIVE)	C.Y.	2,620	$ 139.35	$ 365,097.00
12	CHANNEL EXCAVATION	C.Y.	7,450	$ 4.63	$ 34,493.50
13	NATIVE MATERIAL PLACEMENT	C.Y.	510	$ 82.92	$ 42,289.20
14	EXCESS CHANNEL MATERIAL HAUL – FORCE ACCOUNT	EST	$5,000	$ 5,000.00	$ 5,000.00
15	ROCK BARBS – FORCE ACCOUNT	EST	$5,000	$ 5,000.00	$ 5,000.00
				TOTAL- Base Bid	$ 1,122,927.72

Chelan County
Natural Resources Department
November 9, 2026

To: **Chelan County Commissioners**
Wenatchee, Washington

From: **Hannah Pygott, Senior Natural Resource Specialist**

RE: **Sand Creek Culvert Replacement Project**

A. Substantial Completion (Action Item)

Commissioners:

Morgan and Son Earthmoving has successfully completed this Project as of October 20, 2026, hence recommendation is being made to accept the Project as Substantially Complete. Subsequent to the Commissioners' approval of Substantial Completion, the Project Closeout letter will be issued to the Contractor requesting that they provide the following documents prior to the consideration for Final Acceptance:

1. Contractor's Affidavit of Payment of Debts and Claims
2. Contractors Affidavit of Release of Liens
3. Consent of Surety to Final Payment
4. Final Application for Payment of Retainage

Recommendation: It is recommended that the Chelan County Board of Commissioners approve Substantial Completion of the Sand Creek Culvert Replacement Project and execute the included Certificate of Substantial Completion.

Respectfully Submitted,



Hannah Pygott, Senior Natural Resource Specialist

CERTIFICATE OF SUBSTANTIAL COMPLETION

PROJECT: Sand Creek Culvert Replacement Project

TO CONTRACTING AGENCY: Chelan County
Natural Resources Department
411 Washington Street, Suite 201
Wenatchee, WA 98801

STATE OF: WASHINGTON **CONTRACT FOR:** Construction

COUNTY OF: CHELAN **CONTRACT DATED:** May 7, 2026

DATE OF ISSUANCE: November 9, 2026

Project or Designated Portion Shall Include:

All work associated with this project is complete as of 10/20/26.

The work performed under this CONTRACT has been reviewed and found to be substantially complete. The date of substantial completion of the project or portion thereof designated above is hereby established as of October 20, 2026 which is also the date of commencement of applicable warranties as required by the Contract Documents, except as stated below.

Definition of Date of Substantial Completion
The Date of Substantial Completion of the Work or designated portion thereof is the date certified by the project administrator when construction is sufficiently complete in accordance with the Contract Documents, so the CONTRACTING AGENCY can occupy or utilize the work or designated portion thereof for the use for which it is intended, as expressed in the Contract Documents.

CONTRACTOR	BY	DATE

The CONTRACTING AGENCY accepts the Work or designated portion thereof a substantially complete and will assume full possession thereof on October 20, 2026.

CHELAN COUNTY COMMISSIONER	BY	DATE

The responsibilities of the CONTRACTING AGENCY and CONTRACTOR for security, maintenance, heat, utilities, damage to the work, and insurance shall be as follows:

N/A

NOTE: Contracting Agency's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage; Contractor shall secure consent of surety company, if any.

Washington State Military Department
AMENDMENT

1. SUBRECIPIENT NAME/ADDRESS:	2. GRANT NUMBER:	3. AMENDMENT NUMBER:
Chelan County Natural Resources Department **411 Washington St. Suite 201** **Wenatchee, WA 98801**	**D25-056**	**2**

4. SUBRECIPIENT CONTACT, PHONE/EMAIL:	5. DEPARTMENT CONTACT, PHONE/EMAIL:
Mike Kaputa / 509-670-3935 **Mike.kaputa@co.chelan.wa.us**	**Logan Mast, 253-512-7023** **Logan.mast@mil.wa.gov**

6. EIN:	7. ASSISTANCE LISTINGS # & TITLE:	8. FEDERAL AWARD ID # (FAIN):
91-6001297	**97.039 (HMGP)**	**DR-4650-08-R**

9. FUNDING AUTHORITY:

The Washington State Military Department (Department) and **Federal Emergency Management Agency** (FEMA)

10. DESCRIPTION/JUSTIFICATION OF AMENDMENT:

Grant Period of Performance (POP) will expire on June 27, 2027. The amendment will extend POP end date by 16 months to October 27, 2028, in accordance with the FEMA approval letter.

Changes are noted in red font, strikethrough, and grey highlight.

11. AMENDMENT TERMS AND CONDITIONS:

1. The Grant Agreement Amount of $1,617,583.00 remains unchanged.
2. **Change** the Grant End Date **from** June 27, 2027 **to** October 27, 2028, as described on page 2 of this Amendment.
3. **Change** the Revision 1 Project Development Schedule, Attachment 4, as described on page 2 of this Amendment.

This Amendment is incorporated in and made a part of the Grant Agreement. Except as amended herein, all other terms and conditions of the Grant Agreement remain in full force and effect. Any reference in the original Grant Agreement or an Amendment to the "Grant Agreement" shall mean "Grant Agreement as amended". The Department and Sub-Recipient acknowledge and accept the terms of this Amendment as identified above, effective on the final date of execution below. By signing this Amendment, the signatories warrant they have the authority to execute this Amendment.

IN WITNESS WHEREOF, the parties have executed this Amendment:

FOR THE DEPARTMENT:

Signature Date
Seth Daniel Nickerson, Chief Financial Officer
Washington State Military Department

BOILERPLATE APPROVED AS TO FORM:

_____/Signature on file/_____
Dierk Meierbachtol, Assistant Attorney General 4/4/2023

FOR THE SUBRECIPIENT:

Signature Date
Mike Kaputa, Director
Chelan County Natural Resources Department

APPROVED AS TO FORM (if applicable):

Applicant's Legal Review Date

Washington State Military Department
Amendments to Agreement D25-056

1. **Change the Grant End Date from June 27, 2027 to October 27, 2028.**
   a. At Agreement Face Sheet at Box 6. ~~**June 27, 2027**~~ **October 27, 2028**
   b. At Attachment I, Article II- Administrative and/or Financial Management and Accounting, A.3. Grant Agreement Period:
   "… shall terminate on ~~***June 27, 2027***~~ ***October 27, 2028.***"

2. **Change Revision 1 Project Development Schedule, Attachment 4.**
   a. Change Revision 1 Project Development Schedule, Attachment 4, with Revision 2 Project Development Schedule, Attachment 4.

Revision 2 PROJECT DEVELOPMENT SCHEDULE

SUBRECIPIENT: Chelan County Natural Resource Department
PROJECT TITLE: Wenatchee Watershed Floodplain Restoration Project Phase I

DESCRIPTION OF ACTIVITY/TASK	***SCHEDULED COMPLETION DATE (months)***
Phase 1 Landowner coordination	8 months
Phase 1 Design of 10 sites and Permitting	12 months
Phase 1 Cultural resources at 9 sites	6 months
Phase 1 Purchase supplies	6 months

Total Time Required to Complete This Project: 36 months

NOTE: This subaward's Period of Performance ends on ~~June 27, 2027~~ October 27, 2028. The above activities may vary from the projected number of months to complete, which are only estimates. Requests for time extensions will be reviewed on a quarterly basis.

Quarterly Reports Due on Project Progress, Final Project Report and all documentation, site visits and inspections.	January 15, 2025; April 15, 2025; July 15, 2025; October 15, 2025; January 15, 2026; April 15, 2026; July 15, 2026; October 15, 2026; January 15, 2027; April 15, 2027; July 15, 2027; ~~(Final Report)~~ October 15, 2027; January 15, 2028; July 15, 2028; October 15, 2028 (Final Report)

Washington State Military Department
AMENDMENT

1. SUBRECIPIENT NAME/ADDRESS:	2. GRANT NUMBER:	3. AMENDMENT NUMBER:
Chelan County Natural Resources Dept., 411 Washington Street, Suite 201 Wenatchee, WA 98826	**D24-033**	**3**

4. SUBRECIPIENT CONTACT, PHONE/EMAIL:	5. DEPARTMENT CONTACT, PHONE/EMAIL:
Mike Kaputa, 509-670-6935 Mike.Kaputa@co.chelan.wa.us	**Tim Cook, (253) 512-7072 tim.cook@mil.wa.gov**

6. EIN:	7. ASSISTANCE LISTINGS # & TITLE:	8. FEDERAL AWARD ID # (FAIN):
91-6001297	**97.039 (HMGP)**	**FEMA-FM-5395-05-R-WA**

9. FUNDING AUTHORITY:

The Washington State Military Department (Department) and the **US Department of Homeland Security** (DHS)

10. DESCRIPTION/JUSTIFICATION OF AMENDMENT:

Total grant amount increased from $350,000.00 to $718,351.72, an increase of $368,351.72. The POP end date of 05/31/2028 remains unchanged.

Changes are noted in red font, strikethrough, and grey highlight.

11. AMENDMENT TERMS AND CONDITIONS:

1. The Grant Agreement End Date, May 31, 2028, remains **unchanged.**
2. **Change** the Grant Agreement Amount **from** $350,000.00 **to** $718,351.72, as described on Page 2 of this Amendment.
3. **Change** the Federal, State, and Local cost share amounts, as described on Page 2 of this Amendment.
4. **Change** the original Project Budget, Attachment 5, as described on Page 2 of this Amendment.

This Amendment is incorporated in and made a part of the Grant Agreement. Except as amended herein, all other terms and conditions of the Grant Agreement remain in full force and effect. Any reference in the original Grant Agreement or an Amendment to the "Grant Agreement" shall mean "Grant Agreement as amended". The Department and Sub-Recipient acknowledge and accept the terms of this Amendment as identified above, effective on the final date of execution below. By signing this Amendment, the signatories warrant they have the authority to execute this Amendment.

IN WITNESS WHEREOF, the parties have executed this Amendment:

FOR THE DEPARTMENT:

Signature Date
Seth Nickerson, Chief Financial Officer
Washington State Military Department

BOILERPLATE APPROVED AS TO FORM:

_____/Signature on file/_____
Dierk Meierbachtol, Assistant Attorney General 4/4/2023

FOR THE SUBRECIPIENT:

Signature Date
Mike Kaputa, Director
Chelan County Natural Resources Department

APPROVED AS TO FORM (if applicable):

Applicant's Legal Review Date

Washington State Military Department
Amendments to Agreement D24-033

1. **Change the total Grant Agreement Amount from $350,000.00 to $718,351.72, an increase of $368,351.72.**
   a. At Agreement Face Sheet, Box 2. ~~$350,000.00~~ $718,351.72
   b. Change Project Funding, Attachment 1.
      i. Attachment 1, Article II Administrative Requirements, A. State and Federal Requirements; 2.a. Project Funding:
      "…for the purposes of this Agreement is ~~$350,000.00~~ $718,351.72 dollars; PROVIDED that…"
   c. At Project Budget, Attachment 5.

2. **Change the Federal, State, and Local cost shares.**
   a. At agreement Face Sheet Box 2.
      i. ~~F: $262,500.00~~ $538,763.79, an increase of $276,263.79.
      ii. ~~S: $43,750.00~~ $89,793.96, an increase of $46,043.96.
      iii. ~~L: $43,750.00~~ $89,793.97, an increase of $46,043.97.
   b. Attachment 1, Article II Administrative Requirements, 2. Project Funding, paragraph b:
   "…to the project shall be ~~$43,750.00~~ $89,793.97 dollars, or 12.5 percent…"
   c. Attachment 1, Article II Administrative Requirements, 2. Project Funding, paragraph c:
   "…project, that federal contribution will be ~~$262,500.00~~ $538,763.79 dollars,…"
   d. Attachment 1, Article II Administrative Requirements, 2. Project Funding, paragraph d:
   "…to the project shall be ~~$43,750.00~~ $89,793.96 dollars, or 12.5 percent…"

3. **Replace the original Project Budget, Attachment 5.**
   a. Project Budget, Attachment 5, to be replaced with the attached Project Budget – Revision 1, Attachment 5.

PROJECT BUDGET – REVISION 1

SUBRECIPIENT: City of Leavenworth
PROJECT TITLE: Critical Facility Generators for the City of Leavenworth

APPROVED BUDGET CATEGORY	*ESTIMATED COST*
Pre-Award Costs	~~$9,500.00~~ $7,486.92
Project Management Costs, Legal Expenses, etc.	$18,600.00
Site Work	~~$60,000.00~~ $103,000.00
Equipment	~~$261,800.00~~ $589,164.80
Miscellaneous	$100.00
	Project Total ~~*$350,000.00*~~ *$718,351.72*
SubMC – This category is restricted to eligible grant administration costs, including indirect costs, and is limited to 5% of eligible *project* expenditures. The amount shown here reflects the maximum amount available, based on the approved project budget.	$17,500.00
TOTAL (Project Total + SubMC):	~~**$367,500.00**~~ **$735,851.72**

Tracking and Reporting Project Costs: Project expenses for which reimbursement is sought must be tracked and reported by approved budget cost categories, above. Documentation of expenditures by approved budget cost categories should be made on a separate spreadsheet or table and included with each A-19. Supporting documentation of all costs shall include, but not be limited to: tracking of staff time spent on the project through timesheets or other similar documentation; dated invoices from contractors and subcontractors for work completed; dated invoices for goods and services purchased; and documentation of in-kind contributions of personnel, equipment and supplies.

Final Payment: Final payment of any remaining, or withheld, funds will be made upon submission by the SUBRECIPIENT within 60 days of completion of the project of the final report and an A-19, Voucher Distribution, and completion of all final inspections by the DEPARTMENT. Final payment also may be conditioned upon a financial review, if determined necessary by the DEPARTMENT. Adjustments to the final payment may be made following any audits conducted by the DEPARTMENT, Washington State Auditor's Office, the United States Inspector General, or their authorized representatives.

Per 2023 Hazard Mitigation Assistance Program and Policy Guide, no cost overruns will be funded. If costs exceed the maximum amount of FEMA funding approved, the SUBRECIPIENT shall pay the costs in excess of the approved budget.

A request for additional funds to cover a cost overrun may be granted by the DEPARTMENT and FEMA only if funds are available within the HMGP ceiling for this disaster, (FEMA-FM-5395-WA). A request for additional funds must be fully documented and justified.

Geosyntec consultants

23 S Mission Street, Suite C
Wenatchee, WA 98801
PH 509.888.5766
www.geosyntec.com

November 3, 2026

Elle Robinson
Chelan County Natural Resources Department
411 Washington Street, Suite 201
Wenatchee, WA 98801

Subject: Lake Chelan Woody Debris Waterway Assessment

Dear Elle Robinson,

The purpose of this project is to conduct a waterway and debris clearance assessment on Lake Chelan and its major tributaries due to recurrent flooding. This is prompted by the increasing buildup of woody debris that occupies the lake. The proposed assessment will evaluate the location and amount of wood loading, likelihood and susceptibility analysis for future wood mobilization, public safety and flood risk analysis on the threat posed to public, private and environmental resources, as well as options to remove wood from the water system. The assessment will also include an evaluation of the public and private assets at risk, including shoreline infrastructure, parks, water intakes, docks, boat lifts and other water-based features.

The Chelan County Natural Resources Department (CCNRD) has been awarded a grant under the Washington County Risk and Needs Assessment program to assess large woody debris (LWD) in and around Lake Chelan. Geosyntec Consultants, Inc. (Geosyntec) has prepared this scope of work to support CCNRD in facilitating the LWD subcommittee of the Lake Chelan Collaborative (LCC) and complete the LWD assessment. The proposed work is intended to document the available information regarding the current distribution and movement of LWD in Lake Chelan, evaluate near- and long-term management options, and establish a coordinated framework for funding, permitting, response, and beneficial reuse. The goal of our work is to develop actionable recommendations for Lake Chelan and priority tributaries to address public safety, infrastructure, navigation, ecological, and regulatory considerations around LWD.

SCOPE OF WORK

We have divided the proposed scope of work into the following five tasks:

Task 1. LWD Subcommittee Facilitation and Public Outreach

Geosyntec will work with CCNRD to organize and facilitate up to four Lake Chelan Collaborative LWD Subcommittee meetings.

Activities:

- Develop meeting agendas and coordination with participants.
- Attend up to four in-person LWD subcommittee meetings located in Chelan, Washington; meetings are expected to be 1.5 hours.
- Prepare meeting materials including agendas and PowerPoint presentations.
- Manage the participant contact list.

- Prepare and distribute meeting minutes.
- Perform outreach to LWD subcommittee members.
- Support public outreach efforts to get feedback on the LWD assessment.

The general goals for each meeting are as follows:

- Meeting 1: Develop an understanding of key LWD issues and work completed to date, determine if outreach to additional stakeholders is needed, and get feedback on priorities for LWD assessment.
- Meeting 2: Discuss roles and responsibilities framework, past management efforts, and permitting strategy.
- Meeting 3: Present the draft assessment and maps, and discuss funding strategy and the potential for repurposing LWD.
- Meeting 4: Present the final assessment.

Deliverables:

- Meeting agendas, presentation materials, and meeting minutes for four LWD subcommittee meetings.

Assumptions:

- CCNRD will secure in person meeting locations and provide equipment for allowing virtual meeting attendance.

Task 2. Project Initiation, Field Work, and Data Review

Geosyntec will establish a common technical and organizational foundation for the assessment and confirm the locations, decisions, and audiences that should receive priority. Geosyntec will also compile GIS data and other information regarding locations of LWD accumulation, source areas in Lake Chelan and in the near-shore area. The inventory will be designed to support risk screening, management decisions, future monitoring, and comparison after subsequent events.

Activities:

- Conduct a kickoff meeting with CCNRD to confirm objectives, available information, schedule, communications, and decision-making process.
- Review relevant literature and case studies on LWD assessments in lakes.
- Compile and review available aerial imagery, photographs, records of LWD impacts and removal, and other relevant data or anecdotal information in coordination with Sawtooth Geosciences.
- Acquire other relevant publicly available information, including but not limited to, meteorological data, flow data, DNR debris flow and wildfire mapping, aerial imagery, and landcover datasets.
- Conduct a field reconnaissance of woody debris along the lower basin shorelines.
- Develop a GIS inventory of public and private assets at risk, including shoreline infrastructure, parks, water intakes, docks, boat lifts and other water-based features.
- Establish GIS layers and metadata that may be updated following future events.
- Identify data gaps which could be filled by future monitoring.

- Produce a series of maps showing burned areas, areas of known LWD accumulation within the lake, and areas of LWD on the shoreline which may enter the lake during a future storm event. This will be based on anecdotal information and existing observations.
- Conduct a qualitative evaluation of movement patterns within the lake based on seasonal flow and meteorological conditions as well as observed movement.
- Coordinate with Sawtooth Geosciences (Phil Long) on the data inventory and mapping.

Deliverables:

- Maps and GIS database.
- Summary of existing data and literature, data gaps, and evaluation of LWD movement will be included in the Task 4 Lake Chelan Woody Debris Waterway Assessment.

Assumptions:

- Mapping will be limited and focus on tributary outlets, anecdotal observations, and key locations within the lake.

Task 3. Research and Stakeholder Coordination

Geosyntec will research the topics identified as important by the LWD subcommittee which will inform the LWD Assessment (Task 4). This includes developing a funding strategy, coordinating with permitting agencies to develop a permitting strategy, evaluating actions which can be taken to prepare for future events, developing options to manage existing LWD, and assessing viable options to repurpose LWD for beneficial uses. Task 3 includes five subtasks, outlined below:

1. **Establishment of Roles and Responsibilities:**
   - Identify and coordinate with the relevant agencies and the LWD subcommittee to establish roles and responsibilities to manage existing LWD and respond to future LWD events.
2. **Funding Strategy:**
   - Work with the LWD subcommittee to research and identify potential funding opportunities for both immediate response and removal needs, as well as preparedness, mitigation, monitoring, and long-term program needs.
   - Coordinate with potential funding agencies such as the United States Forest Service (USFS), National Park Service (NPS), Washington Department of Natural Resources (DNR), and Chelan Public Utilities District (PUD).
3. **Permitting Strategy:**
   - Develop a permitting framework for routine, time-sensitive, and emergency LWD management while protecting habitat and avoiding unnecessary regulatory delays.
   - Conduct outreach to U.S. Army Corps of Engineers and the Washington State Department of Fish and Wildlife to identify high priority permitting considerations.
4. **Future Event Preparedness and Preemptive Mitigation:**
   - Evaluate susceptibility of future wood mobilization within the watershed and threat to public safety, infrastructure, environmental resources.

- Identify feasible measures that can be planned, permitted, procured, or positioned before the next major flood, post-fire runoff event, or period of debris mobilization.
- Evaluate potential controls such as strategically located log booms, debris deflection or capture systems, temporary staging areas, pre-event drawdown or operational coordination where feasible, tributary monitoring or targeted source-area treatment, and pre-positioned contracts and equipment.
- Identify decision points for implementing actions based on existing data sources.

5. **LWD Removal Methods, and Options for Repurposing and Beneficial Use**
   - Evaluate options for removing LWD from the lake.
   - Identify practical pathways to reuse suitable wood and reduce handling or disposal costs while maintaining public safety and avoiding transfer of risk including habitat enhancement, floodplain or stream restoration, shoreline projects, biochar or biomass applications, mulch for agriculture and forest management uses, milling, and other locally viable outlets.
   - Identify potential recipient projects, partners, approval needs, handling requirements, and seasonal or logistical constraints.
   - Develop a decision framework for reuse, relocation, disposal, or leaving wood in place.

Deliverables:

- The deliverables for this task will be limited to summary materials for presentation to the LWD subcommittee; documentation will be in the technical memorandum (Task 4).

Task 4. Lake Chelan Woody Debris Waterway Assessment

The final products of this project will be a report or assessment which includes a study of the consequences to Lake Chelan, and recommended mitigation work to minimize the hazards posed by woody debris. Geosyntec will document our work and the data from Tasks 1-3 in a final Lake Chelan Woody Debris Waterway Assessment (LCWDWA).

Activities:

- Develop a draft LCWDWA report to document the work in Tasks 1-3 and provide recommendations for next steps, including funding sources for LWD removal, and areas for further data collection.
- Develop a final LCWDWA report incorporating Chelan County and LWD Subcommittee feedback.

Deliverables: Draft and final LCWDWA report.

Assumptions: One round of comments from the LWD Subcommittee in the final assessment.

Task 5. Project Management

Geosyntec will provide regular email status updates and will work directly with CCNRD to provide regular monthly updates on the status of effort and budget, and any unanticipated changes in scope or project schedule.

Activities:

- Monthly check-in meetings with CCNRD.
- Invoicing and monthly progress reports.
- Staffing and subcontractor coordination.

Deliverables: Monthly progress reports.

WORKPLAN

Geosyntec prepared the workplan shown below outlining the anticipated schedule for the tasks described above and key milestones. All grant activities will be completed by June 15, 2027.

Month	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27
Task 1. LWD Subcommittee Facilitation										
LWD Subcommittee meetings	*			*			*			*
Public outreach										
Task 2. Project Initiation and Data Review										
Data compilation and literature review										
Field reconnaissance survey										
Summarize key issues										
Develop maps										
Task 3. Research and Stakeholder Coordination										
Permitting strategy/outreach to permitting agencies										
Establish agency/stakeholder roles and responsibilities										
Woody debris management and pre-emptive mitigation recommendations										
Recommendations for future monitoring										
Funding strategy										
Task 4. Technical Memorandum										
Draft LWD Assessment							*			
Final LWD Assessment									*	
Task 5. Project Management										
Monthly client checkin meetings, progress reports, invoicing										*

*Key Milestone

COMPENSATION

Compensation will be provided on a time-and-materials basis under the Professional Services Agreement included as Attachment A. A task-specific budget estimate is provided below as Table 1.

Table 1. Task Budget

Task	Estimated Cost
Task 1. LWD Subcommittee Facilitation and Public Outreach	$26,000
Task 2. Project Initiation, Field Work, and Data Review	$17,000
Task 3. Research and Stakeholder Coordination	$25,000
Task 4. Lake Chelan Woody Debris Waterway Assessment	$22,000
Task 5. Project Management	$10,000
TOTAL	**$100,000**

PERIOD OF PERFORMANCE

The period of performance for this contract will be September 30, 2026 through June 15, 2027.

CLOSURE

We appreciate the opportunity to support CCNRD in developing the Lake Chelan Woody Debris Waterway Assessment.

Sincerely,

Kelsey Mach

Kelsey Mach, LG, CWRE
Senior Geologist

Daniel R. Haller

Dan Haller, PE
Senior Principal Water Resources Engineer

Attachment A: Professional Services Agreement and Rate Sheet

By its signature below, the Chelan County Natural Resources Department accepts and agrees to the Scope of Services, Schedule and Compensation described above, and authorizes Geosyntec Consultants, Inc. and its subsidiaries and affiliates to proceed with the Scope of Services to be performed in accordance with the referenced terms and conditions.

Agreed and Accepted By the Chelan County Board of Commissioners:

Geosyntec

Dan Haller, PE
Senior Principal Water Resources Engineer

BOARD OF CHELAN COUNTY COMMISSIONERS

CHAIRMAN

COMMISSIONER

ATTEST: Clerk of the Board

COMMISSIONER

DATE

ATTACHMENT A
PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement ("Agreement") is attached to and made a part of the proposal submitted to Chelan County Natural Resources Department ("Client") by Geosyntec Consultants, Inc., and its subsidiaries and affiliates (collectively "Geosyntec"), dated November 3, 2026 ("Proposal"). Geosyntec shall perform the scope of services described in the Proposal, subject to the following terms and condition upon acceptance of the Proposal or Client's authorization to proceed. The Client and Geosyntec are referred to herein individually as "Party" and collectively as "Parties".

1. **ACCEPTANCE OF TERMS:** The terms and conditions set forth below and the contents of the Proposal shall constitute the full Agreement between the Client and Geosyntec and shall be deemed mutually accepted and effective upon Client's signing the Proposal, issuing an authorization to proceed with the Proposal or by payment of an invoice submitted by Geosyntec. Any changes or amendment to these terms and conditions, are conflicting terms introduced by the Client in a purchase order or other document, are expressly rejected unless both Parties agree to these changes in writing and they are incorporated into this Agreement. Any amendment must be in writing signed by Client and Geosyntec.

2. **SCOPE OF SERVICES:** The services to be provided by Geosyntec pursuant to this Agreement ("Services") are described in the Proposal, and any amendments or Service Orders issued thereto, which shall set forth the schedule and estimated charges for the Services. If the Services are to be rendered in connection with a specific location, the Proposal shall also describe the site ("Project Site").

3. **CLIENT RESPONSIBILITY:** Client shall provide Geosyntec, in writing (where applicable), all information relating to Client's requirements for the Project in a timely manner, give Geosyntec prompt written notice of any suspected deficiency in the Services and with reasonable promptness to avoid impacts to the progress of the Project, and provide Geosyntec with approvals and decisions. When the Services include on-site activities, Client shall also correctly identify the location of subsurface structures, such as pipes, tanks, cables, and utilities and notify Geosyntec of any potential hazardous substances or other health and safety hazards or conditions known to Client existing on or near the Project Site. Client shall be responsible for obtaining all necessary permits required to execute the Services and Project work. If included in the Services, Geosyntec will assist Client with permit applications, however all impacts and obligations will be the responsibility of the Client, and Geosyntec shall not be liable for any delays related to obtaining permits, whether caused by the Client, regulatory bodies, or other third parties. In addition, Client agrees to hold Geosyntec harmless from any claim related to or arising from circumstances, acts or omissions in connection with the Project Site which occurred prior to Geosyntec providing any Services under this Agreement.

4. **COMPENSATION, INVOICING AND PAYMENT:** The method of compensation shall be identified in the Service Order. When the method of compensation is on a time and materials basis, Geosyntec shall submit invoices to Client reflecting the number of hours worked multiplied by the hourly rate reflected in Geosyntec's rate schedule attached to the Service Order, along with any pre-approved expenses for reimbursement. The rates and rate schedule for projects lasting more than one year may be adjusted annually. The rates are inclusive of all taxes except such value added, sales, service or withholding taxes that are imposed by some jurisdictions, and which shall be explicitly identified. Any such applicable taxes will be added to the invoice and shall be paid by the Client. Geosyntec shall not be liable for taxes imposed outside the U.S., Canada, Australia, Ireland, and the United Kingdom. Where compensation is subject to a "not to exceed" budget such limit shall only apply to the total approved budget. Any amount allocated to a task or milestone may be exceeded without Client authorization as long as the total budget limit is not exceeded. Rates for days of actual testimony at depositions, trials, or hearings will be two times the rate shown on the rate schedule. All costs incurred and time spent by Geosyntec responding to subpoenas related to litigation which Geosyntec is not a named party shall be reimbursable in accordance with Geosyntec's then current rate schedule.

Geosyntec shall periodically submit invoices to Client and Client shall pay each invoice within thirty (30) days of the date of the invoice. Payment shall not be conditioned upon Client's receipt of payment from any other parties. No deductions shall be made from Geosyntec's compensation on account of penalty, liquidated damages or other sums withheld from payments to Client or others, or on account of the cost of changes in the Services. If Client objects to all or any portion of any invoice, Client shall notify Geosyntec in writing of the objection within fifteen (15) calendar days from the date of the invoice, give reasons for the objection, and pay that portion of the invoice not in dispute.

Geosyntec may invoice Client for any expense authorized by the Client exceeding $5,000 before the expense has been incurred by Geosyntec. Client shall pay the greater of an additional charge of one percent (1%) of the amount of the invoice per month or the maximum percentage allowed by law for any payment received by Geosyntec more than thirty (30) days from the date of the invoice. Payment thereafter shall first be applied to accrued interest and then to the unpaid principal. The additional charge shall not apply to any disputed portion of any invoice resolved in favor of Client. No deductions shall be made from Geosyntec's compensation on account of penalty, liquidated damages or other sums withheld from payments to Client or others, or on account of the cost of changes in the Services.

In addition to the above, if payment of Geosyntec invoices is not maintained on a thirty (30) day current basis, Geosyntec may, by ten (10) days' written notice to Client, suspend further performance and withhold any and all deliverables and data from Client until such

invoice payments are restored to a current basis. If the Project Site is located in a jurisdiction which requires Geosyntec to pay any subcontractors within a stated period of time, the Client shall make payment to Geosyntec within five (5) days prior to the lapse of such time period.

5. CHANGES: In the event services beyond those specified in the Scope of Services are provided by Geosyntec or requested by the Client, the Parties shall negotiate an adjustment to the scope, schedule or fee, and the Service Order shall be equitably adjusted to represent such changes.

6. RECOGNITION OF RISK: Client recognizes that services and opinions relating to environmental, geologic, and geotechnical conditions are based on limited data and that actual conditions may vary from those encountered at the times and locations where data are obtained, and that the limited data results in uncertainty with respect to the interpretation of these conditions, despite the use of due professional care. In addition, any estimate of costs prepared by Geosyntec represents judgment as a design professional and is supplied for the general guidance of the Client. Since Geosyntec has no control over the cost of labor and material, or over competitive bidding or market conditions, Geosyntec does not guarantee the accuracy of such estimates as compared to Contractor bids or actual cost to the Client. Accordingly, any estimates, forecasts and predictions provided as part of the Services are presented solely on the basis of the assumptions accompanying the estimates, forecasts and predictions.

7. STANDARD OF CARE: Geosyntec shall render its Services in a manner consistent with the level of care and skill ordinarily exercised by other firms rendering the same services under similar circumstances at the time the Services are performed. The representations provided herein are provided expressly in lieu of all other warranties or conditions, express or implied. All statutory or implied warranties and conditions including but not limited to those of merchantability and fitness for a purpose are hereby expressly negated and excluded. Should an error or omission become apparent in the Services during the term of the Agreement or within ninety (90) days following the completion of the Services, Geosyntec's liability shall be limited to the correction of the error or omission shall be contingent upon Geosyntec being notified promptly of the defect.

8. INDEMNIFICATION: To the fullest extent permitted by law, the Parties shall indemnify and hold harmless each other (and each of their respective officers, directors, shareholders, partners, employees, and representatives) from and against all claims, demands, causes of actions, suits, based upon or arising from allegations of illness, injuries to persons, destruction of or damage to property, costs, expenses and all reasonable expenses, legal or otherwise, to the extent arising out of the indemnifying Party's negligent acts or omissions. In addition, the Parties shall indemnify, defend, and hold harmless the other party against all loss, cost, expense, royalties, claims for damages or liability in law or in equity, including without limitation, attorney fees, court costs, and other litigation expenses that may at any time arise or be set up for any infringement (or alleged infringement) of any patent, copyright, trade secret, or other proprietary right of any person or entity in consequence of the use by indemnifying Party of any documents or materials.

9. LIMITATION OF LIABILITY: To the fullest extent permitted by law, the liability of Geosyntec, its employees, agents, and subcontractors for claims of loss, injury, death, damage, or expense incurred by the Client including without limitation third party claims for contribution and indemnification), arising out of or relating to Services rendered or obligations imposed under this Agreement or any Service Order issued hereunder, shall not exceed in the aggregate the greater of $100,000 or the amount paid to Geosyntec under the applicable Service Order. The Client shall indemnify and defend Geosyntec against any third-party claims against Geosyntec exceeding the limitation of liability. In addition, neither Party shall be entitled to recover consequential damages, including, without limitation, loss of use or loss of profits, from the other Party, their employees, representatives, agents, subsidiaries, affiliates, successors or assigns. The foregoing limitations of liability shall apply regardless of whether the allegation is based on a theory of breach of contract, negligence or other wrongful act, but shall not apply if caused by gross negligence or willful misconduct.

10. INSURANCE: Geosyntec shall maintain during the term of this Agreement the following minimum insurance coverage:

(i)	Workers' Compensation Employer's Liability	Statutory - $1,000,000 per occurrence
(ii)	Commercial General Liability or Public Liability Insurance	- $1,000,000 per occurrence
(iii)	Comprehensive Automobile Liability	- $2,000,000 combined single limit
(iv)	Professional Liability	- $2,000,000 per claim

Geosyntec shall provide Client with an insurance certificate upon Client's request.

11. DISPUTES: The Parties agree to promptly resolve their differences through good faith negotiations as a condition precedent to filing a formal claim. In the event disputes remain following such good faith negotiations between the Parties, the remaining dispute shall be submitted to a senior representative of each Party who shall have the authority to enter into an agreement to resolve the dispute ("Representative"). The Representatives shall not have been directly involved in the performance of the Subcontracted Services and shall negotiate in good faith. If the Representatives are unable to resolve the dispute within three weeks or within such longer time period as the Representatives may agree, the dispute shall be mediated by an independent third-party agreed to by both parties. Any disputes or portions thereof remaining following mediation shall be determined by remedies at law or equity, as they may be available, subject to the limitations in this Agreement and the venue selection stated in the Governing Law and Venue Section below. Any

applicable statute of limitations on any claim in any way related to Agreement shall commence to run and alleged cause of action shall be deemed to have accrued no later than the date of either Geosyntec's final invoice or termination of this Agreement by either Party. Both Parties agree that the applicable statute of limitations for any claims in any way related to this Agreement shall be shortened to a period not longer than two years, unless a shorter statute of limitations would otherwise apply.

12. RIGHT OF ENTRY: Client grants to Geosyntec, and, if the Project Site is not owned by Client, will provide that permission for a right of entry from time to time for Geosyntec, its employees, agents, and subcontractors for the purpose of providing the Services. If Geosyntec is required to enter into agreements with third parties to obtain access to property to perform the Services, such agreements must be consistent with the obligations imposed on Geosyntec under this Agreement and the Compensation, Schedule and terms and conditions of this Agreement shall be subject to an equitable adjustment to reflect additional obligations imposed thereunder. If the provisions of any written access agreement between Client and the property owner require the Client's agents, such as Geosyntec, to name the property owner as an additional insured, those provisions shall be incorporated into this Agreement. Client shall indemnify and defend Geosyntec for any liabilities or claims that may result from a right of entry agreement with legal obligations imposed upon Geosyntec greater than those in this Agreement.

13. PROJECT SITE RESPONSIBILITIES: If included in the Services, Geosyntec shall visit the Project Site as needed to complete the Services. Construction Observation responsibilities will occur at appropriate intervals to allow Geosyntec to become generally familiar with the progress, quality of work (contractors' work), to determine if the work is proceeding in general accordance with the contract documents. Visits to the Project Site and observations made by Geosyntec shall not make Geosyntec responsible for, nor relieve the construction contractor(s) of the full responsibility for all construction means, methods, techniques, sequences, and procedures necessary for coordinating and completing all portions of the work under the construction contract(s) and for all safety precautions incidental thereto. Geosyntec shall incur no liability for unforeseen costs and/or claims relating to the Services that arise from Project Site conditions that differ from anticipated conditions, including without limitation for any subsurface conditions or systems and/or utility configurations.

14. HAZARDOUS SUBSTANCES: "Hazardous Substances" shall refer to any hazardous, toxic, or dangerous substance that cannot be introduced back into the environment under existing law without additional treatment. In the event that Geosyntec encounters unanticipated Hazardous Substances, it may suspend work for safety reasons until mutually agreeable arrangements are made, including but not limited to amendments to this Agreement. Solely upon Client's request, Geosyntec may assist Client in identifying options for off-site treatment, storage or disposal of the Hazardous Substances. Geosyntec will not make any independent determination relating to the selection of a treatment, storage, or disposal facility nor subcontract such activities through transporters or others. Client shall sign all necessary manifests for the disposal of Hazardous Substances. In the event Parties mutually agree that Geosyntec will sign manifests, Geosyntec will only sign as agent on behalf of Client, and Geosyntec will not be a generator, transporter, or disposer of the Hazardous Substances. Client shall indemnify, defend, and hold harmless Geosyntec against any claim or loss resulting from such signing and from Geosyntec's handling of Hazardous Substances.

15. CONFIDENTIALITY: Geosyntec will maintain as confidential the provisions of this Agreement and any business information that is not generally known to, and cannot be readily ascertained by others, and which a reasonable person under the circumstances would consider confidential and will not release, distribute, or publish same or Geosyntec's test results to any third party without prior permission from Client, unless required by law, order of a court or regulatory body of competent jurisdiction. Such release will occur only after prior notice to Client.

16. INTELLECTUAL PROPERTY AND USE OF DOCUMENTS: Provided that Geosyntec has been fully paid for the Services, Client shall have a perpetual, non-transferable license and right to use the documents, maps, photographs, drawings, and specifications resulting from Geosyntec's efforts on the Project. Except where necessary to give effect to the foregoing limited license, Geosyntec is not granting Client any license for Geosyntec's patents, patent applications, patent disclosures, inventions and improvements (whether patentable or not), copyrights, copyrightable works (including computer programs), trade secrets, trademarks, service marks, know-how, database rights, or any other form of intellectual property created, developed, or conceived outside the performance of Services. Geosyntec shall have the right to retain copies of all such materials. Work products delivered in electronic form are subject to anomalies, errors, misinterpretation, deterioration, and unauthorized modification, or may be draft or incomplete work products, electronic documents provided by Geosyntec are furnished solely for convenience and only those professional work products in hard-copy format bearing Geosyntec's signature or professional stamp may be relied upon by Client or other recipients approved in writing. Geosyntec may rely upon data provided by Client or other third parties without independent verification unless otherwise provided in the Service Order. If the Services include the use of a GIS database Client acknowledges that any changes to the information contained in the database will result in different results. The Client will be solely responsible for any modifications to the database made by Client.

Geosyntec is performing the Services under this Agreement solely for Client and solely with respect to the Project, and not for any other party or purpose. No party other than Client shall be entitled to rely on any reports or recommendations provided by Geosyntec as part of the Services ("Reports") without Geosyntec's separate written consent, and Geosyntec shall have no liability for the use of any Reports by any party for any purpose other than the Project. Client will indemnify, defend and hold Geosyntec harmless from any claims by third parties arising from the use of any Reports.

17. DELAYS AND FORCE MAJEURE: Geosyntec shall not be responsible for any delays resulting from actions or inactions of the Client or third parties. In the event that Geosyntec field or technical work is interrupted due to causes reasonably outside of its control, Geosyntec's schedule for performance and compensation shall be equitably adjusted (in accordance with Geosyntec's current Rate Schedule) for the additional labor, equipment, time, and other charges associated with maintaining its work force and equipment available during the interruption, and for such similar charges that are incurred by Geosyntec for demobilization and subsequent remobilization.

Except for the foregoing provision, neither Party shall hold the other responsible for damages or delays in performance caused by force majeure, acts of God, or other events beyond the reasonable control of the other Party. Delays within the scope of this Section which cumulatively exceed forty-five (45) days shall, at the option of either Party, make the applicable Service Order subject to termination for convenience or to renegotiation.

18. SUSPENSION/TERMINATION: If a Service Order or Geosyntec's Services are suspended by the Client for more than thirty (30) days, upon resumption of Services the Client shall compensate Geosyntec for expenses incurred as a result of the suspension and resumption of Services and Geosyntec's schedule and fees for the remainder of the Services shall be equitably adjusted. If the Services are suspended for more than ninety days, consecutive or in the aggregate, Geosyntec may terminate the Service Order upon giving not less than five (5) days written notice to the Client.

Either Party can terminate this Agreement for cause if the other commits a material and uncured breach of this Agreement, including untimely payment, or becomes insolvent, has a receiver appointed, or makes a general assignment for the benefit of creditors. Termination for cause shall be effective five (5) calendar days after receipt of a written notice of termination, unless a later date is specified in the notice of termination. The notice of termination for cause shall contain specific reasons for termination, and both Parties shall cooperate in good faith to cure the causes for termination stated in the notice of termination. Termination for cause shall not be effective if reasonable action to cure the breach has been taken before the effective date of the termination. Client shall pay Geosyntec upon invoice for services performed and charges incurred prior to suspension or termination, plus suspension and termination charges. Termination charges shall include, without limitation, the putting of Project documents and analyses in order and all other related charges incurred which are directly attributable to termination. In the event of termination for cause, the Parties shall have their remedies at law as to other rights and obligations between them, subject to the other terms and conditions of this Agreement.

19. ASSIGNMENTAND THIRD PARTY RIGHTS: Neither Party to this Agreement shall assign its duties and obligations hereunder without the prior written consent of the other Party. This Agreement shall not create any rights or benefits to Parties other than Client and Geosyntec.

20. VALIDITY AND SEVERABILITY: The provisions of this Agreement shall be enforced to the fullest extent permitted by law. If any provision of this Agreement is found to be invalid or unenforceable, the provision shall be construed and applied in a way that comes as close as possible to expressing the intention of the Parties with regard to the provisions and that saves the validity and enforceability of the provision. In the event that any provision or portion of this Agreement is held to be unenforceable or invalid the remaining provisions or portions shall remain in full force and effect.

21. GOVERNING LAW AND VENUE: This Agreement and all disputes related to it shall be governed and construed by the laws of the State of Washington, without giving effect to any choice or conflict of law provision or rule that would cause the laws of any other jurisdiction to apply. Any disputes, controversies, or claims related to this Agreement shall be heard in the Superior Court of Chelan County. The Parties to this Agreement waive any objection to the jurisdiction of these courts, whether based on convenience or otherwise. The Parties agree that the UN Convention on Contracts for the International Sale of Goods will not apply to this Agreement.

22. INTEGRATED WRITING: This Agreement constitutes a final and complete repository of the agreements between Client and Geosyntec. It supersedes all prior or contemporaneous communications, representations, or agreements, whether oral or written, relating to the subject matter of this Agreement. Modifications to the terms and conditions of this Agreement shall not be binding unless made in writing and agreed to by both Parties. Any written authorization or notice to proceed given by the Client to Geosyntec regarding Services shall be incorporated into the relevant Service Order and shall have the effect of attaching this Agreement to the authorized Services.

23. NOTICES, SIGNATURES AND AUTHORIZED REPRESENTATIVES: The signatories of this Agreement and/or the authorization to proceed are the authorized representatives of Client and Geosyntec for the execution of this Agreement. Each Service Order shall set forth the name and address of the respective authorized representatives of the Parties for the administration of that Service Order. Any information or notices required or permitted under this Agreement or any Service Order shall be deemed to have been sufficiently given if in writing and delivered to the authorized representative identified in the applicable Service Order. Notice given by mail may also be transmitted electronically at the time of mailing.

Geosyntec consultants

CONFIDENTIAL

GEOSYNTEC CONSULTANTS
2026 U.S. RATE SCHEDULE
CHELAN COUNTY

	Rate/Hour
Staff Professional	$170
Senior Staff Professional	$195
Professional	$225
Project Professional	$255
Senior Professional	$290
Principal	$320
Senior Principal	$345
Technician I	$98
Technician II	$108
Senior Technician I	$115
Senior Technician II	$125
Site Manager I	$140
Site Manager II	$155
Construction Manager I	$165
Construction Manager II	$178
Senior Designer	$220
Designer	$185
Senior Drafter/Senior CADD Operator	$175
Drafter/CADD Operator/Artist	$155
Senior Technical Editor	$178
Technical Editor	$158
Senior Project Analyst	$158
Project Analyst	$132
Project Administrator	$103
Clerical	$ 80
Direct Expenses	Cost plus 8%
Subcontract Services	Cost plus 8%
Specialized Computer Applications (per hour)	$15
Personal Automobile (per mile)	Current Gov't Rate
Photocopies (per page)	$.09

Rates are provided on a confidential basis and are client and project specific.
Unless otherwise agreed, rates will be adjusted annually based on a minimum of the BLS reported change in the average hourly earnings of all employees, engineering and drafting services.
Rates for field equipment, health and safety equipment, and graphical supplies presented upon request.
Construction management fee presented upon request.

CHELAN COUNTY COMMISSIONERS
DEPARTMENT OF PUBLIC WORKS ISSUES

November 10, 2026

9:30 A.M. PUBLIC WORKS AGENDA
Public Works Director/County Engineer Eric Pierson

DISCUSSION ITEMS:

1. Event Permit – Santa`s Arrival: parade to escort Santa to photo location

2. Open Item

ACTION ITEMS:

1.

10:00 A.M. Flood Control Zone District
District Administrator Eric Pierson

CHELAN COUNTY

DEPARTMENT OF PUBLIC WORKS
316 WASHINGTON STREET
SUITE 402
WENATCHEE, WASHINGTON 98801
TELEPHONE (509) 667-6415
ERIC PIERSON, PE
DIRECTOR/COUNTY ENGINEER

RECEIVED
OCT 27 2026
CHELAN COUNTY
PUBLIC WORKS

EVENTS PERMIT

APPLICATION FOR EVENT OR ACTIVITY IN CHELAN COUNTY RIGHT-OF-WAY FEE: *$250*

Permit must be received by Chelan County Public Works Department **ONE (1) MONTH** in advance of the event/activity date

APPLICANT INFORMATION		
Applicant (Print full name): Kim Ustanik		
Address: 125 Summerset Blvd.		
City: Manson	*State:* WA	*Zip:* 98831
Phone No: 206-276-2102	*Email:* mainstreetmanson@gmail.com	

ORGANIZER'S INFORMATION		
Organizer's True Name: Historic Manson Main Street Assoc.		
Address: c/o MCC - PO Box 801		
City: Manson	*State:* WA	*Zip:* 98831
Phone No: 206-276-2102	*Email:* mainstreetmanson@gmail.com	
UBI Number: 605 633 358		

NAME OF EVENT/ACTIVITY CONTACT: ***Contacts must be on site during event in case they are needed by emergency responders***
Name (Print): Santa's Arrival / Kim Ustanik
Email: mainstreetmanson@gmail.com
Cell Phone Number: 206-276-2102

Alternate Contact Person: ***Contacts must be on site during event in case they are needed by emergency responders***
Organizer's True Name: Manson Chamber of Commerce / Timi Starkweather
Email: tstarkwx@outlook.com / director@mansonchamber.com
Cell Phone Number: 509-699-9362

EVENT INFORMATION
Name of Event/Activity: Santa's Arrival - Parade to escort Santa to photo location
Type/Description of Event/Activity: Parade from Leffler Field to Pedoi St.
Date(s) of Proposed Event/Activity: 11/28/2026
Times for Proposed Event/Activity: 11:30am-2:00pm

Describe proposed route on county right-of-way, including start and end points, assembling points, and parking (please submit a map illustrating the route and other pertinent information):

The intention of this parade is to escort Santa to the specifically designated photo location.

Staging will take place on Leffler Field, NNA Manson, WA. The parade will proceed west through the North Shore Bible Church parking lot up to Wapato Way where it will join EMS vehicles in a rolling slow down to the point where it joins the road closure at Totem Pole Rd. Three certified flaggers will assist at the intersections of N. Harris, S. Harris. and Totem Pole Rds. County closure is requested along Wapato Way from Totem Pole Rd. to Pedoi St. The parade will end at Radiance Winery at 71 Wapato Way and disburse from there. No parking congregation will be expected with the exception of Leffler Field which has been approved by the Manson Parks Department and the Manson School District.

Estimated number of people, vehicles, and/or animals expected to participate or be included in the event/activity (please provide detailed information):

The parade will include 1 "float," pedestrians, and EMS vehicles.

Specifically, a truck (with 1 passenger in the cab and 6 passengers in the bed) with trailer (with 2 passengers on the trailer sitting on an ATTACHED sleigh), 2-3 EMS vehicles, and approximately 50-75 walking pedestrians between vehicles. The parade will be led by two pedestrians holding a "Santa" banner. The EMS vehicles will be the end. No candy or other items will be tossed or disbursed along the route.

Proof of permissions for event/activity officials, participants, and spectators to enter onto private and public property in relation to this activity (please submit documentation):

Historic Manson will provide insurance as the Chamber has done in the past

Proof of authorizations from other involved jurisdictions (please submit documentation):

N/A

Name of organizer's insurance company and policy number for coverage of this event/activity (please submit a certificate/proof of insurance showing coverage's and an endorsement including Chelan County as additional insured and providing that the organizer's insurance poly shall be primary insure for the event/activity):

Company:

Policy Number:

Describe organizer's previous experience with the conduct and administration of this type of event/activity:

The event has been taking place since the 1970's, actually, but records show it having taken place by this organization, specifically, on an annual basis since at least 2007. Plenty of adults will be working this event to ensure the safety of the participants. The route will NOT be altered. The pace will be a very slow walking pace. The only difference for this year is that the event is now being managed by the HMMSA, officially, instead of the Manson Chamber. The SAME people are managing, working and participating.

In addition, this is planned to go EXACTLY as planned for 2024 by myself and Eric Pierson, and carried out in both 2024 and 2025.

Traffic plan, safety plan, race plan:

Traffic will proceed one direction from start to finish and then disburse. Barriers will be put up and removed in a timely fashion according to the requested closure times. Certified flaggers will be posted at appropriate intersections. Safety plan includes adults along the route to ensure safety, with EMS following the parade and easily at hand if necessary.

Will any road closure or lane/shoulder restrictions be needed? (Yes or No): No.
If yes, provide details: ***IF A ROAD CLOSURE IS TO LAST IN EXCESS OF 12 HOURS, THE APPLICANT SHALL PUBLISH NOTICE IN A LOCAL PAPER AND POST ONSITE A MINIMUM OF 3 DAYS PRIOR TO THE CLOSURE IN ACCORDANCE WITH RCW 47.48.***
Documentation for any requested waiver or exemption (please submit):
Other:
Plan for Event Clean-Up: Volunteers will remove barriers and collect any trash that may have been left behind.

Kim E. Ustanik

Applicant's Signature

10/25/2026

Date and Place

Printed Name: Kim E. Ustanik

Title: President, HMMSA

For County Use Only

- ☐ Chapter 9.26 of the Chelan County Code is incorporated by this reference.
- ☐ See attached Exhibit(s) _____ - _____ for additional conditions and route modifications.
- ☐ Fire Districts notified: _____
- ☐ Permit fee of $250.00 (copy of receipt attached).
- ☐ Payment in advance for necessary public safety personnel and equipment in the amount of $_____ (copy of receipt and related documents attached).

Reviewed and Approved:

Permit is ☐ Approved ☐ Denied

Chelan County Public Works Department

By:_____

Date:_____

Chelan County Sheriff's Office

By:_____

Date:_____

For questions, we may be reached at the following address, phone, or email:

Chelan County Public Works Department
316 Washington St, Suite 402
Wenatchee WA 98801

(509) 667-6415 or public.works@co.chelan.wa.us

Issue Date 5/26/2026 Cert #:0000038875

NON PROFIT INSURANCE PROGRAM

CERTIFICATE OF COVERAGE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE NPIP COVERAGE AGREEMENT BELOW. THIS CERTIFICATE OF COVERAGE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: IF THE CERTIFICATE HOLDER IS AN ADDITIONAL COVERED PARTY, THE COVERAGE AGREEMENT MUST BE ENDORSED. IF SUBROGATION IS WAIVED, SUBJECT TO THE TERMS AND CONDITIONS OF THE COVERAGE AGREEMENT, CERTAIN COVERAGE MAY REQUIRE AN ENDORSEMENT. A STATEMENT ON THIS CERTIFICATE DOES NOT CONFER RIGHTS TO THE CERTIFICATE HOLDER IN LIEU OF SUCH ENDORSEMENT(S).

PROGRAM ADMINISTRATOR	COMPANIES AFFORDING COVERAGE	
Clear Risk Solutions 159 Basin Street SW PMB #206 Ephrata, WA 98823	GENERAL LIABILITY:	NPIP / Munich Re. et al.
	AUTOMOBILE LIABILITY	NPIP / Munich Re. et al.
	PROPERTY	NPIP / Munich Re. et al.
	CRIME	NPIP / Munich Re. et al.
	WRONGFUL ACT LIABILITY	NPIP / Munich Re. et al.
	MISCELLANEOUS	NPIP / Munich Re. et al.
	PROFESSIONAL LIABILITY	

COVERED PARTY
Manson Chamber of Commerce PO Box 801 Manson, WA 98831

COVERAGES

THIS IS TO CERTIFY THAT THE COVERAGES LISTED BELOW HAVE BEEN ISSUED TO THE COVERED MEMBER NAMED ABOVE FOR THE COVERAGE PERIOD INDICATED, NOT WITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE COVERAGE AFFORDED BY THE NPIP COVERAGE AGREEMENT DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS, AND CONDITIONS OF SUCH COVERAGE AGREEMENT. LIMITS SHOWN BELOW MAY HAVE BEEN REDUCED BY PAID CLAIMS.

LINE OF COVERAGE	COVERAGE NUMBER	EFF DATE	EXP DATE	DESCRIPTION	LIMITS
GENERAL LIABILITY					
COMMERCIAL GENERAL LIABILITY (OCCURRENCE FORM)	NPIP262755203	6/1/2026	6/1/2027	PER OCCURRENCE	$2,000,000
INCLUDES STOP GAP – EMPLOYERS LIABILITY				PER MEMBER AGGREGATE	$4,000,000
				PRODUCT-COMP/OP	$2,000,000
MEMBER DEDUCTIBLE: $0				PERSONAL & ADV. INJURY	$2,000,000
(LIABILITY IS SUBJECT TO A $500,000 SIR PAYABLE FROM PROGRAM FUNDS)				ANNUAL POOL AGGREGATE	$50,000,000
AUTOMOBILE LIABILITY					
COMMERCIAL AUTOMOBILE LIAB. (ANY AUTO)	NPIP262755203	6/1/2026	6/1/2027	COMBINED SINGLE LIMIT	$2,000,000
(LIABILITY IS SUBJECT TO A $500,000 SIR PAYABLE FROM PROGRAM FUNDS)				ANNUAL POOL AGGREGATE	NONE
PROPERTY					
COMMERCIAL PROPERTY	NPIP262755203	6/1/2026	6/1/2027	ALL RISK PER OCC EXCL EQ & FL	$100,000,000
				*BLANKET LIMIT (IF APPLICABLE)	N/A
*BLANKET LIMIT, IF SHOWN, IS APPLICABLE TO ALL LOCATIONS STATED AS BLANKET LIMIT ON THE STATEMENT OF VALUES ON FILE WITH THE COMPANY.				EARTHQUAKE PER OCC	Excluded
EQ AND FLOOD COVERAGE MAY BE EXCLUDED FOR INDIVIDUAL LOCATIONS				FLOOD PER OCC	Excluded
(PROPERTY IS SUBJECT TO A $500,000 SIR PAYABLE FROM PROGRAM FUNDS)				ANNUAL POOL AGGREGATE	NONE
CRIME					
COMMERCIAL CRIME	NPIP262755203	6/1/2026	6/1/2027	PER OCCURRENCE	$1,000,000
INCLUDES EMPLOYEE THEFT/DISHONESTY & ERISA COVERAGE				PER MEMBER AGGREGATE	$1,000,000
MEMBER DEDUCTIBLE: $1,000					
(CRIME IS SUBJECT TO A $500,000 SIR PAYABLE FROM PROGRAM FUNDS)				ANNUAL POOL AGGREGATE	$5,000,000
WRONGFUL ACT LIABILITY (INCLUDES E&O / D&O)					
WRONGFUL ACT LIABILTIY (CLAIMS MADE)	NPIP262755203	6/1/2026	6/1/2027	PER CLAIM	$2,000,000
MEMBER DEDUCTIBLE: $1,000				PER MEMBER AGGREGATE	$2,000,000
(LIABILITY IS SUBJECT TO A $500,000 SIR PAYABLE FROM PROGRAM FUNDS)				ANNUAL POOL AGGREGATE	$40,000,000
MISCELLANEOUS PROFESSIONAL LIABILITY					
MISC. PROFESSIONAL LIABILITY (CLAIMS MADE)	NPIP262755203	6/1/2026	6/1/2027	PER CLAIM	$1,000,000
				PER MEMBER AGGREGATE	$1,000,000
MEMBER DEDUCTIBLE: $1,000					
(LIABILITY IS SUBJECT TO A $500,000 SIR PAYABLE FROM PROGRAM FUNDS)				ANNUAL POOL AGGREGATE	$40,000,000

CANCELLATION NOTICE: SHOULD ANY OF THE ABOVE-DESCRIBED COVERAGES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE NPIP COVERAGE AGREEMENT PROVISIONS.

Issue Date 5/26/2026 Cert #:0000038875

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / SPECIAL ITEMS
Regarding street closure of Hwy 150 for annual Santa Arrival. Chelan County Public Works Department is named as Additional Covered Party as respects General Liability regarding this street closure only and is subject to coverage terms, conditions, and exclusions. Additional Covered Party endorsement is attached.

CERTIFICATE HOLDER	AUTHORIZED REPRESENTATIVE
Chelan County Public Works Department 316 Washington Street, Suite 402 Wenatchee, WA 98801	Elizabeth Ralston

ADDITIONAL COVERED PARTY AMENDMENT – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies coverage provided under the following:

GENERAL LIABILITY COVERAGE PART

This endorsement changes the Coverage Agreement effective on the inception date of the Coverage Agreement unless another date is indicated above. Providing the certificate of coverage that this endorsement is attached to has been issued by and is on file with the Company, the following applies.

SCHEDULE

Person or Organization (Additional **Covered Party**):

Chelan County Public Works Department
316 Washington Street, Suite 402
Wenatchee, WA 98801

Description of Activities / Operations / Designated Premises:

Regarding street closure of Hwy 150 for annual Santa Arrival. Chelan County Public Works Department is named as Additional Covered Party as respects General Liability regarding this street closure only and is subject to coverage terms, conditions, and exclusions. Additional Covered Party endorsement is attached.

With respect to coverage under the General Liability Coverage Part (including Products/Completed Operations):

A. The Definition of **Covered Party** in the LIABILITY COVERAGES – COMMON CONDITIONS, DEFINITIONS AND EXCLUSIONS section of this Coverage Agreement is amended to add as a **Covered Party** the person or organization shown in the above Declarations with whom you have agreed in a written contract, written agreement, or permit that such person or organization be added as an additional **Covered Party** in your Coverage Agreement. Such person or organization is a **Covered Party** only with respect to their liability assumed by you that would be otherwise imposed by law in the absence of any contract, agreement, or permit relating to or arising out of the specified activity(ies) or operations described in the above Declarations.

However, this coverage only applies with respect to liability for **Bodily Injury, Property Damage, or Personal and Advertising Injury** caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

1. In performance of your ongoing operations; or
2. In connection with your premises owned or rented to you.

The following provisions also apply:

(1) The written contract, written agreement, or permit must be in effect at the inception of the **Coverage Period** or become effective during the **Coverage Period**; and

(2) The written contract, written agreement, or permit must be executed prior to the **Bodily Injury** or **Property Damage.**

Subject to the paragraphs above, any such person's or organization's status as an additional **Covered**

Party ends when any of the following first occurs:

(1) This Coverage Agreement terminates;
(2) The written contract, written agreement, or permit terminates; or
(3) The specified activity(ies) or operations described in the above Declarations terminate.

B. The following is added to Condition D. Other Insurance in the LIABILITY COVERAGES – COMMON CONDITIONS, DEFINITIONS AND EXCLUSIONS section of the Coverage Agreement, and supersedes any provision to the contrary:

For the additional **Covered Party** under your Coverage Agreement shown in the above schedule, and subject to Paragraph A. above, this coverage is primary to and will not seek contribution from any other insurance available to such additional **Covered Party** provided that:

a. The additional **Covered Party** is a Named Insured under such other insurance; and
b. You have agreed in writing in a contract, agreement, or permit that this Coverage would be primary and would not seek contribution from any other insurance available to the additional **Covered Party** for amounts payable under the coverage provided by this endorsement.

C. The Limits of Coverage applicable to the additional **Covered Party** is the lesser of those limits specified in either the:

- Written contract, written agreement, or permit; or
- Declarations for this Coverage Agreement,

In no case will the limits of coverage provided under this General Liability endorsement exceed the limits as required in the contract or agreement, or the limit of liability available under this Coverage Agreement. These Limits of Coverage are part of and not in addition to the Limits of Coverage shown in the Declarations.

Except with respect to the Limits of Coverage, and any rights or duties specifically assigned in this Coverage Part to the **Covered Member**, this coverage applies:

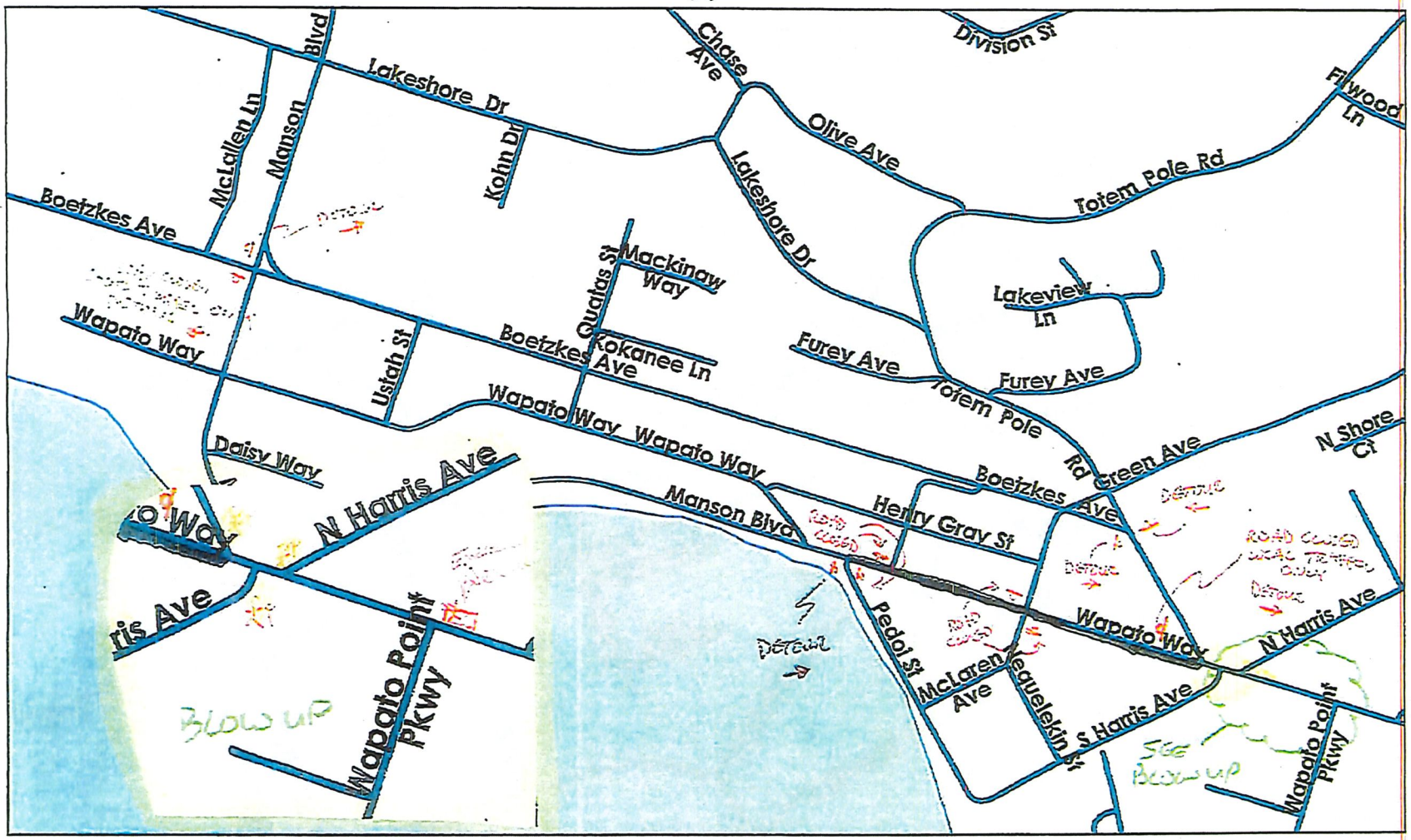
a. As if each **Covered Member** were the only **Covered Member**; and
b. Separately to each **Covered Party** against whom claim is made or **Suit** is brought.

All other terms and conditions remain unchanged

11/30/24
Santa's Arrival

Rolling Slowdown Flaggers

County



= Emergency vehicle

= Flagger

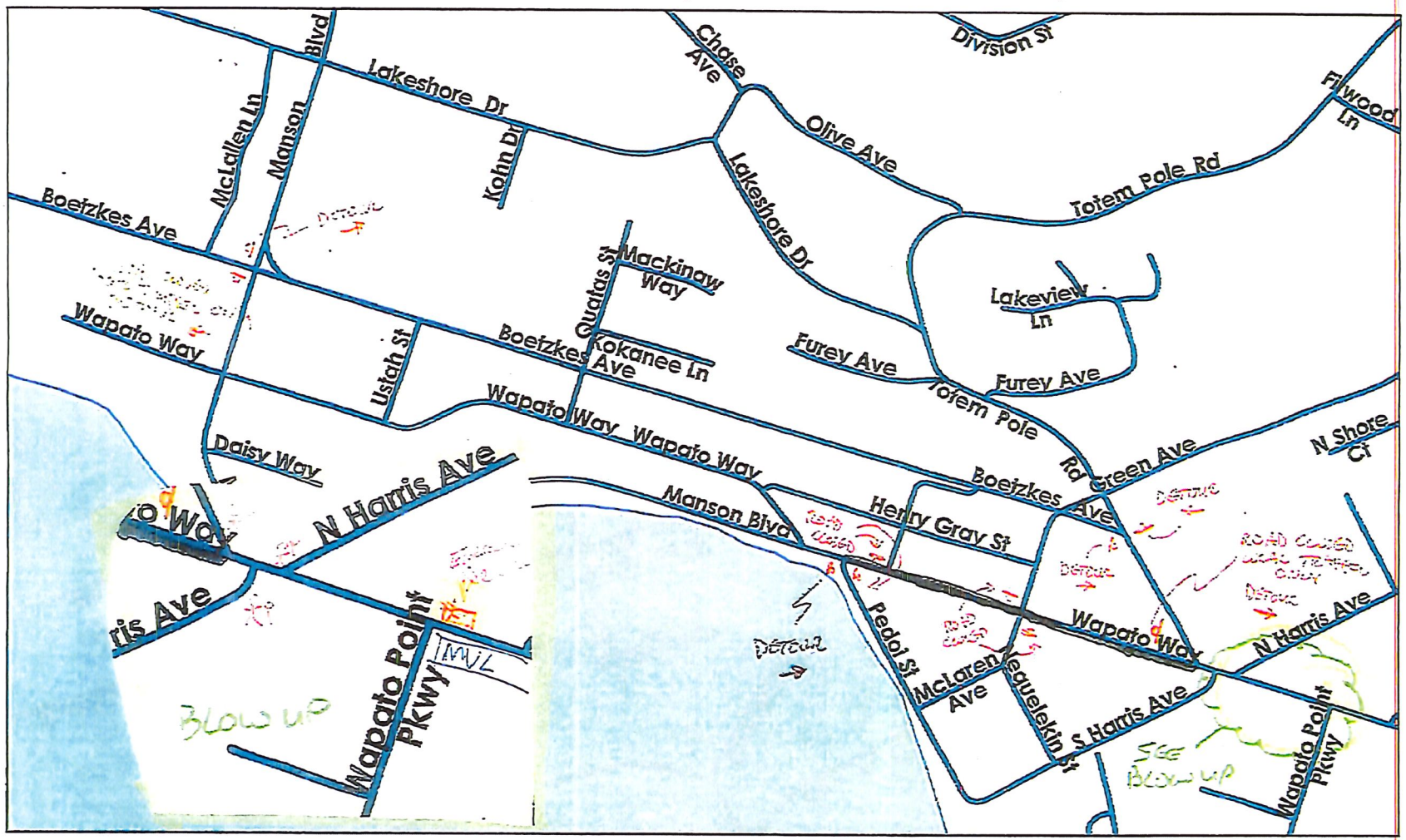
MANSON - TOTEM POLE TO PEDOL CLOSURE

with rolling slowdown from Wapato Pt. Pkwy

11/30 124
Santa's Annex

Rolling Slowdown
Emergency Vehicles

County



= Emergency Vehicle

= Flagger

MANSON - TOTEM POLE TO PEDOL CLOSURE

with rolling slowdown from Wapato Pt. Pkwy

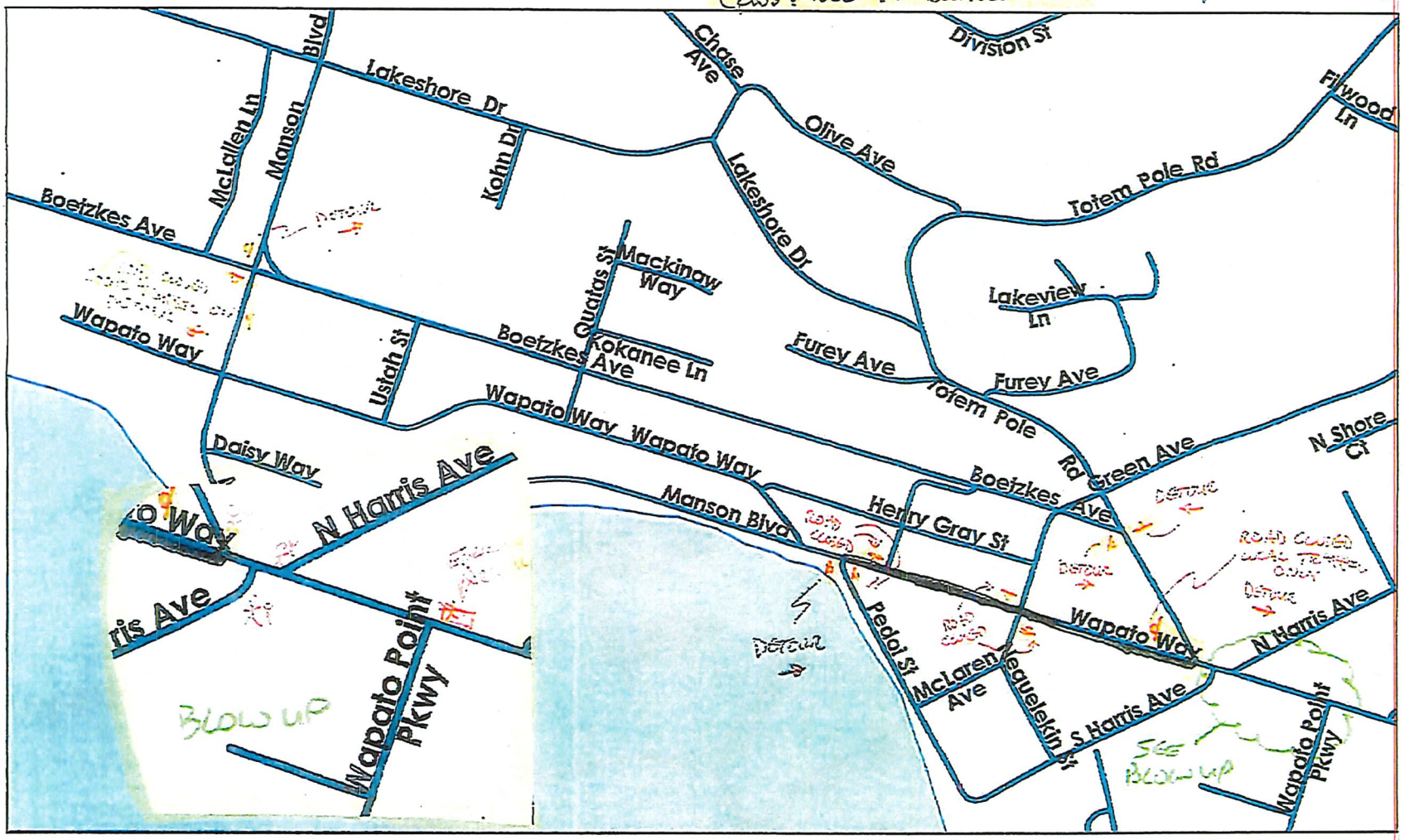
11/30/24

Santa Anita

County

Rolling Slowdown

Barricades (pts. be prepared for short closure times.)
(pts. make TP barricade to allow parade through.)



= Emergency vehicle

= Closed

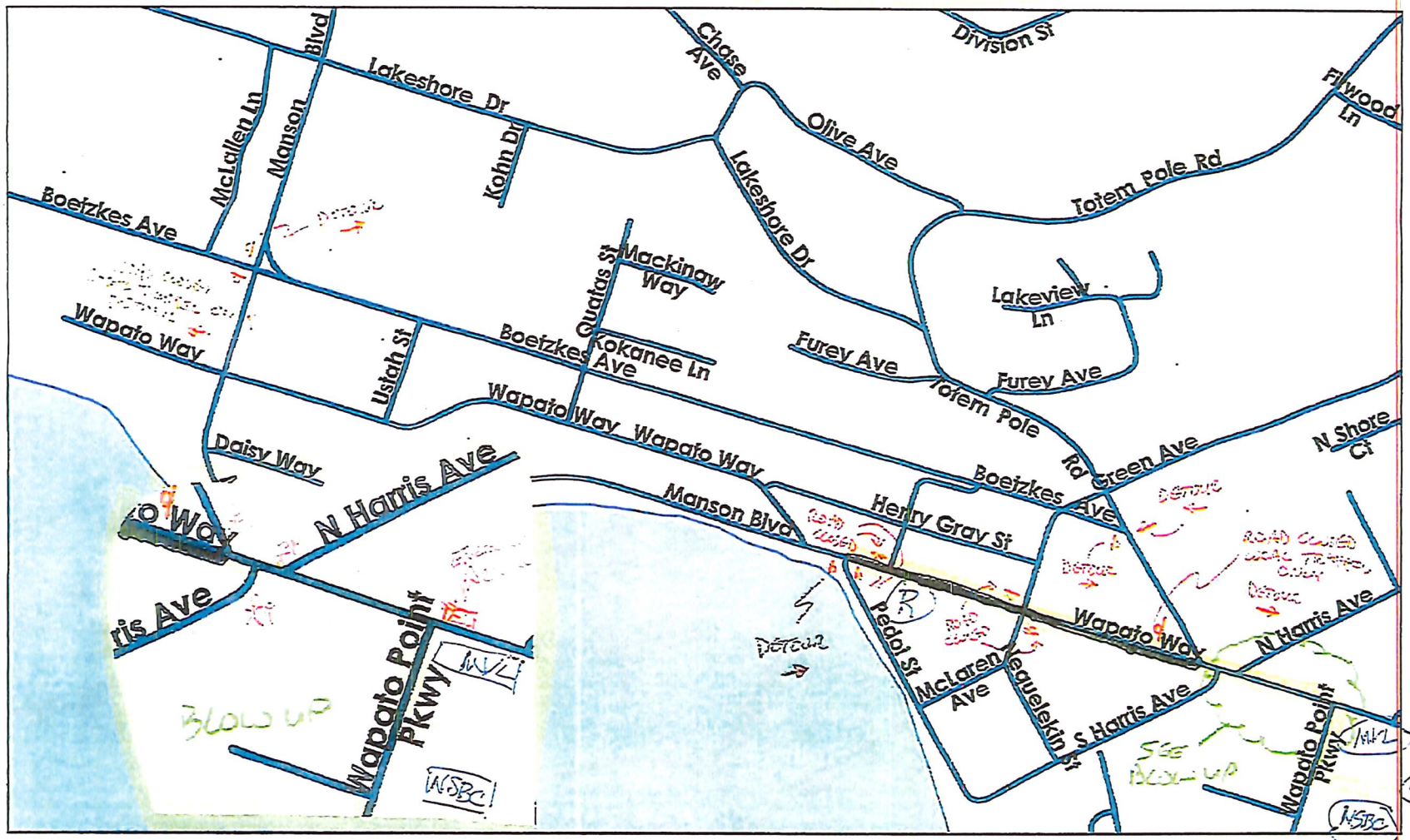
MANSON - TOTEM POLE TO PEDAL CLOSURE

with rolling slowdown from Wapato Pt. Pkwy

11/30/24
Santa's Arrival

12:30 – 1pm
Parade Route

County



= Emergency vehicle
= Closed

MANSON – TOTEM POLE TO PEDOI CLOSURE
with rolling slowdown from Wapato Pt. Pkwy

2 pedestrians, Truck/Trailer, 75-100 pedestrians, 1-2 Energy's

Community Development Agenda

10 November 2026, 10:00 am

Discussion:

1. Hearing for:
    a. Climate
    b. Stehekin
    c. Malaga UGA

Action:

1. Refund Request – PL 26-269
2. Refund Request – PL 26-169

10 November 2026, 1:00 pm

1. Comprehensive Plan Hearing
    a. Individual CPA's
    b. Transportation Element

From: Deanna C. Walter
To: Susan Dretke
Subject: FW: Malaga Resident Opposition to Additional Industrial Data Centers – 392 Margaux Loop
Date: Thursday, October 8, 2026 8:06:18 AM

Please include the below letter in the record for the Malaga UGA item.
Thanks,
Deanna

Deanna C. Walter, Director
Chelan County Community Development
316 Washington St Ste 301
Wenatchee, WA 98801
deannac.walter@co.chelan.wa.us
509-667-6228

From: Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>
Sent: Thursday, October 8, 2026 8:03 AM
To: Deanna C. Walter <DeannaC.Walter@CO.CHELAN.WA.US>
Subject: FW: Malaga Resident Opposition to Additional Industrial Data Centers – 392 Margaux Loop

Hi Deanna, could you please include this letter in the public comment for the Comp Plan.

Thank you,

Kevin

From: Brad Yaple <bradyaple@gmail.com>
Sent: Wednesday, October 7, 2026 6:07 PM
To: Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>
Subject: Malaga Resident Opposition to Additional Industrial Data Centers – 392 Margaux Loop

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Commissioner Overbay,

I am writing as a property owner at 392 Margaux Loop in Malaga to respectfully but firmly oppose Chelan County's approval of any additional industrial data center development in Malaga, including the proposed facility that would sit right next to our home.

You grew up in the Malaga area, so you know what makes it special: a quiet, rural community of homes and orchards along the river. That character is changing fast. Microsoft's first Malaga data center is coming online this year, the campus is planned for up to three buildings, and Microsoft has already bought adjacent land for future expansion. Sabey Data Centers has replaced roughly 80 acres of cherry orchard near the Malaga fire station with a planned

campus of around 144 megawatts. Each new approval adds to an industrial footprint that residents never asked for and that the County has not fully planned for.

I ask the County not to approve additional data centers in Malaga for the following reasons:

1. Constant noise. Data centers run cooling fans 24 hours a day, producing a low-frequency hum that carries well beyond the property line, and they rely on banks of diesel backup generators that must be test-run on a regular schedule. For homes next door, this is a permanent change to daily life, day and night.

2. Air quality. Those diesel generators emit exhaust and particulates close to where families live and children play. Washington's own Data Center Workgroup identified air quality as a concern with these facilities.

3. Water. Port estimates for Microsoft's first three buildings alone were roughly 121,000 gallons per day, and a separate $16.8 million site was needed just to dispose of cooling water. Our area is semi-arid, and the long-term effect of adding more facilities on wells, the Malaga Water District, and the Columbia River has not been answered.

4. Electricity and utility rates. The state workgroup found that data centers are the largest source of expected new electricity demand in the Pacific Northwest, and utilities are receiving requests that would double or triple their current loads. Chelan County residents have long benefited from low PUD rates; we should not put that at risk, or bear the cost of new substations and transmission lines running through our neighborhood.

5. Property values, light and visual impact. Large windowless buildings, security lighting, fencing and transmission lines next to residential lots reduce the value and enjoyment of homes we have invested in.

6. Traffic and loss of farmland. Construction and operations traffic is already heavy on Malaga-Alcoa Highway, and each project converts productive orchard land to industrial use permanently.

7. Planning has not caught up. The County itself raised concerns last year about the pace of development in Malaga and its effects on land use, transportation infrastructure and comprehensive planning. Those concerns apply directly here. Other Washington communities, such as Cle Elum, have paused new data center approvals to study noise, water, heat, power and generator impacts before deciding.

I respectfully ask that you and the Board:

- Deny approval of additional industrial data centers adjacent to residential properties in Malaga;
- At minimum, require a full Environmental Impact Statement under SEPA covering noise, generator emissions, water, power and traffic before any decision; and
- Consider a moratorium on new data center approvals in Malaga until the County adopts clear standards for setbacks, noise limits, generator testing, lighting and water use.

Please include this letter in the public record for this project, and let me know of any upcoming hearings or comment deadlines so I can participate.

Thank you for your time and for your service to Chelan County.

Sincerely,

Brad & Amy Yaple
392 Margaux Loop
Malaga, WA 98828
509 630 3914
bradyaple@gmail.com

From: Kalahar, Kory
To: CD Comment
Cc: Kevin Overbay; Brad Hawkins; Shon Smith
Subject: Wenatchee School District Concerns with Rezoning
Date: Tuesday, November 3, 2026 10:33:39 AM

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello County Commissioners,

Thank you for the opportunity to comment on the proposed Malaga Urban Growth Area. I am writing to ask the County to carefully consider how rezoning land in this area from Rural Village to R-1 could affect property held by the Wenatchee School District, specifically the following parcels:

- 222127430100
- 222127840010
- 222127840020
- 222127840030
- 222127840040
- 222127840050
- 222127840060
- 222127840070
- 222127840080
- 222127840090

Together, these parcels represent a significant landholding that could help the District meet community needs in the future, and the zoning decision made now will shape what is possible for years to come.

The Wenatchee School District Board of Directors has done an excellent job planning for the future of education in the greater Wenatchee area, including setting aside land for potential future school facilities. However, the District's enrollment will change over time and the future needs of the school district remain unknown. As a result, the large tracts of land once anticipated for new schools may not be needed for that purpose. It is important that this land remain flexible enough to serve other public needs as circumstances change.

One of the most pressing of those needs is affordable housing. Our District, like much of the Wenatchee Valley, lacks housing that is affordable for teachers, classified staff, and the families we serve. Districts across Washington are increasingly exploring ways to use surplus land to support workforce and affordable housing. Rezoning this property to R-1 would narrow the range of allowable uses and could close the door on options like these before the District and community have had a chance to fully evaluate them.

I respectfully ask that the planning team:

- Consider the long-term impact of the R-1 designation on publicly owned land, including school district property;
- Preserve zoning flexibility, or provide a pathway for higher-density or mixed housing, on land that could help address affordable housing needs; and
- Coordinate directly with the Wenatchee School District before finalizing zoning for these parcels.

Thank you for your work on this plan and for considering these comments.

Sincerely,





NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party. The information contained in this email is intended only for the use of the individual or entity named in the body of the communication. **Any dissemination, distribution or copying of this communication is strictly prohibited.**

From: Jon Port
To: CD Comment
Subject: Malaga UGA Public Comment
Date: Tuesday, November 3, 2026 10:14:56 AM

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Commissioners,

You have a decision to make that will change Malaga for the next 20 years.

Unfortunately you don't have the Microsoft Malaga Water District agreement to know if water will be available for housing.

On October 19th, 2026, the Malaga Water District adopted a resolution to implement a 2.5 acre lot size minimum zoning in their 750 acre Wellhead protection area. Only you, the Commissioners can legally do that.

This is all based on RH2's theory that new housing is the reason for the increase in nitrates in wells 1 & 2 and they and Chelan County Staff have blamed our company and subdivisions as the cause.

This theory is based on RH2 engineering reports, RH2 as you know is Microsoft's, Malaga Water District's, and the Port District's engineer. They are also Chelan County's consultants, so this is definitely not an independent review. Chelan County Staff has the available CARA reports that convinced Andrew Kottkamp to approve our 11 lot subdivision (even though Chelan County Staff did not recommend it).

Chelan County Staff completely ignored the CARA reports and strictly used Microsoft's engineer RH2's findings.

Please change the zoning to not allow a data center next door to 280+ family homes. Data centers are important, but not as important as Chelan County residents, family homes, or affordable housing!

--
Thank you,
Jon Port

From: Kevin Overbay
To: Susan Dretke
Subject: FW: [Possible Spam]
Date: Monday, November 2, 2026 12:10:27 PM

For public record. Thank you.
Kevin

-----Original Message-----
From: Elizabeth Perry <prinny22@aol.com>
Sent: Tuesday, October 27, 2026 4:35 PM
To: Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>
Subject: [Possible Spam]

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Malaga data center
Sent from my iPhone

Hi Kevin,

My name is Elizabeth Perry and I live in Malaga off Cathedral Rock Road. My neighbor sent me a picture of your sign in Malaga so I'm contacting you to voice my opposition. I am adamantly opposed to data centers for all the obvious reasons. Thanks for doing this. Someone definitely needs to!

Just in case you need it, again, my name is Elizabeth Perry and my address is 322 Faraway Ln., Malaga WA 98828. My phone number is (509) 670-0505.

From: neffa3
To: Susan Dretke
Subject: County Comp Plan Comments
Date: Tuesday, October 13, 2026 9:26:15 PM

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you again for taking comments on the proposed plan.
1. I do not support the allocation of 25% of the planned growth to the rural lands. This goes against the County residents' own desires to maintain the rural character. The existing UGA's should be further relied upon to provide future growth.
2. Furthermore, I do not support LAMRID designations within the County. The unincorporated county is not intended to provide so much housing, lest it lose it's rural character. I recognize this goes against many private property rights opinions, but I've yet to meet anyone who lives in the County who wants to see more development, even if that means less affordability.
3. Based on the trends seen in Malaga, 12,000 sq ft is not a "rural" lot size, and septic systems should not be allowed on lots less than 1 acre.
4. I read nothing about the proposed Mission Ridge expansion. Considering their current proposal puts a town the size of Chelan up there, it should be discussed. And preferably eliminated as a potential development, that is not the kind of development residents of Chelan County want to see.
5. Lastly, I would like to remind the creators, reviewers, and approvers of this plan that they should keep in mind who the planning document is written to support. It doesn't feel like it's written to support existing county residents. There is far too much emphasis on growth and development, and not nearly enough concrete actions, sideboards, and guidance on maintaining the EXISTING ways of life and rural feel. No one moves to the County to live in a cul-de-sac, or another spec home development where you can dang near touch your neighbor's house from yours and every home looks like a westside suburban development.

I do appreciate the amount of time it's taken to create this document and hope that my comments do not come across too harshly. I appreciate your public service.

Adam Neff
Cashmere, WA

From: Kevin Overbay
To: Susan Dretke
Subject: FW: Data Centers
Date: Monday, November 2, 2026 12:11:53 PM

For public record. Thank you.
Kevin

-----Original Message-----
From: MLJewelry Designs <maria@mljewelrydesigns.com>
Sent: Saturday, October 17, 2026 11:25 AM
To: Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>
Subject: Data Centers

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing today from Malaga, WA, to voice my opposition to approvals for future data centers in Chelan County.

As you are aware, Microsoft is in the process of building an enormous data center in Malaga. They have bribed the Malaga Water District, which charges exorbitant fees for local water, by paying $50 million for an expansion project. I was at a Malaga Water District meeting where this was discussed and it's clear that the folks in charge have bought into a false promise of new jobs in the area.

Let's take a moment to look at the reality of data centers: Yes, it takes a lot of people to build and outfit a data center. The vast majority of those people are not local; they travel into the area specifically for this work and then depart when the work is done. Then, once the data center is up and running, how many people do you think are required to maintain it? Has anyone actually asked? We're not looking at hundreds of new jobs for local people. I seriously doubt any data center in the area employs more than a dozen people at full time jobs once they are up and running.

Meanwhile, data centers are notorious for consuming huge amounts of power and water. We are fortunate in Chelan County to have some of the lowest electric rates in the country, and I'd really like it to stay that way, especially since I pay so much for water. But what's going to happen when the Microsoft data center comes up to full power and begins to use more electricity than what is locally available? What happens when we have to start buying electricity at peak hours off the grid? Who's going to pick up the cost of that? Or are you going to simply allow them to run their generators or build their own power plants to add noise and bad air to their list of nuisances?

And what's the benefit of a data center, anyway? They don't employ very many people, they destroy the landscape, they consume vast amounts of water and power, and they don't create anything of value. And maybe you can explain to me why it's apparently vital for them to illuminate their buildings so brightly and shine lights into the sky at night? There's nothing positive about having a data center in the area.

Please listen to the folks around you, the folks who have to live with these nuisance sites nearby. None of us want them. Why does Chelan County?

Maria Langer
3780 Cathedral Rock Road
Malaga, WA 98828
509-699-8044

Maria Langer | 509-699-8044

Sent from a mobile device

From: Anne Hessburg
To: CD Comment
Subject: Comprehensive Plan - Malaga UGA - Land Use Designation - Additional Comment
Date: Tuesday, October 20, 2026 10:59:40 AM
Attachments: image002.png

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good day Susan and Community Development,

I am writing to formally request a change to the land use designation for a parcel owned by Microsoft that is adjacent to the other Microsoft-owned parcels within our assemblage located inside the proposed Malaga UGA boundary. The parcel is identified as parcel number 222135210175 and is located at 5043 Malaga Alcoa Hwy.

For an unknown reason, this parcel was not included with the surrounding group of parcels designated as Campus Industrial. Given its ownership, location, and relationship to the other parcels in the assemblage, we respectfully request that its land use designation be amended to Campus Industrial as well.

At the County Commissioners' public hearing on 10/14, there was an expressed desire to keep parcels with specific designated uses grouped together under corresponding and appropriate land use designations. Changing the designation of parcel 222135210175 to Campus Industrial would be consistent with that stated objective and would provide greater continuity with the adjoining parcels already designated for the same use.

In addition, the requested designation would better align this parcel with the planned future development of the broader assemblage. Applying a consistent Campus Industrial designation across these adjacent parcels would support cohesive land use planning and avoid having a single parcel within the assemblage carry a designation that differs from the surrounding properties intended for coordinated development.

We respectfully ask that the County Commissioners consider this additional comment and include parcel 222135210175 within the group of parcels designated Campus Industrial as part of the Comprehensive Plan Update and proposed Malaga UGA land use designations. Thank you for your consideration of this request.

Thank you,

Anne Hessburg
Land Development and Permitting Program Manager
Microsoft Cloud Operations and Innovation (CO+I)
annehessburg@microsoft.com
Mobile: 206-465-1754



Classified as Microsoft Confidential

From: Christopher Hanson
To: CD Comment
Subject: Comments about Malaga UGA | from Christopher Hanson, architect
Date: Thursday, October 22, 2026 10:34:42 AM

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, Commissioners,

I spoke during the October 14 meeting regarding the Malaga UGA proposals for zoning layout. I will state my concerns here for the record, but first, some context about myself.

I am a resident of Malaga at 4355 Saturday Ave., and am a licensed architect. I designed and built my house and ADU, completing construction in 2023. I have lived at this address since 2019. I am becoming involved in the community, attending Malaga Colockum Community Council meetings for the past few months.

Now for my concerns.

1. **The Sabey property on Dixie Lane:**
   I urge you to not make this property any "Industrial" zone. In my training as an architect and in conversations with community development departments, I have clearly heard that industrial and residential zones are best made distant from each other.
   The uses clash. Industrial uses are generally noisy, ugly, odoriferous, and large. Such uses also tend to operate day and night, unceasingly or with little down time.
   In contrast, residential uses are generally quiet, visually pleasing, have scant scents, and are small- or mid-scale in size. Residences typically have activity only during the daytime and are peaceful at night.
   Industrial uses exist for profit. Residential uses exist to provide respite from chasing profits. These are antithetical to each other.
   The Sabey leadership may say their structures will come across as good neighbors, but ultimately, these people do not have to reside next to their imposing behemoths. Please respect those of us who also wish to avoid this.

2. **My own property and its surrounding area (see address above):**
   This has evidently not been a focus of attention. The proposed plan I saw at the Oct. 14 hearing showed a hodgepodge of residential and commercial uses all in this vicinity. I have some suggestions for cohesion and improvement of practical use.
   My property and that directly north of mine are in a geographic depression, about 30 feet below the Malaga Highway and also lowered in elevation from Saturday Avenue. This makes all but the southwestern part of my property difficult to access from public roads, and the property to the immediate north impractical to access except from my property.
   The property to the north of mine is split into 3 pieces (see the image below taken from Chelan County GIS). This makes cohesive zoning difficult unless properties north of Malaga Highway are zoned the same as those to the highway's south.
   I propose making this group of lots, meaning those to the immediate west of Saturday Ave. along with those to the road's immediate east, UR-3 zone (high-density residential).
   This will work well with the limited access from a street rather than the highway. It also allows for apartments to be built in the future, which fit well within an urban context with adjacent commercial zones (such as is currently proposed to the north of the highway).
   I heard that one or more of my neighbors want this area to become a commercial district. While I understand and respect their personal ambitions, this area is the edge of a residential region. Extending traffic into Saturday Avenue would disrupt the peace and increase traffic to a cumbersome level for nearby residents. In contrast, a high-density residential zone here would allow for a natural, steady mitigation in traffic and bustle coming off the highway. It would make an effective buffer between places of commerce and sanctuaries of rest.

Thank you for considering my comments.

Chris Hanson

Image below: Vicinity of 4355 Saturday Ave., with the single trisected property to the north highlighted in blue.


58471
58472
58488
58490
58489
58474
Saturday Ave.
Malaga Highway
(1 of 2)
Parcel:
Owner: K B ALLOYS INC
Address: UNASSIGNED
MALAGA, WA 98828
Parcel Number: 222127310050
PID: 58474
Additional parcel information
Zoom to
70312
70311
58479
58483
58486
70310
58478
70309
58482
58481
58476
58484
My property:
4355 Saturday Ave.
70308
58477
58487
58530
70307
70905
58480
58485
58531
70306

From: Beau Gunderson
To: CD Comment
Subject: Comment on CPA 26-148, Malaga UGA: Campus Industrial zoning for the Sabey parcels
Date: Saturday, October 24, 2026 11:37:54 PM

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Chelan County Commissioners,

I live in Malaga, about two miles from the roughly 80 acres on Firehouse Road that SDC Wenatchee 1 LLC (Sabey Data Centers) bought in 2025. I'm writing about the proposal to zone that land Campus Industrial as part of the Malaga UGA.

In general I think Chelan and Douglas counties have done a good job managing data center buildout, the Large Loads policy, and ensuring that water and power usage hikes don't get passed on to consumers. I appreciate the tax revenues and jobs they bring. All things considered, I would much rather have data centers in Chelan/Douglas instead of in places where they must be powered with gas turbines or rented diesel generators (like the ones we've seen stood up in Texas recently).

That said, I have some feedback about the Sabey data center bordering downtown Malaga, mainly because I don't want to see the county, Malaga Water, Sabey, and the affected neighbors involved in a prolonged and expensive fight:

The July 2026 draft of the Malaga UGA Plan showed Sabey's two main parcels as R1. The community council's UGA committee kept them R1 in its August 31 addendum, in its words "to honor the clear feedback from the community." On September 9 the Planning Commission voted 5-0, with four members absent, to recommend the plan "including accepting" edits submitted by Sabey and by Microsoft. Those edits were never posted for the public to read. The recommended map now puts all of Sabey's land in Campus Industrial.

Sabey has been clear about what it wants that zone for. Its land use attorneys wrote on August 10 that Campus Industrial was acceptable "as long as the Sabey property can be utilized for development and use as a datacenter." On September 29 Sabey asked to review the Malaga development regulations "while they are still being developed." Sabey told the Port in April 2025 that it hopes to break ground in early or mid 2027 and be online in January 2029.

As of October 24, the county has not posted development regulations for the Malaga UGA zones. They are not on the county's Malaga UGA page or in any Planning Commission packet through October 28, and when I asked county staff for them on October 18, the reply did not include them. The county is being asked to adopt a zone for a known data center site without anyone outside the process knowing what noise, setback, buffer, or height standards will apply.

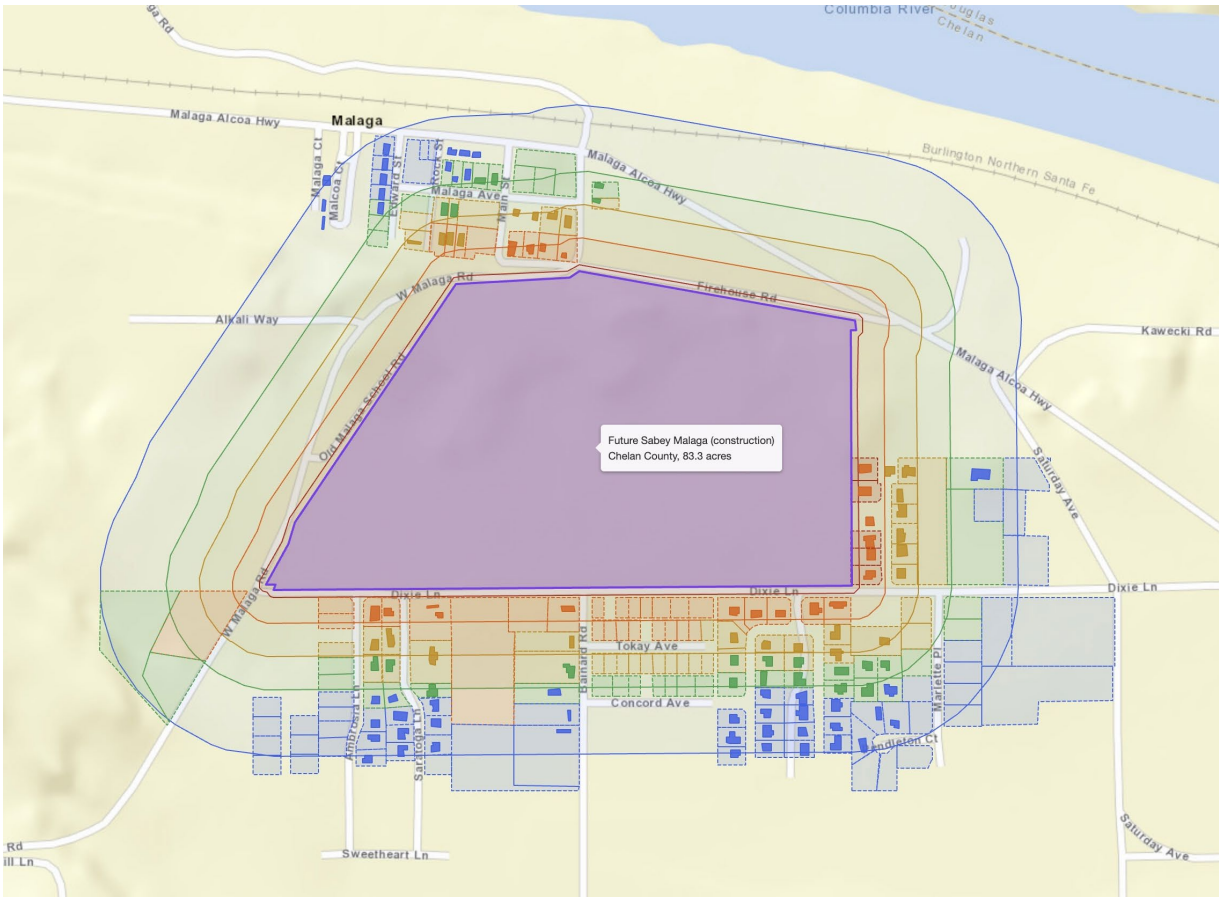
1. Publish the Campus Industrial regulations, and take public comment on them, before the zoning map is adopted. The developer asked to see them early, I think the neighbors deserve the same chance.

2. At a minimum, carry forward the protections the site has today under Rural Industrial zoning: the state noise limits of WAC 173-60 (60 dBA by day and 50 dBA from 10 PM to 7 AM at a residential property line), no vibration noticeable at the property line without instruments, heat and glare kept inside buildings, a 30-foot side and rear setback next to non-industrial zones, and a 60-foot height limit. Rezoning should not quietly remove any of these.

3. Adopt data center standards modeled on Chandler, Arizona's Ordinance No. 5033, which Chandler passed unanimously in 2022 after years of complaints from residents about the constant drone of a nearby data center. Chandler requires:
- that a data center be allowed only through an explicit approval, not by right in an industrial zone;
- mailed notice to every address within a half mile, a posted sign, and two neighborhood meetings attended by someone with authority over the design;
- a third-party acoustic study of existing sound levels at the nearest residential property line before the first meeting;
- that the facility be designed so its sound does not exceed that measured baseline, with the mitigation design submitted before a building permit is issued;
- a noise study when the facility opens and again every year at peak operation for five years, filed with the city;
- an on-site liaison to take noise complaints from 8 AM to 10 PM every day;
- backup generator testing only between 9 AM and 5 PM on weekdays, excluding holidays, announced publicly at least 24 hours in advance.

I'd add one thing Chandler's ordinance doesn't cover. The sound studies and limits should include low-frequency sound, measured C-weighted or by octave band. The standard A-weighted measure discounts exactly the low hum that drives most complaints about data centers. Mechanical equipment should also be placed on the side of the site away from homes.

4. Require a real buffer wherever Campus Industrial meets a residential zone, because nothing in Chelan or Douglas County compares to this site. Using the state's parcel records, I counted residential parcels near every data center and crypto-mining site I could locate in the two counties, built or under construction: Microsoft's East Wenatchee and Malaga campuses, Sabey's Intergate Columbia, Actapio, Bitdeer, Salcido's Pangborn and Cashmere sites, and the Confluence Technology Center.
- The large campuses already here (Microsoft East Wenatchee, Microsoft Malaga, Sabey Intergate Columbia, and Actapio) have 2 residential parcels within 100 meters of their property lines, combined. Sabey's Malaga land has 87.
- Within 100 meters, all eight of those sites together have 13. Within 250 meters, they have 53. Sabey's Malaga land alone has 87 and 193.
- The most crowded existing site is a crypto mine inside the former Tree Top plant in Cashmere, with 11 residential parcels within 100 meters. Sabey's Malaga land has nearly eight times that.
- At least twenty-five homes border Sabey's land directly. Five, on Arlington Place and Judge Way, share a property line with it. At least twenty more face it from across Dixie Lane, Margaux Loop, West Malaga Road and neighboring streets, 11 to 16 meters away. The current 30-foot setback would let a data center building stand 30 feet from the first five homes' property lines.
- Microsoft's Malaga campus, about a mile and a half down the highway, has 1 residential parcel within 250 meters.



Hyperscale data centers in this valley have been built away from homes. This one would be built into an existing neighborhood, and its standards should reflect that.

5. Follow the community's own committee. Its August 31 addendum kept Sabey's parcels R1 "to honor the clear feedback from the community," and barred generative AI data centers from every zone. The Planning Commission set both aside when it accepted Sabey's edits.

6. Address water before zoning for this use. The Malaga Water District's minutes from July 2025 record that Sabey's water request "would take up most of our available water rights." The plan should say how that demand would be met, or limited, before the county commits the land to it.

7. Explain why the Chelan County PUD parcel next to the site (parcel 58489, 5.33 acres of utility land) is zoned R3.

Other communities are setting these rules before an application arrives. On October 20 the Scottsdale City Council voted unanimously to have its city attorney draft data center regulations on siting, noise, and water use. Scottsdale's mayor said "it's incumbent on us to look ahead," and that "every industrial zoned area could be one." Scottsdale has no application in hand. Malaga has a known developer, a known site, and a target groundbreaking in 2027. If the county is going to zone this land for a data center, the rules should be written, published, and protective before the zone is adopted, not after.

Thank you for your consideration.

Beau Gunderson
172 Dusty Ln, Malaga, WA 98828

From: L. G.
To: CD Comment
Subject: Public comment/2026 Comp Plan
Date: Tuesday, October 20, 2026 7:25:20 AM

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kindly confirm receipt of comp plan public comment. Thank you.

On Saturday, October 17, 2026, 10:58 PM, L. G. <lynettegrandy@yahoo.com> wrote:

> Kindly confirm receipt of comment.
>
> Comment:
>
> This public comment pertains to the climate change resiliency chapter of the Chelan County 2026 comprehensive plan update.
>
> Please consider the following:
> Add an additional climate hazard. You can call it. “ Degradation of Lake Chelan.”
>
> To confirm that Lake Chelan shows negative impacts from climate change, specifically altered lake stratification, contact the experts at the Lake Chelan Research Institute.
>
> Everyone knows the importance of Lake Chelan in regards to its ecosystems, tourism promotion, domestic water supply, etc.
>
> Altered Lake stratification during increasingly warmer weather, combined with enhanced nutrient loading, creates a disturbing trend of toxic algae blooms. Let the experts tell you what direction the lake is going. Let them provide the facts from their long term studies.

Lake Chelan is fragile. Even the changing odor at times of the lake demonstrates its degrading condition.

To justify adding Degradation of Lake Chelan, consider the nutrient loading that is occurring from out of control wildfire and the resulting sediment runoff into the lake. Also consider lakefront properties that fertilize their lawns up to their sea walls and runoff into the lake occurs. Also, another example, consider Stormwater runoff. Confirm from experts at the Lake Chelan Research Institute how climate change is altering lake thermal layers.

The degradation of Lake Chelan is an emerging hazard and threat. It should be listed as a climate change hazard in the comprehensive plan. It is just as important as Wildfire/Smoke, Drought, Snowpack, Flooding, Extreme Weather.

Thank you for your consideration.

Lynette Grandy
Chelan County resident

October 15, 2026

Chelan County Commissioners
400 Douglas Street Suite #201
Wenatchee, WA 98801

Commissioners Overbay, Smith and Hawkins,

I have attended several meetings and was present on-line during the Public Hearing yesterday regarding zoning and location concerns with respect to the proposed data centers in Malaga.

Following are my thoughts on some of the issues;

I am concerned that the Microsoft properties would be classified as Campus Industrial which is the same as the proposed Sabey property.

Not all data centers are the same. Hyperscale facilities such as the Microsoft facilities should be classified as Industrial and not be located anywhere near residences. That should be evident by just looking at what has been built to date. That zoning should remain Industrial.

At the very least the Sabey property should never be a location for a hyperscale data center. People are discussing the property from the standpoint that Sabey will be a good neighbor and that very well may be the case but at the end of the day their bottom line is still profit. In a world of mergers and acquisitions how is one to know if that property may be sold at any time by Sabey and then will our neighborhoods be faced with a hyperscale facility and the County indicating there is nothing that can be done about it?

Distinguish zoning based on the types of data centers.

I appreciate that there are residents from Malaga and a planning commission engaged with the County in an advisory capacity although they and the County have limited experience with data centers. This is an undertaking that could go horribly wrong. It does concern me that the County has not engaged with impartial third-party specialty consultants with regard to an aquifer study, noise specific study taking into

consideration the distinct topography of the area, and the development of zoning standards unique to the different types of data centers.

Malaga deserves that a moratorium be put into place and final approval by the commission to move forward put on hold until such time these studies are completed.

In closing I am opposed to any type of industrial zoning adjacent to our neighborhoods. How does this fit in with the promise of the UGA development providing compatible zoning?

It is doubtful that there is a single person from the adjacent neighborhood that would be in favor of a data center next door. It is always easier when it is not you that has been affected. I am certain that if these people knew that they were going to have a data center next door that they would not have purchased their homes in that location.

Residents rely on their elected officials and county administrators to keep them safe. With the recent accelerated emergence of data centers there is little available long-term data with regard to their cumulative impacts. It would be unfortunate for Malaga to become a case study for what not to do at a later date.

And finally, I heard several comments from commenters indicating that if these people were so concerned about this that they would be present at the hearing. Anyone think that just maybe these people are at work during the day trying to pay for their homes and taxes?

Sincerely,

Linda Colasurdo
Malaga, WA

CHELAN DOUGLAS
Regional Port
AUTHORITY

285 Technology Center Way, Suite 202 | Wenatchee, WA 98801 | Phone: 509.884.4700 | www.cdrpa.org

VIA EMAIL and HAND DELIVERY

November 2, 2026

Chelan County Commissioners
400 Douglas Street
Wenatchee, WA 98801

RE: Malaga Urban Growth Area Designation – Comment letter

Dear Commissioners,

On behalf of the Chelan Douglas Regional Port Authority, we offer the following additional comments regarding the proposed creation of the Malaga Urban Growth Area:

1. Washington State is a challenging environment for industrial and manufacturing activities. The Washington Economic Development Association ("WEDA") prepared a summary and set of recommendation for the Governor's Economic Development Council in the Summer of 2026. The recommendations are attached to this comment letter. Please note the opportunities identified by WEDA are primarily focused on technology related industries, including Aerospace & Space, Ag-Tech, Expanding Clean Tech & Renewable Energy, Broadening Creative & Digital Tech, and Life Sciences & Global Health. WEDA then summarizes the greatest economic development challenges, including (i) cost of living and affordability (Washington ranks as one of the least affordable states), and (ii) business climate and competitiveness (including increased tax pressures and lack of regulatory certainty and predictability related to development). There are several other challenges to economic development in Washington State identified by WEDA.

2. The importance of maintaining flexibility for businesses that can locate on the Alcoa property is underscored by the economic development leads the Port receives through the Washington State Department of Commerce. Many of these opportunities are not a fit for our region due to factors such as our distance from major interstate highways, large labor force requirements, extensive infrastructure requirements, and high electricity, natural gas, and water demands. For example, recent leads have included advanced manufacturing projects requiring 150–400+ acres, 1–10-mile proximity to major interstates, available skilled work force of 1700-2700, and 100–500 megawatts of readily available electricity.

3. It is clear that Chelan County needs additional industrial space and we encourage the County to consider including the southern Alcoa parcels within the Urban Growth Area and zoned for industrial purposes. These parcels are identified as 212208110050 and 212209200050. We understand that there may be concerns about proximity to the Ravenwing Ranch development.

BOARD OF DIRECTORS
Donn Etherington, Commissioner, Chelan County Dist. 1 | **Jim Huffman,** Commissioner, Douglas County Dist. 1 | **JC Baldwin,** Commissioner, Chelan County Dist. 2
W. Alan Loebsack, Commissioner, Douglas County Dist. 2 | **Richard DeRock,** Commissioner, Chelan County Dist. 3 | **Mark Spurgeon,** Commissioner, Douglas County Dist. 3

Based on current activities of Chelan County and Chelan County PUD occurring in adjacent parcel, there appears to be a logical boundary to designate most of the two identified tax parcel numbers for inclusion within the urban growth area and zoned for industrial purposes, while also providing a buffer to Ravenwing Ranch. Please see enclosed map. Consideration of these parcels were also identified as an alternative ("Alternative 2") in mapping developed and presented at public meetings earlier this year. On June 8, 2026, the Port submitted a comment letter in support of Alternative 2 and encouraging the County to include these two parcels within the urban growth area. Inclusion of the southern Alcoa parcels within the urban growth area is important as it gives the highest chance of the southern Alcoa properties being developed. The location, market and overall economic conditions will allow for a determination in the future whether some or all of this property should be rezoned from Industrial to Campus Industrial.

4. The remaining Alcoa holdings are currently proposed to be zoned for industrial purposes (not Campus Industrial). It certainly appears that Alcoa is not going to redevelop the site. It also appears that Alcoa desires to sell all of its holdings in Chelan County, perhaps in a single bulk sale. The Alcoa property represents a substantial, strategically important industrial asset, and maintaining flexibility for technology-related uses could expand the range of prospective businesses capable of redeveloping the site. Restricting these uses before a viable redevelopment opportunity is identified risks further narrowing an already limited pool of potential buyers and employers. Given the scale of the property and the importance of returning it to productive use, the County should preserve a broad range of compatible industrial and technology-related uses to maximize the likelihood of redevelopment, private investment, and long-term economic benefits for Chelan County.

5. Put another way, our primary concern is that the proposed Industrial designation of all of the Alcoa property will hamper redevelopment, result in significant delays, and will impact, stall or prevent redevelopment negotiations. Unless the zoning allows for tech-related businesses, there is high risk it will remain an idle asset for a considerable time, resulting in a missed economic development opportunity. The Port respectfully requests that the County zone the majority of the remaining Alcoa holdings as Campus Industrial, except for that portion immediately to the west of the PUD parcel (which is proposed to be zoned for Industrial uses). See attached map.

6. Taken together, the attached map provides for a division of the Alcoa properties between Campus Industrial and Industrial, with a logical configuration, grouping of parcels and better transition in zones (the area proposed for Campus Industrial is a natural extension of areas already proposed with that zoning designation [primarily MSFT]).

Thank you for your consideration and the opportunity to provide comments on this important decision.

James M. Kuntz
Chief Executive Officer
Chelan Douglas Regional Port Authority

cc. Susan Dretke, Chelan County Community Development (via Email and Hand Delivery)
Attachments: (1) Proposed zoning of Alcoa Properties; (2) Washington Economic Development Association (economic conditions summary and recommendations)

Attachment 1

Washington Economic Development Association
WEDA
CELEBRATING 30 YEARS OF IMPACT
THE VOICE OF ECONOMIC DEVELOPMENT

WASHINGTON ECONOMIC DEVELOPMENT ASSOCIATION

Recommendations for Governor's Economic Development Council: Washington State's Economic Development Opportunities & Challenges, and Short & Long-Term Executive/Legislative Action - *Summer 2026*

V. 2.0 – DRAFT for continued discussion

What are the greatest Economic and Economic Development <u>opportunities</u> in Washington State?

- **<u>Washington State's Distinguishing Assets and Strengths:</u>** Washington has an unbelievable and unparalleled quality of life, uniquely diverse industry sectors and a highly skilled workforce. It is the "Home of Big Ideas" and an engine of innovation, with multiple globally-leading corporations and research institutions headquartered and based in our state.
  Key facts and competitive advantages:
  - One in three workers in WA State have a post-secondary degree. We have a deep established network of the community college system, technical schools, apprenticeship programs and research institutions that support new and expanding businesses with certified and strong talent.
  - Washington is a place where new ideas become international icons. Companies such as Starbucks, Boeing, Microsoft, Nordstrom and Amazon, among others, have not only become highly revered brands but have changed the face of their respective industries through their innovation.
  - WA is still the largest producer of clean, sustainable hydroelectric power in the country.
  - WA is equidistant between Europe and Asia; our ports and transportation system serve as a gateway to opportunity.

<u>Particular Economic Development Opportunities:</u>

- **Location:** Leveraging our Pacific Rim trade gateway for aerospace and advanced manufacturing, maritime as well as agriculture.
- **Aerospace & Space:** Washington's historic and global-leading aerospace hub and strengths in next-generation sustainable aviation, space exploration and advanced engineering.
- **Ag-Tech:** Washington is the leading national producer of apples, cherries, pears and hops. Our heavy focus on food innovation and exports, coupled with our tech talent and innovation strengths, creates opportunities for ag-tech startups and job growth.
- **Expanding Clean Tech & Renewable Energy:** Despite capacity concerns, Washington has advantages with hydroelectric power, state and private resources interested in robust and sustainable energy production, electric vehicles and building/construction and grid modernization.
- **Broadening Creative & Digital Tech:** Software development, cloud computing and a significant video game and digital arts sector, in addition to our strong commitment to the creative economy/arts & culture.
- **Life Sciences & Global Health:** Our world-class research institutions, philanthropic presence and companies have created a cluster and climate to foster growth in biotechnology, and medical device and pharmaceutical innovations.

Attachment 2

What are the greatest Economic and Economic Development challenges in Washington State?

- **Cost of Living and Affordability:**
  - **Housing Shortages:** Washington ranks among the least affordable states for housing, with high and skyrocketing median home prices and significant deficits in available rental units for low-income households.
  - **High Cost of Living:** Residents face steep costs for food, goods, fuel and utilities, with local inflation frequently outpacing national averages.
  - **Childcare Costs:** Washington ranks near the top nationally for the high annual cost of raising young children and accessing infant care.
- **Business Climate and Competitiveness:**
  - **Tax Pressures:** Recent expansions in state taxes (including B&O tax adjustments, capital gains levies and the millionaire's tax) and high minimum wage thresholds have caused our competitive advantages to erode.
  - **Lack of Certainty & Predictability in Regulation & Development:** Permit timelines, across multiple levels of government, have become a significant inhibitor to private sector investment and development and business growth.
  - **Stalling Job Growth:** Slower hiring velocity, tech-sector layoffs and high-profile expansions by major local companies into lower-cost states have increased economic concerns.
  - **Energy Capacity and Operating Costs:** Rising electricity rates and fuel expenses, and lack of energy capacity, create hurdles for manufacturing, retail and small business retention.
- **Lack of Energy Capacity:** Regulations and requirements for siting energy facilities for large and smaller-scale, including Battery Energy Storage Systems (BESS) as well as large-scale grid capacity, are too onerous. These should be streamlined and reduced in order to increase production and capacity.
- **State Fiscal Challenges:**
  - **Budget Shortfalls:** The Governor and State Legislature have faced structural budget gaps and have relied on one-time fiscal solutions that have prompted warnings from major credit rating agencies.
  - **Rising Service Caseloads:** The growth rate in state service caseloads has accelerated well past historical averages, outpacing general revenue collection growth.
- **Lack of Commitment & Investment in Intentional and Well-Aligned Economic Development:** The Governor and Legislature have supported extremely harmful reductions to the economic development ecosystem in recent legislative sessions. Economic Development returns critically-needed revenue for the State and communities; reductions to the economic development ecosystem and toolbox only result in lost opportunities for revenue, employers and workers.
- **Unique Challenges of Rural Economic Development:** Economic Development is much more difficult in rural communities. Rural communities need state subsidies to retain and grow jobs and support for strategic initiatives to catalyze investment. A "One Washington" Economic Development strategy recognizes and elevates the connectivity between our rural and urban economies.
- **Dismantling of Industry-Focused Community College Program:** Washington's Centers of Excellence played a vital role in strengthening workforce education by connecting community and technical colleges with industry partners to ensure alignment between educational programs and the skills employers need. State funding for Centers of Excellence was eliminated on June 30, 2026, ending years of collaboration, innovation and expertise, and an efficient system to provide specialty focus areas at certain colleges. A "next iteration" should be developed in consultation with colleges, faculty, workforce educators, students and industry.

Recommendations for short-term executive or legislative action:

- **Execute on the creation and implementation of a strong statewide Economic Development & Competitiveness Strategic Plan, aligned with regional plans and stakeholders, as well as the multiple state agencies that impact employers. Leverage partnerships to fund Plan as needed.**
  - Ensure benchmarking against peer states. A critical component of this analysis should be how long other states' programs have been operating, how many professionals staff them and how long it took their programs to see results; sustained commitment is critical.
  - Focus on job growth, and creation of economic opportunity.
  - Implement and invest in economic development programs at a large enough scale and long enough time duration that there is a chance for a measurable Return on Investment.
  - WEDA's code: *"Regions and communities that strategize, plan and work together go farther with vibrancy than communities that do not."*
- **Restore Funding for Commerce and Associate Development Organizations' Economic Development functions, as well as business support/technical assistance organizations.**
  - Continue to hold these entities accountable for results and alignment.
  - Continue to require local match investments, recognizing these are more difficult to secure in the most rural communities.
  - Pass an Associate Development Organization (ADO) "trailer bill" that cleans up drastic reductions to rural ADOs and restores critical regional capacity to recruit and retain employers and grow jobs.
  - Focus on developing entrepreneurial and innovation ecosystems that ensure the launching and expansion of businesses and fostering of innovation.
  - Continue to address access to capital gaps and support systems, particularly in underserved communities.
- **Spark Energy Capacity Increases**: Immediately address most prominently concerning regulations and requirements for siting that are too onerous, demonstrating short-term and commitment to long-term streamlining, and regulatory reduction.
- **Streamline Permitting:** Codify Executive Order 25-03 to mandate that all cabinet-level permitting agencies (such as Ecology and Transportation) match the 50%-75% processing time reductions recently achieved by the Department of Licensing and Labor & Industries.
- **Extend and Expand the Equitable Access to Credit program**: Scale the existing Department of Commerce capital programs by pooling state funds with private qualified lending institutions to immediately inject credit into historically underserved community businesses.
- **Infrastructure Investment:** Support much-investments from energy to transportation -- priority should be given to projects that impact job growth.
  - Adequate reliable, modern infrastructure is critical for successful economic development. Underpinning all commerce is physical infrastructure: roads, transit, airports, railroads, water/sewer, broadband and energy. Public investments in infrastructure create construction jobs, set the stage for future private investment and shape an area's prospects for generations.
- **Site Readiness:** Establish Statewide Site Certification Program, and support site readiness programs, including technical assistance to organizations and communities pursuing projects and strengthening site readiness.
- **Increase & Strategically Leverage the Strategic Reserve Fund**: Immediately deploy additional available dollars from the Governor's Strategic Reserve Fund and increase these funds to anchor advanced manufacturing, quantum computing and clean energy projects, particularly in rural and economically distressed areas.
- **Restore Research & Development Tax Credit**, and explore other incentives for innovation, Research & Development.

Recommendations for long-term executive or legislative action:

- **Long-Term, Sustained Commitment to implementation of the Economic Development & Competitiveness Strategic Plan**: Sustained commitment to reliable Economic Development funding that fosters and leverages consistent intergovernmental/public and private investment will help ensure the time necessary to construct, implement and deliver successful outcomes. Partnerships to fund the Plan development and implementation should be fostered as needed.
- **Build out a robust Rural Digital Infrastructure:** Expand high-speed rural broadband to bridge economic divides and unlock remote-work and small-business potential outside major metro areas.
- **Global Trade Optimization:** Upgrade deep-water ports and freight corridors as a primary trading gateway between the US interior and Asian markets.
    - Continue to grow Export Assistance programs, in collaboration with federal resources.
- **Workforce Development:** Address challenges to growing local talent, from Cradle to College & Career, and flexible and nimble workforce development programs to meet employers' current and future needs, and foster access and opportunity. Fund and prioritize responsive and dynamic workforce development programs and targeted state training programs focused on clean energy jobs, advanced trades and digital literacy to keep pace with evolving industry demands.
- **Ecosystem Alignment:** Explore more transformative alignment between Economic Development & Workforce Development/Education Ecosystems.
- **Statutory Constraints:** Explore statutory constraints on Economic Development, including constitutional bans on more robust incentives and targeted job growth tools.

From: Kevin Overbay
To: Susan Dretke
Subject: FW: Malaga
Date: Tuesday, November 3, 2026 10:13:26 AM

For the public record. Thank you.

Kind regards,

Kevin

From: Lucas Behrens <lucas_behrens@me.com>
Sent: Tuesday, November 3, 2026 9:51 AM
To: Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>
Subject: Malaga

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear commissioner Overbay,

I would like to provide examples of how the data center construction has supported the development of my life and career. I started out as an apprentice in the IBEW Local Union 191 back in January of 2019 up in East Wenatchee. I have worked on the construction of data centers since then with various other projects. The main data center buildings I've helped construct have been in Quincy, East Wenatchee, and Malaga. Building data centers has provided me the opportunity to earn a living wage and support a family of four with a single income. I am able to provide for my family and still be present at all of their sporting, academic, and extracurricular hobbies.

Data centers account for 37% of IBEW construction hours in Washington. In Chelan County, 350 wiremen are currently building a large project in Malaga. In Quincy, Washington, data center tax revenue helped fund a new hospital, school, and fire station while reducing local property taxes by 70 percent. Data center construction offers a valuable opportunity to expand our county and improve a rural area to support further development.

In closing I would like to support the change of Malaga to Industrial Campus.

Thank you for taking the time to read this.

In solidarity,

Lucas C Behrens

IBEW local 191

From: Carlos A. Barragan
To: CD Comment
Subject: Request for Commercial Zoning Consideration – 4360 Dixie Lane, Malaga, WA 98828
Date: Tuesday, October 20, 2026 11:44:02 AM

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Chelan County Commissioners,

I am writing to respectfully request your consideration of a commercial zoning designation for my property located at 4360 Dixie Lane, Malaga, Washington 98828, as part of the proposed Malaga Urban Growth Area (UGA) planning process.

I have lived in Malaga since November 2017, and during my time here, I have developed a strong appreciation for this community and its residents. I am excited about Malaga's future and would like the opportunity to contribute to its growth by investing in a small neighborhood Mexican grocery store on my property.

After reviewing the preliminary zoning maps, I noticed that the proposed commercial designation appears to extend very close to my property, yet my parcel remains outside the proposed commercial area. Given its location near the intersection of Dixie Lane and Saturday Avenue, I respectfully ask the County to consider including my property within an appropriate neighborhood commercial designation.

There is also a meaningful historical connection between this property and commercial activity. My understanding is that a butcher shop operated at this location during the 1990s, possibly even earlier. In conversations with neighbors, I have heard positive recollections of its history, and several residents have expressed enthusiasm about the possibility of restoring a commercial use to the property.

My vision is to establish a small Mexican grocery store that would provide convenient access to everyday food products and specialty items while contributing to the character and vitality of Malaga. I believe a locally owned neighborhood store could serve families, support the community's continued growth, and provide a welcoming place for residents to shop closer to home.

I understand that zoning decisions must consider many factors, including surrounding land uses, infrastructure, traffic, and the long-term development of the area. I am not asking the County to overlook those considerations. Rather, I am asking that my property be evaluated as a reasonable opportunity for small-scale commercial development, particularly given its proximity to the proposed commercial area and its history of commercial use.

As Malaga plans for the next several decades, I believe it is important to create opportunities not only for residential growth but also for small, locally owned businesses that can serve the people who live here. Including my property in an appropriate commercial designation would allow me to explore this investment and contribute to the future of our community.

I respectfully ask the Board of County Commissioners to consider this request before the proposed land-use designations are finalized. I would also appreciate guidance on the appropriate process for formally requesting this zoning change and submitting any additional information needed to support my proposal.

Thank you for your time, your consideration, and your service to the residents of Chelan County. I appreciate the work involved in planning Malaga's future, and I hope to have the opportunity to contribute to that future as both a resident and a local investor.

Sincerely,

Carlos Barragan
4360 Dixie Lane
Malaga, WA 98828

Thanks... Carlos

From: Kevin Overbay
To: Susan Dretke
Subject: FW: Please Vote Yes on the Malaga Industrial Campus Reclassification
Date: Monday, November 2, 2026 8:20:23 AM

For public record. Thank you.

Kevin

From: David Arlt <DavidA@schmittelectric.com>
Sent: Saturday, October 31, 2026 6:30 PM
To: Shon Smith <Shon.Smith@CO.CHELAN.WA.US>; Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>; Brad Hawkins <Brad.Hawkins@CO.CHELAN.WA.US>; Andrew McAlester <andrewm@schmittelectric.com>
Subject: Please Vote Yes on the Malaga Industrial Campus Reclassification

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Commissioners Smith, Overbay, and Hawkins,

My name is David Arlt, and I live in East Wenatchee. I am writing on behalf of myself and the many hard-working families who rely on data center work to make a living. I urge you to vote yes on reclassifying the Malaga site from Industrial to Industrial Campus.

For more than 10 years I have worked for Schmitt Electric, a local contractor right here in the valley. Our owner, Jim, passed away this month. He was the best boss I have ever had. He took care of his employees and treated every one of us like family. Companies like Schmitt are what this decision is really about. Data center work keeps local crews working close to home, keeps local paychecks in local households, and lets valley contractors grow and hire. That is the legacy Jim built, and it is worth protecting.

This is not abstract for us. Thousands of skilled tradespeople across Washington depend on this industry for steady, high-paying jobs with real benefits. These are careers that let people buy homes, raise families, and stay in the communities where they grew up. IBEW members build and maintain this infrastructure, and our workforce is among the best trained anywhere.

Chelan County has a real opportunity here, but industrial land is limited. The Industrial Campus classification lets Malaga grow in a planned, orderly way. That means more work for local contractors, more jobs, more tax revenue, and more economic stability for the whole community.

If we fail to act, these jobs and investments will go elsewhere, and so will the work, often to contractors from outside the area. Please do not let that happen. I respectfully but firmly ask you to vote yes and stand with the local companies and working families who depend on this work.

Thank you for your time and your service.

Sincerely,
David Arlt
Schmitt Electric

Get Outlook for iOS

THE WENATCHEE WORLD

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Camden, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Wenatchee World, a newspaper printed and published in the City of Wenatchee, County of Chelan, State of Washington, and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:
Oct. 3, 2026

NOTICE ID: 1K31iDnHkJH5V6rE6MsL
PUBLISHER ID: WWO002780
NOTICE NAME: 10/14 BOCC
Publication Fee: 112.81

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct

Anjana Bhadoriya

(Signed)_____

VERIFICATION

State of New Jersey
County of Camden

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

Subscribed in my presence and sworn to before me on this: 10/05/2026

Notary Public
Notarized remotely online using communication technology via Proof.

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the Chelan County Board of County Commissioners will be conducting public hearing(s) on October 14, 2026 at 1:00 P.M. at 400 Douglas Street, Wenatchee, WA 98801 conference room No. 1; **the portion of the comprehensive plan periodic update to be heard at this hearing is:**

CPA 26-148 – Updated Comprehensive Plan elements to comply with the Growth Management Act (RCW 36.70A), excluding the Transportation Element, supporting appendices and the proposed Malaga UGA plan and Stehekin Community Plan.

Any person may appear at said public hearing and present testimony orally or in writing. Written submissions will be accepted up to the close of the public hearing. Comments may be mailed or personally delivered at the address listed below. ***This public hearing will be in a videoconferencing format. Additional instruction to attend this hearing remotely will be posted on the website of Chelan County Board of County Commissioners (https://www.co.chelan.wa.us/board-of-commissioners). If you need special accommodations to view the meeting while they take place, please contact us immediately to set up a place for you to do so on the County Campus.*** *Copies of the proposed amendments may be reviewed at the Chelan County Department of Community Development, 316 Washington Street, Suite 301, WA 98801, during normal business hours or by calling (509) 667-6225.*

Date: October 3, 2026

WWO002780

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

AGENDA MEMO

To: Board of Chelan County Commissioners

From: Brad Scott

Via: Deanna Walter, Director

Subject: Review refund request for a Shoreline Substantial Development Permit application PL 26-169, submitted by Pacific Engineering & Design, PLLC (applicant) on behalf of Fish Lake Acres, Inc (owners), in the amount of $1075.00.

Agenda Time: 10 minutes

The following refund in the amount of $1075.00 is hereby **Approved by Chelan County Commissioners**

_____
Shon Smith, Chairman

Date: _____

Exhibits Attached:

1. Copy of receipt #26-01164, dated June 29, 2026.
2. Copy of email Ryan Walker (Pacific Engineering & Design, PLLC) (applicant), dated November 02, 2026, requesting withdrawal of PL 26-169 and a refund of any applicable fees.

Expenditure Required:	$1075.00	Amount Budgeted:	$0	Appropriation Required:	$0

Funding Source:

010.020.32210.05.000	Shoreline Substantial Development Permit
010.020.34589.03.000	Environmental Review (SEPA)

Previous BOCC Action: N/A

Narrative:

On June 29, 2026, Pacific Engineering & Design, PLLC (Applicant), on behalf of Fish Lake Acres, Inc (owner), applied for a Shoreline Substantial Development Permit (SDP) for the removal of eight (8) existing solid-surface docks and the proposed installation of a new 390 sq. ft. grated-surface single-use pier within shoreline jurisdiction of Fish Lake.

1. Fish Lake Acres, Inc. is the owner of property located at 14583 Fish Lake Road, Lake Wenatchee, Washington, further identified as parcel# 27-17-16-400-050.

2. On June 29, 2026, SDP application PL 26-169 was submitted by Pacific Engineering & Design, PLLC (applicant) on behalf of Fish Lake Acres, Inc (owner), for the removal of eight (8) existing solid-surface docks and the proposed installation of a new 390 sq. ft. grated-surface single-use pier within shoreline jurisdiction of Fish Lake.

3. A Determination of Incomplete was issued on July 27, 2026, describing how the property appeared to be out of compliance its existing Conditional Use Permit (CUP 96-039) and identifying active code enforcement (CE 21-0013) for shoreline violations. The applicant was given 60 days to provide the deficient materials (expiration date of September 25, 2026).

4. On September 18, 2026, Pacific Engineering & Design, PLLC, emailed requesting a 45-day extension to the file. A 45-day extension was granted resulting in a new expiration date of November 09, 2026.

5. On November 02, 2026, Pacific Engineering & Design, PLLC, emailed requesting the withdrawal of SDP application PL 26-169 and a refund of any available application fees.

6. Pursuant to Resolution 2019-128, Revised Fee Schedule, the following building permit fees were paid upon permit submittal:

PL 26-169

Shoreline Substantial Development Permit	= $	988.00
Environmental Review (SEPA)	= $	283.00
Total Fees Paid	= $	1231.00

Available Refund Amounts:

Shoreline Substantial Development Permit	= $	988.00
Environmental Review (SEPA)	= $	283.00
2 Hours of Staff Review Time @ $78/hr.	= $	-156.00
Total Available Refund Amount	= $	1075.00

Recommended Action:

The Administrator recommends Approval of the partial refund of the Shoreline Substantial Development Permit fees associated with PL 26-169.

Suggested Motion: Approve the requested refund of Shoreline Substantial Development Permit fees in the amount of $1075.00 to Fish Lake Acres, Inc.

Brad Scott

From: Ryan Walker <ryanw@pacificengineering.net>
Sent: Monday, November 2, 2026 1:36 PM
To: Brad Scott; Jessica Pavelka
Cc: megiver1@hotmail.com
Subject: RE: SDP 26-169 - Determination of Incomplete

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Brad,

We are requesting to withdraw this application and refund the application fees.

Thanks,

Ryan

From: Brad Scott <Brad.Scott@CO.CHELAN.WA.US>
Sent: Monday, September 21, 2026 7:18 AM
To: Jessica Pavelka <Jessica@pacificengineering.net>
Cc: megiver1@hotmail.com; Ryan Walker <ryanw@pacificengineering.net>
Subject: RE: SDP 26-169 - Determination of Incomplete

Good morning Jessica,

The original void/expiration date of 09/25/26 has been extended to 11/09/26.

Thank you,
Brad

From: Jessica Pavelka <Jessica@pacificengineering.net>
Sent: Friday, September 18, 2026 10:47 AM
To: Brad Scott <Brad.Scott@CO.CHELAN.WA.US>
Cc: megiver1@hotmail.com; Ryan Walker <ryanw@pacificengineering.net>
Subject: RE: SDP 26-169 - Determination of Incomplete

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Brad,

We would like to request a 45-day time extension from the original date of void, 9/25/26.

Thanks,

Jessica Pavelka
Biologist

PACIFIC ENGINEERING
Pacific Engineering & Design, PLLC
200 South Columbia Street, Suite 300
Wenatchee, WA 98801
P 509.237.3565 I pacificengineering.net

From: Brad Scott <Brad.Scott@CO.CHELAN.WA.US>
Sent: Monday, July 27, 2026 3:49 PM
To: Jessica Pavelka <Jessica@pacificengineering.net>
Cc: megiver1@hotmail.com
Subject: SDP 26-169 - Determination of Incomplete

Good afternoon,

Please find attached the Determination of Incomplete for your shoreline development permit application SDP 26-169.

Thank you,
Brad

Brad Scott
Planner II

Chelan County Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801,

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey:
https://www.surveymonkey.com/r/FC638WT

Chelan County
Department of Community Development

316 WASHINGTON ST. SUITE 301
Wenatchee, WA 98801
(509) 667-6225

Receipt Number: 26-01164

Payer/Payee: FISH LAKE ACRES INC
1457 130TH AVE NE
BELLEVUE WA 98005

Cashier: TORREY KYNASTON **Date:** 06/29/2026

PL 26-169	SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT	14583 FISH LAKE RD LEAVENWORTH, WA 98826

Fee Description	BARS Number	Fee Amount	Amount Paid	Fee Balance
Shoreline Substantial Development Permit	010.020.32210.05.000	$988.00	$988.00	$0.00
Environmental Review (SEPA)	010.020.34589.03.000	$243.00	$243.00	$0.00
		$1,231.00	**$1,231.00**	**$0.00**
		TOTAL PAID:	**$1,231.00**	

Payment Method	Reference Number	Payment Amount
CREDIT CARD	200170877	$1,231.00
Total:		**$1,231.00**

Notes :

Project Information

Permit #	Permit Type	Project Description	Parcel #
PL 26-169	SDP	REMOVAL OF 8 EXISTING UN-PERMITTED DOCKS AND INSTALLATION OF A NEW 390 SQ FT PIER	271716400050

Project Contacts

Permit #	Name	Association	Address
PL 26-169	FISH LAKE ACRES INC	APPLICANT	1457 130TH AVE NE, BELLEVUE, WA 98005
	FISH LAKE ACRES INC	OWNER	1457 130TH AVE NE, BELLEVUE, WA 98005

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

AGENDA MEMO

To: Board of Chelan County Commissioners

From: Brad Scott

Via: Deanna Walter, Director

Subject: Review refund request for a Shoreline Conditional Use Permit application PL 26-269, submitted by Clay Gatens (applicant) on behalf of Gregory A & Susan P Lair Revocable Living Trust (owners), in the amount of $3318.00.

Agenda Time: 10 minutes

The following refund in the amount of $3318.00 is hereby **Approved by Chelan County Commissioners**

_____
Shon Smith, Chairman

Date: _____

Exhibits Attached:

1. Copy of receipt #26-02120, dated October 09, 2026.
2. Copy of email from Clay Gatens (applicant), dated October 28, 2026, requesting withdrawal of PL 26-269 and a refund of any applicable fees.

Expenditure Required:	$3318.00	Amount Budgeted:	$0	Appropriation Required:	$0

Funding Source:

010.020.32210.05.000	Shoreline Conditional Use Permit
010.020.34589.03.000	Environmental Review (SEPA)

Previous BOCC Action: N/A

Narrative:

On October 09, 2026, Gregory A & Susan P Lair Revocable Trust (owners), applied for a Shoreline Conditional Use Permit (SCUP) for an access trail and stairs within shoreline jurisdiction along the Wenatchee River within a Channel Migration Zone.

1. Gregory A & Susan P Lair Revocable Trust are the owners of property located at 6650 Pinnacle View Road, Cashmere, Washington, further identified as parcel# 24-19-31-240-110.

2. On October 09, 2026, SCUP application PL 26-269 was submitted by Clay Gatens (applicant) on behalf of Gregory A & Susan P Lair Revocable Living Trust (owners), for the installation of an access trail and stairs located within shoreline jurisdiction on the owner's property to access the Wenatchee River.

3. Upon review of the application materials and the Shoreline Master Program, it was discovered that the owner's proposal would qualify for a Shoreline Exemption rather than requiring a Shoreline Conditional Use Permit.

4. Pursuant to Chelan County Shoreline Master Program (CCSMP), Table 3.6-a Shoreline Use Matrix, "Fill and Excavation" as defined in CCSMP, Section 5.9, shall require a Shoreline Conditional Use Permit (SCUP) if development is occurring in a Channel Migration Zone (CMZ). However, single-family residential development is exempt from CCSMP, Section 5.9. Additionally, residential appurtenances are exempt from Section 5.9 if the proposal does not exceed two hundred fifty cubic yards. And finally, WAC 173-27-040(2)(a) identifies development which has a cost threshold of less than $8,504.00 to be exempt from a shoreline substantial development permit. The proposed project's cost valuation is identified at $5,000.00, which therefore qualifies it as a Shoreline Exemption.

5. On October 28, 2026, all parties of the application were informed that their proposal would qualify as a Shoreline Exemption, rather than requiring a Shoreline Conditional Use Permit, and were offered the opportunity to withdraw their current application for a refund and then re-apply for the appropriate permit type.

6. On October 28, 2026, Clay Gatens emailed staff requesting the withdrawal of PL 26-269 and the refund of application fees to the owner.

7. Pursuant to Resolution 2019-128, Revised Fee Schedule, the following building permit fees were paid upon permit submittal:

PL 26-269

Shoreline Conditional Use Permit	= $	3035.00
Environmental Review (SEPA)	= $	283.00
Total Fees Paid	= $	3318.00

Available Refund Amounts:

Shoreline Conditional Use Permit	= $	3035.00
Environmental Review (SEPA)	= $	283.00
Total Available Refund Amount	= $	3318.00

Recommended Action:

The Administrator recommends Approval of the partial refund of the Shoreline Conditional Use Permit fees associated with PL 26-269.

Suggested Motion: Approve the requested refund of Shoreline Conditional Use Permit fees in the amount of $3318.00 to Gregory A & Susan P Lair Revocable Living Trust.

Brad Scott

From: Clay Gatens <clay@ggw-law.com>
Sent: Wednesday, October 28, 2026 10:37 AM
To: Brad Scott; Jessica Pavelka
Subject: RE: SCUP 26-269 - Lair

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Brad,

Thank you for the follow up on this.

For the Lair property, please withdraw the SCUP and issue a refund and I will come pick that up and re-submit a fee of $1,493.00. Jessica, please plan to re-submit for a SE.

For the Gatens parcel, let's continue to proceed with the SCUP application. Thank you.

From: Brad Scott <Brad.Scott@CO.CHELAN.WA.US>
Sent: Wednesday, October 28, 2026 8:43 AM
To: Jessica Pavelka <Jessica@pacificengineering.net>
Cc: Clay Gatens <clay@ggw-law.com>
Subject: SCUP 26-269 - Lair

Good morning Jessica,

I was assigned your Shoreline Conditional Use Permit (SCUP) application (PL 26-269) for the Lair's and in looking through the application materials and SMP requirements, it looks like your proposal would not require a SCUP, but rather a Shoreline Exemption (SE).

Pursuant to Chelan County Shoreline Master Program (CCSMP), Table 3.6-a Shoreline Use Matrix, Fill and Excavation (as defined in CCSMP, Section 5.9), upland inside of a Channel Migration Zone (CMZ) would require a SCUP.

However, pursuant to Chelan County Shoreline Master Program (CCSMP), Section 5.16(B)(4), states that "all residential development requiring fill and/or excavation shall comply with Section 5.9 Fill and Excavation, excluding single-family residential development. Additionally, appurtenances may be exempt if not exceeding two hundred fifty cubic yards and not placing fill in any wetland or waterward of the ordinary high watermark."

It is the fill and excavation criteria of Section 5.9 that triggers the SCUP in the CMZ; however, if the residential appurtenance meets the exemption requirements, a SCUP would not be required.

Since the subject property has an existing single-family residence, this access trail would be considered a residential appurtenance, and since the proposed project involves less than 250 cubic yards of fill/excavation, it would be exempt from CCSMP, Section 5.9. And, since the proposal valuation is less than $8,504.00, it would qualifiy as a shoreline exemption.

If your client would like to withdraw their SCUP application, I can initiate a refund request for the SCUP application fees of $3318.00. Then, if you would like to amend the application materials and apply for a shoreline exemption, that application fee would only be $1493.00.

On a side note, the Gatens' project (PL 26-268) two parcels over, would not be able to qualify for the shoreline exemption since there is not an existing residential use currently on the property. As it stands, that property would need the SCUP if they wanted an access trail right now. If your client would rather wait until their have the residential use on the property, they may then be able to qualify for the exemption.

Please let me know how you would like to proceed.

Thank you,
Brad

Brad Scott
Planner II

Chelan County Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801,

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey: **https://www.surveymonkey.com/r/FC638WT**

Chelan County
Department of Community Development

316 WASHINGTON ST. SUITE 301
Wenatchee, WA 98801
(509) 667-6225

Receipt Number: 26-02120

Payer/Payee: LAIR GREGORY A & SUSAN P REVOCABLE LIVING TRT
6650 PINNACLE VIEW RD
CASHMERE WA 98815

Cashier: JESSICA K.THOMPSON

Date: 10/09/2026

PL 26-269 SHORELINE CONDITIONAL USE PERMIT 6650 PINNACLE VIEW RD DRYDEN, WA 98821

Fee Description	BARS Number	Fee Amount	Amount Paid	Fee Balance
Shoreline Conditional Use Permit	010.020.32210.05.000	$3,035.00	$3,035.00	$0.00
Environmental Review (SEPA)	010.020.34589.03.000	$283.00	$283.00	$0.00
		$3,318.00	**$3,318.00**	**$0.00**

TOTAL PAID: $3,318.00

Payment Method	Reference Number	Payment Amount
CHECK	9565	$3,318.00
Total:		**$3,318.00**

Notes :

Project Information

Permit #	Permit Type	Project Description	Parcel #
PL 26-269	SCUP	Access Trail	241931240110

Project Contacts

Permit #	Name	Association	Address
PL 26-269	LAIR GREGORY A & SUSAN P REVOCABLE LIVING TRT	APPLICANT	6650 PINNACLE VIEW RD, CASHMERE, WA 98815
	LAIR GREGORY A & SUSAN P REVOCABLE LIVING TRT	OWNER	6650 PINNACLE VIEW RD, CASHMERE, WA 98815

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301
WENATCHEE, WA 98801
(509) 667-6225

TO: Chelan County Board of County Commissioners
FROM: Chelan County Community Development
HEARING DATE: November 10, 2026
FILE NUMBER: CPA 26-007 Heart for Homes, LLC

RECOMMENDED MOTION
The Chelan County Planning Commission, at their duly advertised public hearing on September 23, 2026 made a motion to recommend approval (Attachment 1) of CPA 26-007 Heart for Homes LLC requested comprehensive plan map amendment from Rural Industrial (RI) to Rural Commercial (RC).

GENERAL INFORMATION

Applicant	Heart for Homes, LLC
Planning Commission Notice of Hearing Published	September 12, 2026
Planning Commission Hearing	September 23, 2026
Board of County Commissioners Hearing	November 10, 2026
60-day State agency review	February 19, 2026
SEPA Determination	April 30, 2026

SEPA Environmental Review
A Determination of Non-Significance was issued under WAC 107-11-340 on April 30, 2026. The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after a review of a completed environmental checklist and other information on file with the lead agency.

Agency Comments:
Comments were received from the Chelan County Fire Marshal, Chelan County PUD and the Chelan Douglas Health District all of whom indicated no objection to the proposal.

Public Comment:
None received to date.

60-Day Notice

Sent to Department of Commerce February 19, 2026.

PROJECT DESCRIPTION – CPA 26-007 Heart for Homes, LLC

The applicant is requesting approval of a comprehensive plan map amendment in order to change the designation of a 0.38-acre parcel from Rural Industrial (RI) to Rural Commercial (RC). Development on the site consists of a vacant 5,000-sf single story warehouse built in 1926, that the property owner would like to rehabilitate and use as a community center. The property in question is also known as parcel number 27-23-32-515-096. The site is located within the community of Chelan Falls, a Local Area of More Intense Rural Development (LAMIRD). Zoning in the immediate vicinity of the site is Rural Industrial (RI) adjacent to the north, south and east, and Rural Commercial (RC) to the west across 2nd St and the railroad tracks.

COMPREHENSIVE PLAN

Chelan County conducts an annual review of development regulation text amendments for compliance with the adopted Comprehensive Plan. The Comprehensive Plan represents the long-term vision for future land uses and development. For the county-initiated text amendments, the merits of the requested change must be demonstrated as being consistent with adopted goals and policies.

The following Comprehensive Plan goals and policies are relevant to the proposal:

LU 1.5: Encourage infill of vacant and underdeveloped land in existing residential areas within urban growth areas and rural communities, such as LAMIRDs.

LU 1.7: Consistent with the Growth Management Act, ensure provision of necessary public facilities and public services for the development, infill and redevelopment of existing residential and mixed-use centers outside urban growth areas, such as LAMIRDs or rural communities. Such services should not be extended in a manner that promotes low density sprawl in rural areas.

RE 2.6: To achieve a variety of rural densities and uses, allow for development clustering, density transfer, design guidelines, conservation easements, and other innovative techniques to accommodate growth consistent with rural character.

RE 3.9: Allow the infill, development, and redevelopment of existing intensely developed rural areas where consistent with the goals and policies of the comprehensive plan, including recreational, residential, mixed-use, and shoreline developments.

RE 6.1: Development in LAMIRDs, except for industrial areas or industrial sites within mixed- use areas, should be principally designed to serve the existing and projected rural population.

REVIEW CRITERIA

The proposals were analyzed based on existing code provisions and past practices or when readily available, within existing County resources. While each proposed amendment may or may not have met all the criteria, the proposals must be weighed by their individual and collective impacts. Additionally, agency and public comment play a role in understanding potential impacts to surrounding land uses, impacts to rural character, and how the amendment may serve the general public's interest.

Pursuant to Chelan County Code (CCC) Section 14.14.060(1), the following review criteria were used to evaluate the proposed amendments:

(A) The proposal is consistent with the goals of the Growth Management Act (Chapter 36.70A RCW), and any applicable county-wide planning policies.

Finding of Fact: The Growth Management Act under RCW 36.70A.020 contains planning goals whose purpose is to guide the development of comprehensive plans and development regulations among other things. These goals address the following that are relevant to the subject proposal: 5) Economic Development. The Growth Management Act (GMA) permits the development, redevelopment and infill of existing intensely developed rural areas known as LAMIRDs. The proposed land use change would allow for the redevelopment of an unused industrially designated property into a facility to serve the community.

Requirements of the GMA that allow more intense development in rural areas include a provision that these areas serve primarily the existing and projected rural population, generally to ensure rural sprawl does not occur where inappropriate.

The current Rural Industrial land use designation allows for a variety of industrial uses and is currently developed with a 5,000 square foot structure built in 1926 which has been vacant and unused for some time. The applicant's intent in requesting the map amendment is to rehabilitate the existing building in order to use it as a community meeting place.

Conclusion: The requested map amendment would comply with the goals of the Growth Management Act (GMA).

(B) The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies.

Finding of Fact: If approved, the map amendment would make provision for the redevelopment of an under-utilized lot and provide opportunity for infill within an existing LAMIRD. In the instant case, the applicant is seeking approval of the amendment in order to provide a community center in an existing building that is no longer used for its original purpose.

Conclusion: The proposal would be consistent with the GMA goals and County-wide Planning Policies.

(C) The amendment complies with comprehensive plan land use designation/siting criteria.

Finding of Fact: The subject property is located in an existing LAMIRD with Rural Public (RP), Rural Industrial (RI), Rural Commercial (RC) and Rural Village (RV) zoning in the immediate vicinity.

LAMIRDs are designated to identify more intense areas of existing development, and to minimize and contain those existing developed areas within the rural lands. LAMIRDs are rural; they are contained and compact, and, with minor exceptions, were built before July 1, 1990.

Conclusion: Based on the designation/siting criteria for LAMIRD designations, as outlined in the Comprehensive Plan, the proposed amendment would be consistent as it would provide the

opportunity for redevelopment within an already existing LAMIRD without impacting the rural character of the area.

(D) The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended.

Finding of Fact: Access to the site is via Chestnut Street. The proposed use is intended to serve the community of Chelan Falls and is not expected to generate traffic from out of the area.

Conclusion: No change in the Capital Facility Element or Transportation Element has been identified. The proposed amendment would be consistent with the existing capital facility element and transportation element.

(E) The amendment does not adversely affect the surrounding land uses.

Finding of Fact: The areas surrounding the subject property are zoned for and developed as industrial, commercial, public park and small lot residential uses.

Conclusion: The proposed amendment would not adversely affect the surrounding land uses as it would allow lower intensity uses than currently allowed and would be intended to serve the existing residents.

(F) The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

Finding of Fact: The property is developed with a vacant warehouse on an industrially zoned parcel. No resource lands of long-term commercial significance or designated critical areas would be impacted.

Conclusion: The proposed amendment does not appear to have the potential to adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

(G) The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan.

Finding of Fact: The proposed amendment would allow the applicant to redevelop the site into a facility to serve the community. The change in use from industrial to commercial would not impact the supply of land for residential purposes.

Conclusion: The proposed amendment would not have an adverse impact on projected growth; as it would not contribute to the possibility of sprawl, nor would it be expanding the existing LAMIRD.

(H) The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

Finding of Fact: The proposed amendment would allow the applicant to rehabilitate an aging structure in order to develop it into a facility to serve the existing community.

Conclusion: The proposed amendment would serve the interest of both the applicant as well as the general public health, safety and welfare the Chelan Falls community.

FINDINGS OF FACT

1. Chelan County adopted Title 14, Development Permit Procedures and Administration outlining provisions relating to the amendment of the Comprehensive Plan consistent with RCW 36.70A. The County followed the procedures required for amendment of the Comprehensive Plan.
2. Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and Chelan County Code outline provisions relating to the adoption and amendments to the Comprehensive Plan. The County used the applicable guidelines and regulatory review criteria for each amendment.
3. RCW 36.70A.210 requires that the Comprehensive Plan be consistent with the provisions of the adopted County-Wide Planning Policies.
4. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11, SEPA Rules, have been satisfied. To comply with the requirements of the State Environmental Policy Act for environmental review of a non-project action, the County, as lead agency issued a Determination of Non-significance for the application on April 30, 2026.
5. The required State agency review with the Department of Commerce (COM) and other State agencies was initiated on February 19, 2026, submittal ID 2026-S-11532 (Attachment 3), pursuant to RCW 36.70A.106.
6. A request for a Comprehensive Plan Map Amendment was submitted by Wesley M. Sherer on behalf of Heart for Homes to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC). The subject property is located at 85 Chestnut St, Chelan Falls, WA 98817 and further identified by Assessor Parcel No: 27-23-32-515-096.
    a. The location and characteristics are consistent with Chelan County Comprehensive Plan designation for Rural Commercial (RC), as outlined in this staff report.

CONCLUSIONS OF LAW

1. The amendment to the Chelan County Comprehensive Plan would be consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.
2. The amendment would comply with the Comprehensive Plan designation/siting criteria.
3. The amendment would not adversely affect the surrounding land uses.
4. The amendment would not adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
5. The amendment would not adversely affect the supply of land for various purposes available to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.
6. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.
7. The amendments are consistent with Chelan County Code Title 14 Development Permit Procedures and Administration.
8. The requirements of RCW 43.21C, the State Environmental Policy Act and WAC 197-11, SEPA Rules have been satisfied.

ATTACHMENTS

1. Planning Commission Recommendation

Chelan County
Planning Commission

District 1	District 2	District 3
Nik Moushon	Cherie' Warren, Chair	Doug England, Vice Chair
James W. Wiggs	Nelson Brinckerhoff	Chris Willoughby
Tammy Donaghue	Ken Hemberry	Jesse Redell

FILE NUMBER:	CPA 26-007
APPLICANT:	Heart for Homes, LLC
60-DAY STATE AGENCY REVIEW:	February 19, 2026
SEPA DETERMINATION & DATE:	April 30, 2026
PC PUBLIC HEARING DATE:	September 23, 2026
PUBLIC COMMENT:	None
AGENCY COMMENT:	Yes

PLANNING COMMISSION RECOMMENDATION:

Motion by: James Wiggs

Motion to: Approve application re-designating property from Rural Industrial to Rural Commercial

2nd to motion: Doug England

Vote 8 aye – 0 nay

Cherie' R Warren — October 10, 2026

CHAIR — DATE

CHELAN COUNTY PLANNING COMMISSION

Attachments: Staff Report

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

2026 Comprehensive Plan Map Amendment
Staff Report

TO:	Chelan County Planning Commission
FROM:	Chelan County Community Development
HEARING DATE:	September 23, 2026
FILE NUMBER:	CPA 26-007 Heart for Homes LLC

RECOMMENDED MOTION

The Chelan County Planning Commission may make a motion to recommend approval or denial of the proposed Comprehensive Plan Amendments to the Chelan County Board of County Commissioners, pursuant to Chelan County Code Section 14.10.050. Suggested Findings of Fact and Conclusions of Law, which may be modified, are included in this staff report. Staff finds:

A. Re-designation of the site from Rural Industrial (RI) to Rural Commercial (RC) would comply with applicable Chelan County goals and policies for LAMIRD's pursuant to the findings of fact and conclusions of law cited below.

GENERAL INFORMATION

Planning Commission Workshop	August 26, 2026
Notice of Application to Surrounding Properties	February 19, 2026
Planning Commission Notice of Hearing Published	September 12, 2026
Planning Commission Hearing on	September 23, 2026
60-day State agency review	February 19, 2026
SEPA Determination	April 30, 2026

SEPA Environmental Review

A Determination of Non-Significance (DNS) was issued under WAC 197-11-340(2) for CPA 26-007 on February 19, 2026 (Attachment 1). The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2)(c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency.

Agency Comments:

The Chelan Douglas Health District (CDHD) and the Chelan County PUD, indicated they have no comments related to the proposal.

The Chelan County Fire Marshal's office will require any new development to comply with all fire safety requirements.

Public Comment:

No public comments have been received regarding the proposal.

PROJECT DESCRIPTION – CPA 26-007 – Heart for Homes, LLC

Proposal: The applicant is requesting approval of a comprehensive plan map amendment in order to change the designation of a 0.38-acre parcel from Rural Industrial (RI) to Rural Commercial (RC). Development on the site consists of a vacant 5,000-sf single story warehouse built in 1926, that the property owner would like to rehabilitate and use as a community center. The property in question is also known as parcel number 27-23-32-515-096. The site is located within the community of Chelan Falls, a Local Area of More Intense Rural Development (LAMIRD). Zoning in the immediate vicinity of the site is Rural Industrial (RI) adjacent to the north, south and east, and Rural Commercial (RC) to the west across 2nd St and the railroad tracks.

Chelan County Land Use Designations



Density: The existing Rural Industrial zoning does not allow residential development. In the proposed Rural Commercial zoning, residential units are only permitted above the ground floor. The applicant has indicated the intent to develop the existing vacant warehouse building into a community center to serve the Chelan Falls area.

COMPREHENSIVE PLAN

Chelan County conducts an annual concurrent review of proposals to amend the Comprehensive Plan. The Plan represents the long-term vision for future land uses and development. Applicants must demonstrate the merits of the requested change as being consistent with adopted goals and policies.

The following Comprehensive Plan policies are relevant to the proposed request for CPA 20-001:

LU 1.5: Encourage infill of vacant and underdeveloped land in existing residential areas within urban growth areas and rural communities, such as LAMIRDs.

LU 1.7: Consistent with the Growth Management Act, ensure provision of necessary public facilities and public services for the development, infill and redevelopment of existing residential and mixed use centers outside urban growth areas, such as LAMIRDs or rural communities. Such services should not be extended in a manner that promotes low density sprawl in rural areas.

RE 2.6: To achieve a variety of rural densities and uses, allow for development clustering, density transfer, design guidelines, conservation easements, and other innovative techniques to accommodate growth consistent with rural character.

RE 3.9: Allow the infill, development, and redevelopment of existing intensely developed rural areas where consistent with the goals and policies of the comprehensive plan, including recreational, residential, mixed-use, and shoreline developments.

RE 6.1: Development in LAMIRDs, except for industrial areas or industrial sites within mixed- use areas, should be principally designed to serve the existing and projected rural population.

REVIEW CRITERIA

Review Criteria
The map amendment was analyzed based on information provided by the applicant or when readily available, within existing County resources. Agency and public comment also play a role in understanding how the amendment may advance the Comprehensive Plan goals and policies and how it may serve the general public's interest.

Pursuant to Chelan County Code (CCC) Section 14.14.060(1), the following general review criteria were used to evaluate the proposed amendment:

(A) The proposal is consistent with the goals of the Growth Management Act (Chapter 36.70A RCW), and any applicable county-wide planning policies.

Finding of Fact: The Growth Management Act under RCW 36.70A.020 contains planning goals whose purpose is to guide the development of comprehensive plans and development regulations among other things. These goals address the following that are relevant to the subject proposal: 5) Economic Development. The Growth Management Act (GMA) permits the development, redevelopment and infill of existing intensely developed rural areas known as LAMIRDs. The proposed land use change would allow for the redevelopment of an unused industrially designated property into a facility to serve the community.

Requirements of the GMA that allow more intense development in rural areas include a provision that these areas serve primarily the existing and projected rural population, generally to ensure rural sprawl does not occur where inappropriate.

The current Rural Industrial land use designation allows for a variety of industrial uses and is currently developed with a 5,000 square foot structure built in 1926 which has been vacant and unused for some time. The applicant's intent in requesting the map amendment is to rehabilitate the existing building in order to use it as a community meeting place.

Conclusion: The requested map amendment would comply with the goals of the Growth Management Act (GMA).

(B) The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies.

Finding of Fact: If approved, the map amendment would make provision for the redevelopment of an under-utilized lot and provide opportunity for infill within an existing LAMIRD. In the instant case, the applicant is seeking approval of the amendment in order to provide a community center in an existing building that is no longer used for its original purpose.

Conclusion: The proposal would be consistent with the GMA goals and County-wide Planning Policies.

(C) The amendment complies with comprehensive plan land use designation/siting criteria.

Finding of Fact: The subject property is located in an existing LAMIRD with Rural Public (RP), Rural Industrial (RI), Rural Commercial (RC) and Rural Village (RV) zoning in the immediate vicinity.

LAMIRDs are designated to identify more intense areas of existing development, and to minimize and contain those existing developed areas within the rural lands. LAMIRDs are rural; they are contained and compact, and, with minor exceptions, were built before July 1, 1990.

Conclusion: Based on the designation/siting criteria for LAMIRD designations, as outlined in the Comprehensive Plan, the proposed amendment would be consistent as it would provide the opportunity for redevelopment within an already existing LAMIRD without impacting the rural character of the area.

(D) The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended.

Finding of Fact: Access to the site is via Chestnut Street. The proposed use is intended to serve the community of Chelan Falls and is not expected to generate traffic from out of the area.

Conclusion: No change in the Capital Facility Element or Transportation Element has been identified. The proposed amendment would be consistent with the existing capital facility element and transportation element.

(E) The amendment does not adversely affect the surrounding land uses.

Finding of Fact: The areas surrounding the subject property are zoned for and developed as industrial, commercial, public park and small lot residential uses.

Conclusion: The proposed amendment would not adversely affect the surrounding land uses as it would allow lower intensity uses than currently allowed and would be intended to serve the existing residents.

(F) The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

Finding of Fact: The property is developed with a vacant warehouse on an industrially zoned parcel. No resource lands of long-term commercial significance or designated critical areas would be impacted.

Conclusion: The proposed amendment does not appear to have the potential to adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

(G) The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan.

Finding of Fact: The proposed amendment would allow the applicant to redevelop the site into a facility to serve the community. The change in use from industrial to commercial would not impact the supply of land for residential purposes.

Conclusion: The proposed amendment would not have an adverse impact on projected growth; as it would not contribute to the possibility of sprawl, nor would it be expanding the existing LAMIRD.

(H) The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

Finding of Fact: The proposed amendment would allow the applicant to rehabilitate an aging structure in order to develop it into a facility to serve the existing community.

Conclusion: The proposed amendment would serve the interest of both the applicant as well as the general public health, safety and welfare the Chelan Falls community.

FINDINGS OF FACT

1. Chelan County adopted Title 14, Development Permit Procedures and Administration outlining provisions relating to the amendment of the Comprehensive Plan consistent with RCW 36.70A. The County followed the procedures required for amendment of the Comprehensive Plan.
2. Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and Chelan County Code outline provisions relating to the adoption and amendments to the Comprehensive Plan. The County used the applicable guidelines and regulatory review criteria for each amendment.
3. RCW 36.70A.210 requires that the Comprehensive Plan be consistent with the provisions of the adopted County-Wide Planning Policies.
4. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11, SEPA Rules, have been satisfied. To comply with the requirements of the State Environmental Policy Act for environmental review of a non-project action, the County, as lead agency issued a Determination of Non-significance for the application on April 30, 2026.
5. The required State agency review with the Department of Commerce (COM) and other State agencies was initiated on February 19, 2026, submittal ID 2026-S-11532 (Attachment 3), pursuant to RCW 36.70A.106.
6. A request for a Comprehensive Plan Map Amendment was submitted by Wesley M. Sherer on behalf of Heart for Homes to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC). The subject property is located at 85 Chestnut St, Chelan Falls, WA 98817 and further identified by Assessor Parcel No: 27-23-32-515-096.
    a. The location and characteristics are consistent with Chelan County Comprehensive Plan designation for Rural Commercial (RC), as outlined in this staff report.

CONCLUSIONS OF LAW

1. The amendment to the Chelan County Comprehensive Plan would be consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.
2. The amendment would comply with the Comprehensive Plan designation/siting criteria.
3. The amendment would not adversely affect the surrounding land uses.
4. The amendment would not adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
5. The amendment would not adversely affect the supply of land for various purposes available to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.
6. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.
7. The amendments are consistent with Chelan County Code Title 14 Development Permit Procedures and Administration.
8. The requirements of RCW 43.21C, the State Environmental Policy Act and WAC 197-11, SEPA Rules have been satisfied.

STAFF Finding

The Chelan County Planning Commission may make a motion to recommend approval or denial of the proposed Comprehensive Plan Amendments to the Chelan County Board of County Commissioners,

pursuant to Chelan County Code Section 14.10.050. Suggested Findings of Fact and Conclusions of Law, which may be modified, are included in this staff report. Staff finds:

The Comprehensive Plan Amendment to change the subject property's land use designation from Rural Industrial (RI) to Rural Commercial (RC), given file number CPA 2026-007, based upon the findings of fact and conclusions of law contained would comply with relevant with adopted county goals and policies.

ATTACHMENTS

1. SEPA Determination, signed April 30, 2026
2. Agency Comment letters
3. 60-day Review Acknowledgment Letter from WA Dept. of Commerce
4. File of Record for CPA 26-007

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301
WENATCHEE, WA 98801
(509) 667-6225

SEPA NOTICE ISSUANCE OF
DETERMINATION OF NON-SIGNIFICANCE (DNS)

Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC).

File Number:	CPA 26-007
Parcel Numbers:	27-23-32-515-096
Site Address:	85 Chestnut St., Chelan Falls, WA 98817
Owners:	Heart for Homes LLC, 190 Quetilquasoon Rd., Manson, WA 98831

Lead Agency: CHELAN COUNTY

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

This Determination of Non-Significance is issued under WAC 197-11-340, DNS. The lead agency will not act on this proposal for fourteen (14) days from the date of publication. Comments must be submitted by May 14, 2026 for consideration.

Responsible Official: Deanna Walter, Director / SEPA Responsible Official
Address: Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: (509) 667-6225

Signature: Deanna Walter Date: 4/30/26
Deanna Walter, SEPA Responsible Official

Fire Prevention and Investigation
CHELAN COUNTY
STATE OF WASHINGTON

Date: 2/18/26
Address: 85 Chestnut St. Parcel # 272332515096
Type: CPA 26-007

CODE REQUIREMENTS

The proposal/project shall conform to all applicable requirements of the International Fire Code and Chelan County Code administered by the Chelan County Fire Marshal.

FIRE FLOW FOR BUILDINGS

The minimum fire flow and flow duration requirements for one and two-family dwellings having a fire-flow calculation area which does not exceed three thousand six hundred square feet shall be seven hundred fifty gallons per minute. Fire flow and flow duration for dwellings having a fire-flow calculation area in excess of three thousand six hundred square feet shall not be less than that specified in Table B105.1(1) of the IFC, except that reduction in required fire flow of fifty percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system.

FIRE FLOW MODIFICATIONS

The Fire Marshal may modify Fire-flow requirements downward by applying fire protection credits for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire-flow requirements is impractical. Applicant is encouraged to contact this office to ascertain how the attached fire protection credits options apply to their project. A note on the face of the final short plat shall state: **"Without the installation of a fire hydrant capable of delivering the required fire flow and within the required distance to the lots in question, the applicant may choose one or any combination of alternatives using the installation of automatic fire sprinklers and/or fire protection credits as approved by the Fire Marshal."**

FIRE HYDRANTS

Fire hydrants serving single family or duplex dwellings shall have a maximum lateral spacing of 600 feet with no lot or parcel in excess of 300 feet from a fire hydrant when serving lots less than 43,560 square feet (one acre).

Fire hydrants serving single family or duplex dwellings shall have a maximum lateral spacing of 1000 feet with no lot or parcel in excess of 500 feet from a fire hydrant when serving lots greater than 43,560 square feet (one acre).

All fire hydrants shall be accessible to the fire department by roadways or accesses meeting the requirements of Chapter 15.30, Road Standards, and meet the requirements of 3.04.080 International Fire Code amended, Section 507.5.7, Fire Hydrant Installation and maintenance requirements.

BUILDINGS IN THE WILDLAND URBAN INTERFACE

Class A roofing/noncombustible roof covering, as defined in the International Building Code, shall be used in all areas of Chelan County. A note on the face of the final mylar shall state that **"All buildings that require a building permit within this short plat shall have Class A roofing materials."**

ADDRESS SIGNS

A note on the face of the final mylar shall state that **"New homes shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property."** The design of the proposed sign shall be submitted to the Fire District and/or Fire Marshal for approval prior to installation.

WILDLAND URBAN INTERFACE

A note on the face of the final mylar shall state that **"All buildings within this plat that require a building permit shall comply with the provisions of the Wildland-Urban Interface Code as adopted by Chelan County at the time the building permit is submitted".**

400 WASHINGTON STREET, WENATCHEE, WA 98801 EMAIL: fmo@co.chelan.wa.us PHONE: (509) 667-6464

From:	Kevin Harrington
To:	Susan Dretke
Cc:	Real Estate Services
Subject:	RE: [External]Request for Comments – CPA 26-007 Heart for Homes LLC – Chelan County Dept. of Community Development
Date:	Friday, February 20, 2026 3:26:34 PM
Attachments:	image001.png

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Susan,

No comments from me on this.

Thanks,

Kevin Harrington
Real Estate Specialist
Chelan County PUD
(509) 661-4359
kevin.harrington@chelanpud.org

From: Jessica K. Thompson <JessicaK.Thompson@CO.CHELAN.WA.US>
Sent: Tuesday, February 17, 2026 11:04 AM
To: Assessor <Assessor@CO.CHELAN.WA.US>; FMO <FMO@CO.CHELAN.WA.US>; EHSupport <ehsupport@cdhd.wa.gov>; Cindy Grubb <Cindy.Grubb@CO.CHELAN.WA.US>; Real Estate Services <realestateservices@chelanpud.org>; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; basher@cfr7.org; shawns@cfr7.org; wilsonb@chelanschools.org; Mayor McCardle <Mayor@cityofchelan.us>; Laura McAloon <lauram@cityofchelan.gov>; jajax@cityofchelan.us; ENVIROREVIEW@YAKAMA.COM; guy.moura@colvilletribes.com; Tracey.peone.hsy@colvilletribes.com; Amelia.stanger.hsy@colvilletribes.com
Cc: Susan Dretke <Susan.Dretke@CO.CHELAN.WA.US>
Subject: [External]Request for Comments – CPA 26-007 Heart for Homes LLC – Chelan County Dept. of Community Development

EXTERNAL - PAUSE TO CONSIDER:
Sender details may be spoofed. Report anything suspicious to the Phishing Hole

Greetings,

Chelan County has a **Comprehensive Plan Amendment** application in which we are requesting comments from agencies and special districts. Attached are all the materials for your review and the Notice of Application. Please respond by **5:00 pm on March 5, 2026.**

Project File No.:	CPA 26-007
Project Location:	85 Chestnut St. Chelan Falls, WA 98817
Parcel Number:	27-23-32-515-096
Applicant/Owner:	Heart for Homes
Application Date:	January 12, 2026
Determination of Complete:	February 2, 2026
Notice of Application Date:	February 19, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Application Materials: Attached to this email or may be found on the Chelan County Public Notice Portal: https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

Return Comments To: Susan Dretke
Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Email: Susan.Dretke@co.chelan.wa.us

Sincerely,

Jessica Thompson
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

Chelan-Douglas Health District
200 Valley Mall Parkway, East Wenatchee, WA 98802

Memorandum

To: Susan Dretke, Chelan County

From: Richmond Petty, REHS

Date: 02/26/26

RE: Heart for Homes (CPA 26-007) Comments

I have reviewed the above development proposal for a Comprehensive Plan Map Amendment. The request to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC). The subject property is located at 85 Chestnut St., Chelan Falls, WA 98817 (county tax parcel: 272332515096)

As proposed, I have no objections to further approval of this project.

Any changes to the project may require additional Health District review.

Fees for review of land-use applications have been established by the Chelan-Douglas Health District Board of Health. The District will bill the applicant upon receipt of our comments (attached).

Project	CDHD 2026 fees
Other Land Use review (per hour)	$125
Administration Fee	$5

Chelan-Douglas Health District
200 Valley Mall Parkway, East Wenatchee, WA 98802

Memorandum

To: Susan Dretke, Chelan County

From: Richmond Petty, REHS

Date: 02/26/26

RE: Heart for Homes (CPA 26-007) Comments

I have reviewed the above development proposal for a Comprehensive Plan Map Amendment. The request to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC). The subject property is located at 85 Chestnut St., Chelan Falls, WA 98817 (county tax parcel: 272332515096)

As proposed, I have no objections to further approval of this project.

Any changes to the project may require additional Health District review.

Fees for review of land-use applications have been established by the Chelan-Douglas Health District Board of Health. The District will bill the applicant upon receipt of our comments (attached).

Project	CDHD 2026 fees
Other Land Use review (per hour)	$125
Administration Fee	$5

Washington State Department of Commerce

THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2026-S-11532

Submittal Date Time: 02/19/2026

Submittal Information

Jurisdiction	Chelan County
Submittal Type	60-day Notice of Intent to Adopt Amendment
Amendment Type	Comprehensive Plan Amendment

Amendment Information

Brief Description
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC).

☐ **Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.**

☐ **Yes, this is action includes changes to Urban Growth Boundaries.**

Planning Commissions Date 02/19/2026 **Board of County Commissioners Date** 04/14/2026

Anticipated/Proposed Date of Adoption 04/21/2026

Categories

Submittal Category
Comprehensive Plan

Attachments

Attachment Type	File Name	Upload Date
Comprehensive Plan Amendment - Draft	CPA 26-007 Application Packet.pdf	02/19/2026 09:48 AM
Public Notice	CPA 26-007 NOA.pdf	02/19/2026 09:48 AM

Contact Information

Prefix	Ms.
First Name	Deanna
Last Name	Walter
Title	Community Development Director
Work	(509) 667-6228 Ext 6228
Cell	
Email	deannac.walter@co.chelan.wa.us

☐ **Yes, I would like to be contacted for Technical Assistance.**

Certification

■ **I certify that I am authorized to submit this Amendment for the Jurisdiction identified in this Submittal and all information provided is true and accurate to the best of my knowledge.**

Full Name	Jessica Thompson
Email	jessicak.thompson@co.chelan.wa.us

File: SPA 26-007

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

I, Ashley Fernandez, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on April 27, 2026, I personally mailed true and correct copies of the attached SEPA DETERMINATION OF NON-SIGNIFIGANCE to the following parties:

****SEE ATTACHED EMAIL****

Signature

4.27.2026
Date

ACKNOWLEDGEMENT

This is to certify that on 27th day of April, 2026.

Ashley Fernandez to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Breanne Hensley
Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

Ashley Fernandez

From: Ashley Fernandez
Sent: Monday, April 27, 2026 11:31 AM
To: 'sherer@nwi.net'; Assessor; FMO; Cindy Grubb; 'realestateservices@chelanpud.org'; 'ECYreSEAsmp@ecy.wa.gov'; 'basher@cfr7.org'; 'shawns@cfr7.org'; 'wilsonb@chelanschools.org'; 'mayor@cityofchelan.us'; 'lauram@cityofchelan.gov'; 'jajax@cityofchelan.us'; 'enviroreview@yakama.com'; 'amelia.stanger.hsy@colvilletribes.com'; 'tracey.peone.hsy@colvilletribes.com'; 'ehsupport@cdhd.wa.gov'
Cc: Susan Dretke
Subject: Additional comment period for a SEPA Determination regarding CPA 26-007 - Heart for Homes, LLC - Chelan County Dept. of Community Development
Attachments: CPA 26-007 - Heart for Homes LLC - SEPA - DNS.pdf

Good morning,

Please see the attached SEPA Determination of Non-significance regarding Heart for Homes, LLC's application, File# CPA 26-007. This is a notification of a decision that was made regarding the application. The comment period ends on May 14, 2026.

If you have any questions pertaining to this application please feel free to contact the Chelan County Planner associated with this file, Susan Dretke, at 509-667-6225 or susan.dretke@co.chelan.wa.us.

Have a great week!

Cheers,

Ashley Fernandez
Noticing Clerk
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
Ashley.Fernandez@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey: https://www.surveymonkey.com/r/FC638WT

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: jdL8NbWKaxgbkhXGXlae | **Proof Updated: Apr. 27, 2026 at 08:31am PDT**
Notice Name: CPA - SEPA - DNS

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Ashley Fernandez	Wenatchee World
ashley.fernandez@co.chelan.wa.us	
(509) 667-6225	

Columns Wide: 2 **Ad Class:** Legals

Total Column Inches: 9.14

Number of Lines: 47

4/30/2026: Custom notice (Thursday Rate)	231.55
Subtotal	$231.55
Tax	$0.00
Processing Fee	$23.16
Total	**$254.71**

See Proof on Next Page

DETERMINATION OF NON-SIGNIFICANCE

PURSUANT to R.C.W 43.21C, NOTICE IS HEREBY GIVEN THAT on April 30, 2026 Chelan County Community Development (LEAD AGENCY) did issue a determination of non-signif icance relative to the environmental impact for the applications listed below. The lead agency for these proposals has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.C.030 (2)(c). This decision was made after review of completed environmental checklist and other information on file with the lead agency.

CPA 26-063 Sanderson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 10 (RR10) to Rural Residential Resource 5 (RR5). **Site Address:** 172 Whitetail Way Chelan, WA 98816; **Parcel Numbers:** 28-22-34-410-100

CPA 26-067 WA DNR- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 20 (RR20) to Rural Residential Resource 10 (RR10). **Site Address:** Unassigned, Wenatchee, WA 98801; **Parcel Numbers:** 23-20-16-100-000

CPA 26-060 McMahon - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 10 (RR10) to Rural Residential Resource 2.5 (RR2.5). **Site Address:** 7948 East Leavenworth Rd. Leavenworth, WA 98826; **Parcel Numbers:** 24-17-23-510-480

CPA 26-054 Hellickson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). **Site Address:** 10705 Fox Rd. Leavenworth, WA 98826; **Parcel Numbers:** 25-18-32-330-200

CPA 26-041 Campbell- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5) **Site Address:** 24 Hugo Rd. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-330-175

CPA 26-048 HMJD-Collins LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 to Rural Residential/ Resource 2.5 (RR2.5) **Site Address:** Unassigned. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-430-050

CPA 26-026 G&B Properties East LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) to Rural Commercial (RC). **Site Address:** 18625 Beaver Valley Rd., Plain, WA 98826; **Parcel Numbers:** 26-17-13-720-007

CPA 26-007 Heart for Homes - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC). **Site Address:** 85 Chestnut St., Chelan Falls, WA 98817; **Parcel Numbers:** 27-23-32-515-096

This information is available to the public on request and may be reviewed at Chelan County Community Development, 316 Washington Street, #301, Wenatchee, WA, during normal business hours. **Comments on these determinations should be sent to the above listed address and must be received by May 14, 2026 at 5:00 PM.**

Date: April 30, 2026

#######

Skip navigation

DEPARTMENT OF ECOLOGY State of Washington

SEPA Record Submittal

My agency records Add a SEPA record Help My account

Resources

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit Copy Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-007

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:
85 Chestnut St
Chelan Falls WA 98817

Parcel number:

Coordinates (Lat, Long):
47.800839 , -119.985650

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:
Nonproject

Related Ecology SEPA numbers:
202600603

Important dates

Issued date:
4/30/2026

Comments due to lead agency:
5/14/2026

SEPA Number: 202600603

Applicant name:
Heart for Homes LLC

Applicant contact information:

Document type:
CONSULT

Document sub type:
DNS

Proposal name:
Zone Change for 85 Chestnut Street

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Ashley Fernandez

Date submitted to Ecology:
4/28/2026

Published date:

Attached files

File name	File description
CPA 26-007 - Heart for Homes LLC - SEPA - DNS.pdf	Issuance of DNS
CPA 26-007 Application Packet.pdf	Application Materials

Ecology home Ecology's SEPA website SEPA Register public search
Version: 1.0.0.0 Contact admin Privacy notice
Accessibility Copyright © Washington State Department of Ecology

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
)
COUNTY OF CHELAN)

CPA 26-007

WESLEY M. SHERER, being first duly sworn, deposes and says: That at all times mentioned herein she/he was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That the general notice of land use action containing the permit #, applicant name and a description of the proposal for a **Comprehensive Plan Amendment, CPA 26-007,** was maintained on the subject property, in accordance with the records of property ownership of the Chelan County Assessor, in good conditions from February 21, 2026 (date of posting the project site by the Chelan County Department of Community Development), through MARCH 10, 2026 (the end of the public comment period), and the affidavit returned to the Chelan County Department of Community Development on _____.

Signature

3/13/2026
Date

ACKNOWLEDGEMENT

This is to certify that on the 13th day of March, 2026.

_____ to me known to be the person(s), who executed the foregoing Affidavit of Posting and acknowledged to me that they signed the same as their free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Mayra Zavala
Notary Public in and for the State of Washington, residing in Chelan County

My commission expires 10/10/28

MAYRA A ZAVALA
NOTARY
My Comm. Expires
October 10, 2028
No. 24033472
PUBLIC
STATE OF WASHINGTON

File: CPA 26-007

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

Jessica Thompson, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on 2/18/2026, I personally mailed true and correct copies of the hereto attached:

- ☐ Notice of Shoreline Application
- ☑ Notice of Application
- ☐ Other _____

to all property owners within _____ feet (excluding 60 feet of Street rights of way pursuant to Section 14.08.060 (1)(B), Chelan County Code) of the project boundary in accordance with the records of property ownership of the Chelan County Assessor and any other interested parties. A copy of the mailing list is attached to this affidavit.

Signature

2/18/26
Date

ACKNOWLEDGEMENT

This is to certify that on 18th day of February, 2026

Jessica Thompson to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

Washington State Department of Commerce

THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2026-S-11532

Submittal Date Time: 02/19/2026

Submittal Information

Jurisdiction	Chelan County
Submittal Type	60-day Notice of Intent to Adopt Amendment
Amendment Type	Comprehensive Plan Amendment

Amendment Information

Brief Description
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC).

☐ **Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.**

☐ **Yes, this is action includes changes to Urban Growth Boundaries.**

Planning Commissions Date 02/19/2026 **Board of County Commissioners Date** 04/14/2026

Anticipated/Proposed Date of Adoption 04/21/2026

Categories

Submittal Category
Comprehensive Plan

Attachments

Attachment Type	File Name	Upload Date
Comprehensive Plan Amendment - Draft	CPA 26-007 Application Packet.pdf	02/19/2026 09:48 AM
Public Notice	CPA 26-007 NOA.pdf	02/19/2026 09:48 AM

Contact Information

Prefix	Ms.
First Name	Deanna
Last Name	Walter
Title	Community Development Director
Work	(509) 667-6228 Ext 6228
Cell	
Email	deannac.walter@co.chelan.wa.us

☐ **Yes, I would like to be contacted for Technical Assistance.**

Certification

■ **I certify that I am authorized to submit this Amendment for the Jurisdiction identified in this Submittal and all information provided is true and accurate to the best of my knowledge.**

Full Name	Jessica Thompson
Email	jessicak.thompson@co.chelan.wa.us

Close

THANK YOU

Printer Friendly Version

We have received your submitted amendment. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2026-S-11532

Submittal Date and Time: Feb 19, 2026, 12:00:00 AM

Submittal Information

Jurisdiction:	Chelan County (0400)
Submittal Type:	60-day Notice of Intent to Adopt Amendment
Amendment Type:	Comprehensive Plan Amendment

Amendment Information

Brief Description

An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC).

☐ **Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.**

☐ **Yes, this action includes changes to Urban Growth Boundaries?**

Planning Commissions Date 02-19-

Board of County Commissioners Date 04-14-2026

Anticipated/ Proposed Date of Adoption	04 21-2026

Categories

Submittal Category	
Comprehensive Plan	

Attachments

Attachment Type	File Name	Uploaded Date
Comprehensive Plan Amendment - Draft	CPA 26-007 Application Packet.pdf	2/19/26, 9:48 AM
Public Notice	CPA 26-007 NOA.pdf	2/19/26, 9:48 AM

Contact Information

Prefix	
First Name	Deanna
Last Name	Walter
Title	Community Development Director
Work Phone	(509) 667-6228 Ext 6228
Cell Phone	
Email	deannac.walter@co.chelan.wa.us

☐ **Yes. This is a consultant.**

Consulting Firm Name

☐ **Yes, I would like to be contacted for Technical Assistance.**

2026 © Washington State Department of Commerce -- **Conditions of Use** **Privacy Policy** **Accessibility Statement**

Close

2026 © Washington State Department of Commerce --

Jessica K. Thompson

From: Jessica K. Thompson
Sent: Tuesday, February 17, 2026 2:24 PM
To: 'sherer@nwi.net'
Cc: Susan Dretke
Subject: Notice of Application for CPA 26-007 Heart for Homes LLC - Chelan County Dept. of Community Development
Attachments: CPA 26-007 NOA.pdf; CPA 26-007 - Affidavit of Posting NOA.pdf

Greetings,

Please find the attached Notice of Application for a Comprehensive Plan Amendment regarding Heart for Homes LLC's property, File# CPA 26-007. This notice should be posted on the subject property by February 19th, or as soon as possible. Please place in a prominent position on site and maintain it for 14 days, starting from the first day of posting. If you need a sign for posting, you may pick one up at our office.

Also attached is the affidavit of posting that needs to be filled out with the appropriate information after the 14-day comment period, signed before a notary, and the original returned to your planner. If your affidavit of posting is not returned to your planner, your file may be placed on hold.

If you have any questions pertaining to your application please contact the Chelan County Planner associated with this file, **Susan Dretke**, at 509-667-6225 or **Susan.Dretke@co.chelan.wa.us**.
Thank you,

Jessica Thompson
Permit Clerk
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

Jessica K. Thompson

From: Jessica K. Thompson
Sent: Tuesday, February 17, 2026 11:04 AM
To: Assessor; FMO; EHSupport; Cindy Grubb; Real Estate Services; ECY RE CRO SEPA Coordinator; basher@cfr7.org; shawns@cfr7.org; wilsonb@chelanschools.org; Mayor McCardle; Laura McAloon; jajax@cityofchelan.us; ENVIROREVIEW@YAKAMA.COM; guy.moura@colvilletribes.com; Tracey.peone.hsy@colvilletribes.com; Amelia.stanger.hsy@colvilletribes.com
Cc: Susan Dretke
Subject: Request for Comments – CPA 26-007 Heart for Homes LLC – Chelan County Dept. of Community Development
Attachments: CPA 26-007 NOA.pdf; CPA 26-007 Application Packet.pdf

Greetings,

Chelan County has a **Comprehensive Plan Amendment** application in which we are requesting comments from agencies and special districts. Attached are all the materials for your review and the Notice of Application. Please respond by **5:00 pm on March 5, 2026.**

Project File No.:	CPA 26-007
Project Location:	85 Chestnut St. Chelan Falls, WA 98817
Parcel Number:	27-23-32-515-096
Applicant/Owner:	Heart for Homes
Application Date:	January 12, 2026
Determination of Complete:	February 2, 2026
Notice of Application Date:	February 19, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Application Materials: Attached to this email or may be found on the Chelan County Public Notice Portal: https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

Return Comments To: Susan Dretke
Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Email: Susan.Dretke@co.chelan.wa.us

Sincerely,
Jessica Thompson
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

Owner_Name CPA 26-007	Address_1	Address_2	City	State	Zip
185 ROSEMARY CT LLC	185 ROSEMARY CT		CHELAN FALLS	WA	98817
ABRAMS CHRIS	11411 61ST AVE S		SEATTLE	WA	98178
ANDERSON ROBERT W	PO BOX 57		CHELAN FALLS	WA	98817
ANGULO MARIBEL & ELEAZAR GARCIA	PO BOX 685		MANSON	WA	98831
BARNETT CHARLES	PO BOX 64		CHELAN FALLS	WA	98817
BERRY BARBARA A ETAL	212 WALNUT ST		CHELAN FALLS	WA	98817
BINGHAM DAVID & KATHY JO PORTER	496 SPRING VIEW DR		CHELAN	WA	98816
BISHOP'S ORCHARDS INC	1405 HOWARD FLATS RD		CHELAN	WA	98816
BNSF RAILWAY COMPANY	PROPERTY TAX DEPARTMENT	PO BOX 961089	FORT WORTH	TX	76161-0089
BROWN GERALD T	3107 BURCH MOUNTAIN RD		WENATCHEE	WA	98801-9635
CARO JOSEPH & LINDA	PO BOX 222		CHELAN FALLS	WA	98817
CASCADIAN PROPERTIES WAREHOUSE LLC	PO BOX 202		CHELAN FALLS	WA	98817
CHELAN CO FIRE DIST #7	PO BOX 1317		CHELAN	WA	98816
CHELAN COUNTY PUD	PO BOX 1231		WENATCHEE	WA	98807
CHELAN INVESTMENTS FALLS LLC	4170 SUNNYBANK CT		CHELAN	WA	98816
CHESTNUT STREET DEVELOPMENT LLC	PO BOX 520		ORONDO	WA	98843
COVEY MOAWAD ANGELA	332 SHADOW PL SE		RENTON	WA	98059
DAVILA JOSE A & MARIA T RUBALCAVA	PO BOX 1864		CHELAN	WA	98816-0352
DESGROSEILLIER CHRIS J & KRISTEN N	PO BOX J		CHELAN	WA	98816
DOVEX FRUIT COMPANY	1705 N MILLER ST		WENATCHEE	WA	98801
E & C HOLDINGS LLC	C/O ERNEST CARLSON	13475 NE VILLAGE SQUARE DR UNIT D317	WOODINVILLE	WA	98072
ECHEVERRIA REYES PAULINA P	PO BOX 2455		CHELAN	WA	98816
ELLIOT MARK W & KASMIRA D	PO BOX 278		MANSON	WA	98831
FIX MARK A & ELSA M	PO BOX 1245		CHELAN	WA	98816
GARCIA RIVERA ELEAZAR & ANGULA MARIBEL	PO BOX 93		CHELAN FALLS	WA	98817
GOMEZ CAZAREZ ANTONIO	MARIA DELREFUGIO RUBALCAVA	PO BOX 85	CHELAN FALLS	WA	98817
GOMEZ CAZAREZ ROSARIO	PO BOX 133		CHELAN FALLS	WA	98817
HAMMERQUIST MARTIN S & COLLEEN E ETAL	25920 OLD OWEN RD		MONROE	WA	98272
HEART FOR HOMES LLC	190 QUETILQUASOON RD		MANSON	WA	98831
HUGHES ERIC B & BECKY L	PO BOX 6		CHELAN FALLS	WA	98817
IN THE FALLS LLC	PO BOX 176		CHELAN FALLS	WA	98817
JIMENEZ DAVID	PO BOX 2801		CHELAN	WA	98816
K & B REAL ESTATE INVESTMENTS LLC	1102 N 16TH AVE		YAKIMA	WA	98902
LUNA ANA ROSA	C/O LAKE CHELAN VALLEY HABITAT FOR HUMANITY	PO BOX 2639	CHELAN	WA	98816
LUNA MIGUEL M & MARIA C A CONTRERAS	PO BOX 183		MANSON	WA	98831
MAGALLANES RAFAEL & DIADIRA D GALVAN	PO BOX 110		CHELAN FALLS	WA	98817
MC CLELLAN MASON R	414 KARMA KANYON DR		CHELAN	WA	98816
MCCULLOUGH CLYDE R	PO BOX 141		CHELAN FALLS	WA	98817
MELVIN KENNETH & JULIE	551 VALLEY RD		BREWSTER	WA	98812
MENDOZA ARMANDO	678 2ND ST		CHELAN FALLS	WA	98817
MENDOZA JOSE M & ETAL	PO BOX 119		CHELAN FALLS	WA	98817
MONTALVO COSME	PO BOX 39		CHELAN FALLS	WA	98817
MONTOLVO ERNESTO	PO BOX 3042		CHELAN	WA	98816
NOVELA CESAR/MARTA	PO BOX 183		CHELAN FALLS	WA	98817
ORTEGA SALGADO DANIEL & MENDOZA ORTEGA CRISTINA	PO BOX 236		MANSON	WA	98831
PAZ FRANCISCO ROSAS ETAL	TORRES ELIZABETH GALLARDO	PO BOX 79	CHELAN FALLS	WA	98817
PORTER KATHY JO & BINGHAM DAVID R	496 SPRING VIEW PL		CHELAN	WA	98816
RENNARD MARK & FRANCES	PO BOX 204		CHELAN FALLS	WA	98817-0204
RICHERSON AUGUSTA E	C/O BRENDA RAMIREZ & GAVIN McFARLANE	PO BOX 104	CHELAN FALLS	WA	98817
ROBELIA ROBERT E & KAREN D	PO BOX 153		CHELAN FALLS	WA	98817
RODRIGUEZ ARANGO YESENIA ETAL	PO BOX 904		MANSON	WA	98831
ROLLING ROCK RENTALS	C/O EDWARD WORTHEN	9710 S GARFIELD LN	CHENEY	WA	99004
ROSAS JOSE	PO BOX 79		CHELAN FALLS	WA	98817
RUBLACAVA MOISES	PO BOX 42		CHELAN FALLS	WA	98817-0042
SANCHEZ BENJAMIN	PO BOX 2024		CHELAN	WA	98816
SANCHEZ RUIZ RODIMIRO & AYALA MERCADO OFELIA	PO BOX 181		CHELAN FALLS	WA	98817
SERRANO IRMA ROSEALIA SOLIS	PO BOX 3048		CHELAN	WA	98816
SHERMAN CHRISTIANE	PO BOX 137		CHELAN FALLS	WA	98817
SOHNLY CHARLES & ALICE TRUST	15232 MEADOW RD		LYNNWOOD	WA	98087
SOLLIS SERRANO IRMA R	PO BOX 3048		CHELAN	WA	98816
SOLTESS BARBARA	PO BOX 171		CHELAN FALLS	WA	98817
STAPLETON JOSEPH H & KATHRYN	2005 TOPAZ PL		ENTIAT	WA	98822
WALTON CINDY & JAMES	PO BOX 122		CHELAN FALLS	WA	98817
WEATHERSBY JEFFERY & ANGELIA	PO BOX 1102		CHELAN	WA	98816
WORTHEN EDWARD L	C/O EDWARD WORTHEN	9710 S GARFIELD LN	CHENEY	WA	99004
ZERMENO MONICO	PO BOX 1862		CHELAN	WA	98816-1862

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit | Copy | Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-007 Heart for Homes

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:
85 Chestnut St
Chelan Falls WA 98817

Parcel number:

Coordinates (Lat, Long):
47.800839 , -119.985650

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:
Project

Related Ecology SEPA numbers:

Important dates

Issued date:
2/19/2026

Comments due to lead agency:

Applicant name:
Heart for Homes LLC

Applicant contact information:

Document type:
CONSULT

Document sub type:

Proposal name:
CPA 26-007

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Jessica Thompson

3/5/2026

Date submitted to Ecology:
2/17/2026

Published date:

Attached files

File name	File description
CPA 26-007 Application Packet.pdf	Application Materials
CPA 26-007 NOA.pdf	Notice of Application

 Copyright © Washington State Department of Ecology

Date Referral Sent: _____ File Number: CPA 26-007

Agency Referrals	Date Received	Comments Received
☑ Assessor		Yes/No
☑ Fire Marshal		Yes/No
☐ Building Official		Yes/No
☑ CD Health District		Yes/No
☐ Water		Yes/No
☐ Septic		Yes/No
☐ Solid Waste		Yes/No
☐ Food Service		Yes/No
☑ Public Works		Yes/No
☑ PUD		Yes/No
☐ Power/Water		Yes/No
☐ Property		Yes/No
☐ Sewer		Yes/No
☐ WA State Dept of Natural Resources		Yes/No
☐ Aquatic		Yes/No
☐ Forest		Yes/No
☑ WA State Dept of Ecology		Yes/No
☐ Shorelines/Wetlands		Yes/No
☐ FEMA		Yes/No
☐ WA Dept of Fish & Wildlife		Yes/No
☐ US Fish & Wildlife		Yes/No
☐ WA State Dept of Transportation		Yes/No
☐ US Army Corps of Engineers		Yes/No
☑ Fire District # _____		Yes/No
☐ Sewer Purveyor: _____		Yes/No
☐ Water Purveyor: _____		Yes/No
☐ Irrigation District: _____		Yes/No
☐ Water District: _____		Yes/No
☑ School District: Chelan		Yes/No
☐ Hospital District: _____		Yes/No
☐ City of: Chelan		Yes/No
☐ Community Council: _____		Yes/No
☐ WA State Archaeology		Yes/No
☑ Yakima Nation		Yes/No
☑ Confederated Tribes of Colville		Yes/No
☐ Noxious Weed Control Board		Yes/No
☐ Port of Chelan County		Yes/No
☑ SEPA Register		Yes/No
☐ Bureau of Land Management		Yes/No
☐ Other: _____		

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: It6i0lUcXpQOUEP37ZUw | **Proof Updated: Feb. 17, 2026 at 08:18am PST**
Notice Name: Feb. 19th NOA - non optional

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Jessica Thompson	Wenatchee World
jessicak.thompson@co.chelan.wa.us	
(509) 667-6225	

Columns Wide: 2 **Ad Class:** Legals

Total Column Inches: 6.01

Number of Lines: 31

2/19/2026: Custom notice (Thursday Rate)	95.98
Subtotal	$95.98
Tax	$0.00
Processing Fee	$9.60
Total	**$105.58**

See Proof on Next Page

NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

Notice is hereby given that the Chelan County Department of Community Development has received and found the following land use application to be complete and ready for processing, public review, and comment. We have further determined that this proposal is unlikely to have a significant adverse impact on the environment. The department expects to issue a Determination of Non-Significance (DNS) in accordance with the DNS process found in WAC 197-11-340(2). The proposal may include mitigation measures under applicable codes and public review processes. Mitigation measures may be required regardless of whether an EIS is prepared; however, possible mitigation measures are unknown at the issuance of this notice. A copy of the subsequent threshold determination for this proposal may be obtained upon request to this department. **This may be the only opportunity to comment on the environmental impacts of these proposals.**

CPA 26-007 Heart for Homes - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC). 85 Chestnut St., Chelan Falls, WA 98817 also known as Assessor's Parcel No.: 27-23-32-515-096.

CPA 26-026 G&B Properties East LLC - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 acres (RR5) to Rural Commercial (RC). 18625 Beaver Valley Road, Plain, WA 98826 also known as Assessor's Parcel No.: 26-17-13-720-007.

On February 19, 2026, these applications were noticed to the public, and no action will be taken on these projects until the agency comment period ends March 5, 2026.

All reports and file of record are available at 316 Washington St., Suite 301, Wenatchee, WA 98801 for review. Public comments will be accepted at any time prior to the close of the public record on project permits. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, and original signature, should be as specific as possible, and may be mailed or personally delivered at the address listed above. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision, and appeal the decision as provided by law.

Date: February 19, 2026

######

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225 FAX: (509)667-6475

NOTICE OF APPLICATION

Project File No.:	CPA 26-026
Project Location:	18625 Beaver Valley Rd, Plain, WA 98826
Parcel Numbers:	26-17-13-720-007
Applicant/Owner:	G & B Properties East LLC
Application Date:	January 29, 2026
Determination of Complete:	February 2, 2026
Notice of Application Date:	February 19, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 acres (RR5) to Rural Commercial (RC)

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Public Review and Comment Period: PUBLIC COMMENT ON THIS PROPOSAL IS ENCOURAGED and no action will be taken on the project until the Agency comment period ends on **March 5, 2026**. Agencies, tribes, and the public are encouraged to review and comment on the proposed project. Public comments will be accepted at any time prior to the close of the public record. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, original signature, and should be as specific as possible. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision and appeal the decision as provided by law. Written comments must be submitted to the Department of Community Development, 316 Washington St., Suite 301 Wenatchee, WA 98801; Attention: Susan Dretke or email susan.dretke@co.chelan.wa.us for additional information or to review application materials.

The complete case file on this matter is available for review online at https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome; or during normal business hours at the offices of the Chelan County Community Development Department located at 316 Washington St., Suite 301 Wenatchee, WA 98801 Monday-Friday between the hours of 8:00 A.M. and 5:00 P.M. Please contact the on-call planner at (509) 667-6224 to arrange an inspection of the file.

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225 FAX: (509)667-6475

NOTICE OF APPLICATION

Project File No.:	CPA 26-007
Project Location:	85 Chestnut St. Chelan Falls, WA 98817
Parcel Number:	27-23-32-515-096
Applicant/Owner:	Heart for Homes
Application Date:	January 12, 2026
Determination of Complete:	February 2, 2026
Notice of Application Date:	February 19, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Public Review and Comment Period: PUBLIC COMMENT ON THIS PROPOSAL IS ENCOURAGED and no action will be taken on the project until the Agency comment period ends on **March 5, 2026**. Agencies, tribes, and the public are encouraged to review and comment on the proposed project. Public comments will be accepted at any time prior to the close of the public record. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, original signature, and should be as specific as possible. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision and appeal the decision as provided by law. Written comments must be submitted to the Department of Community Development, 316 Washington St., Suite 301 Wenatchee, WA 98801; Attention: Susan Dretke or email susan.dretke@co.chelan.wa.us for additional information or to review application materials.

The complete case file on this matter is available for review online at https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome; or during normal business hours at the offices of the Chelan County Community Development Department located at 316 Washington St., Suite 301 Wenatchee, WA 98801 Monday-Friday between the hours of 8:00 A.M. and 5:00 P.M. Please contact the on-call planner at (509) 667-6224 to arrange an inspection of the file.

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301
WENATCHEE, WA 98801
(509) 667-6225

DETERMINATION OF APPLICATION STATUS

Pursuant to Title 14, Development Permit Procedures & Administration, Section 14.08.030, Determination of Completeness. (CCBOR Resolution No. 2004-16, as amended)

Project Description: The proposal is a request to amend the current comprehensive plan map designation from Rural Industrial (RI) to Rural Commercial (RC).

File Number:	CPA 26-007
Related Files:	BP250717
Parcel Address:	85 Chestnut St., Chelan Falls, WA 98817
Parcel Zoning	Rural Industrial (RI)
Applicant/Owner:	Heart for Homes LLC
Mailing Address:	190 QuetilQuasoon Rd, Manson, WA 98831
Date Submitted:	1/12/26
Date Complete:	2/2/26

Upon Initial Review, The Above Referenced Application is Found To Be: COMPLETE

The required components of an application are present and are judged by the review authority to be technically accurate and contain sufficient information necessary to allow the processing of the application. All submittal fees have been paid.

Your application has been determined to be complete as of the date of this letter. Pursuant to Chelan County Code Section 14.08.030(5), a Determination of Completeness shall not preclude the department for requesting additional information or studies if the need for more information becomes apparent during processing of the proposed development.

Review Authority: Susan Dretke
Chelan County Community Development
316 Washington St., Suite 301, Wenatchee, WA 98801
Email: susan.dretke@co.chelan.wa.us
Phone: (509) 667-6586

Sincerely,

Susan Dretke 2/2/26



Mike Sherer
190 Quetilquasoon Rd.
Manson, WA 98831-9666

Date: January 7, 2026

From: Wesley Michael (Mike) Sherer (applicant)

To: Susan Dretke, Chelan County Department of Community Development

Subject: Request for Map Amendment and Rezone from Rural Industrial (RI) to Rural Commercial (RC) for a warehouse at 85 Chestnut St., Chelan Falls WA 98817

Attached are four documents intended to satisfy the requirements for a rezone of the subject property in accordance with your guidance of August 18, 2025. Please advise me if you require anything further to complete this application.

Thank you,

Applicant information (CCC14.14.045 (A), CCC14.14.050 (A))
Wesley M. Sherer
190 N. Quetilquasoon Rd.
Manson, WA 98831
Cell: 509-470-0067
E-mail: sherer@nwi.net

Attachments

1. Comprehensive Plan Text Amendment (CCC14.14.045 (B))
2. General Land Use Application Form (CCC Sect. 14.14.050 (A and B))
3. Comprehensive Plan Amendment Supplemental Information (CCC Sect. 14.14.050 (C)
4. SEPA Checklist (CCC Sect. 14.14.050(D))

Attachment 1 of 4 to Sherer ltr of January 7, 2026

COMPREHENSIVE PLAN TEXT AMENDMENT
Applicant: Mike Sherer
Property Address: 85 Chestnut St, Chelan Falls, WA 98817
Subject: Request for Map Amendment and Rezone from Rural Industrial (RI) to Rural Commercial (RC)
Re: CCC 14.14.045 (B)

(i) **What is to be changed?**
Zoning change of an existing warehouse from Rural Industrial (RI) to Rural Commercial (RC)

(ii) **Why is change needed?**
Reason for Change:
The Subject Property contains a pre-existing warehouse structure that has remained vacant and unused under its current industrial designation. The applicant intends to restore and re-purpose this existing footprint to serve as a community meeting area. The current Rural Industrial zoning restricts the property to heavy intensity uses that do not align with the applicant's community-oriented vision. Re-zoning to Rural Commercial will allow for the adaptive reuse of the building, transforming a blighted, vacant industrial site into a vibrant community asset while preserving the rural character of Chelan Falls.

(iii) **How consistent with goals of Growth Management Act.**
The proposed amendment aligns with the goals of the Washington State Growth ManagementAct (RCW 36.70A.020) in the following ways:
- Goal 1 (Urban Growth) & Goal 2 (Reduce Sprawl): The project focuses development on a site with an existing structure rather than developing raw land. By re-purposing a standing warehouse, the proposal promotes infill and prevents low-density sprawl into undeveloped areas.
- Goal 5 (Economic Development): The amendment fosters economic vitality in the rural community of Chelan Falls by revitalizing a dormant commercial property and permitting a use (community meeting area) that serves local residents.
- Goal 12 (Public Facilities): The Subject Property is already served by pre-existing septic and water connections and possesses a valid septic permit. Development will occur where adequate public facilities already exist, without requiring new, costly extensions of services.
- Goal 13 (Historic Preservation): The proposal involves the restoration of an existing building, helping to maintain the historic footprint and character of the community rather than demolition and new construction.

(iv) **How does this rezone support the comprehensive plan goals and policies?**
The amendment supports specific policies within the Chelan County Comprehensive Plan (2017-2037):
- Policy LU 1.5 (Infill Development): The project fulfills the county's goal to "encourage infill of vacant and underdeveloped land in existing residential areas... or rural communities." This proposal activates a vacant warehouse in the established Chelan Falls community.
- Policy RE 6.1 (Rural Services): The requested Rural Commercial designation allows for

services that support the rural population. A community meeting area provides a necessary social and civic gathering space appropriate for a Local Area of More Intense Rural Development (LAMIRD).
• Policy CF 2.5 (Infrastructure Efficiency): The proposal maximizes the use of existing capital facilities (water/septic) rather than burdening the county with demands for new infrastructure.

(v) **Will this proposed change affect resource lands of long-term commercial significance and/or critical areas?**
• Critical Areas (Aquifer Recharge): The subject property is located within a 10-year Wellhead Protection Area.
• Impact Mitigation: The rezone from Rural Industrial to Rural Commercial is beneficial for the protection of this critical area. Industrial zones typically permit uses involving hazardous materials, heavy machinery, and chemical storage that pose higher risks to groundwater. A community meeting area (Commercial) presents a significantly lower risk of contamination.
• Resource Lands: The project utilizes an existing developed footprint (Land Use Code 82/Warehouse) and does not encroach upon or convert active agricultural land or designated forest land of long-term commercial significance.

(vi) **How will this change serve the public as a whole as well as the applicant?**
The proposed amendment serves the broader public interest by revitalizing a vacant structure in the heart of Chelan Falls and converting it into a community asset.
• Public Welfare: Transitioning the property from "Rural Industrial" to "Rural Commercial" allows for the creation of a community meeting area. This provides a much-needed social infrastructure for the residents of Chelan Falls, fostering community connection and providing a space for local events, which directly supports the social welfare of the area.
• Health and Safety: The property is located within a 10-year Wellhead Protection Area. Industrial uses permitted under the current zoning often involve activities or materials that pose a higher risk of groundwater contamination. By zoning to a commercial use (community meeting area), the potential for hazardous discharge is significantly reduced, thereby better protecting the public drinking water supply and public health.
• Applicant Interest: The amendment allows the applicant to put a disused building back into productive service in a manner that is economically viable and compatible with the neighborhood's current character.

Attachment 2 to Sherer ltr of January 7, 2026 File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 47023-27233251596 Lot Size: .38 (Acres)
Parcel Address: 85 Chestnut St City/Zip Code: 98817, Chelan Falls
Property Owner(s): Heart for Homes Zoning: RI
Mailing Address: 190 N. QUETILQUASOON RD
City/State/Zip Code: MANSON WA 98831
Phone: 509 470 0067 E-mail: sherer@nwi.net

Applicant/Agent (if different than owner): _____
Company and Mailing Address: _____
City/State/Zip: _____ Phone: _____
E-mail: _____
For multiple owners, applicants, or agents, provide additional sheets.

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ❑ Administrative Modification
- ❑ Administrative Determination
- ❑ Administrative Interpretation
- ❑ Binding Site Plan
- ❑ Comprehensive Plan Map Amendment
- ❑ Comprehensive Plan Text Amendment
- ❑ Conditional Use Permit
- ❑ Forest Practice/Conversion
- ❑ Open Space: Public Benefit Rating System
- ❑ Major Subdivision
- ❑ Master Planned Development
- ❑ Planned Development
- ❑ Plat Alteration or Vacation
- ❑ Short Plat
- ❑ Variance (zoning or critical areas)
- ☑ Zoning Change-Text Amendment/ Map Amendment
- ❑ Critical Area Determination
- ❑ Other: _____

APPLICABILITY SECTION

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership (Title holder signature is required on all applications. Properties being purchased on a Real Estate Contract require title holder signature.)
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

File(s) No. _____

GENERAL INFORMATION

Please provide a narrative of the proposed project including, but not limited to, all proposed activities, uses and development (attach additional sheets if needed):

Zone Change for 100 year old building, recently renovated, to be used for public meetings.

☐ Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): N/A
2. Is the subject property located within an Urban Growth Area (UGA)? ☑ No ☐ Yes
   If "yes", which UGA? _____
3. Please describe adjacent land uses in all directions around the subject property:
   North: Warehouse
   South: Ware house
   East: Post office/PUD Park
   West: Gas Station
4. What is the current use of the property? Storage
5. Sanitation Disposal: ☐ N/A ☑ Septic Permit ☐ Sewer District: _____
6. Water Source: ☐ N/A ☐ Single Private Well ☐ Shared Private Well ☐ Group B
   ☑ Public Water Supplier: Chelan PUD
7. Irrigation Water:
   ☑ N/A ☐ Yes (Private) ☐ Yes (Public) Irrigation District/Purveyor: _____
8. Fire District: 7 School District: Chelan
9. Power Service: Chelan PUD
10. Are there critical areas or critical area buffers on the property?
    ☐ Airport Overlay: N/A
    ☐ Aquifer Recharge Area (see attached) N/A
    ☐ Floodplain / Floodway N/A

    Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:
    ☐ Alluvial Fan (250') ☐ Known Historic Hazardous Area (250') ☐ Slopes > 40% (250')
    ☐ Erosive soils (on-site) ☐ Landslide ☐ Snow Avalanche (500')
    ☐ Habitat/Riparian Area, protected species/area: _____
    ☐ Streams / Waterbodies: _____ ☐ Shoreline Environment Designation: _____
    ☐ Drainage or Seasonal Stream: _____ ☐ Wetland, if so what category: _____
    ☐ Cultural or Archeological: _____
11. Will landfill be required? ☑ No ☐ Yes, approximate _____(cubic yards)
12. Will excavation be required? ☑ No ☐ Yes, approximate _____(cubic yards)
13. Has site preparation been started on the site? If so, to what extent?
    N/A
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?
    No

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:
No new construction'

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property coverd by this proposal? ☑ No ☐ Yes, please list:

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Pursuant to Chelan County Code (CCC), Section 11.82.030: An applicant seeking to develop property which requires a development permit, not otherwise exempted from the requirements of this chapter, shall submit with the application this certified statement, which lists criteria (5)(A) through (5)(D), (6), and (7) as set forth in CCC, Section 11.82.040 and indicate whether the criteria apply or do not apply to the site or development.

*****Any development application that fails to contain this statement or fails to indicate whether any one of the criteria apply or do not apply shall be rejected and only accepted upon resubmission of the completed statement. "Unknown" or similar responses will not be accepted.*****

If the administrator determines the development meets one or more of criteria (1) through (4) of CCC, Section 11.82.040, or if the administrator determines the development meets criterion (5) of CCC, Section 11.82.040 and the applicant indicates the development meets one or more of criteria (5)(A) through (5)(D), or if the applicant indicates the development meets one or more of criteria (6) or (7) of CCC, Section 11.82.040, the development shall require a hydrogeologic evaluation as described in CCC, Section 11.82.050. If the development has a medium or high vulnerability rating, the development shall be subject to the performance standards of CCC, Section 11.82.060.

If the administrator determines that criteria (1) through (5) of CCC, Section 11.82.040 do not apply to the development and an applicant's statement asserts that criteria (6) and (7) of CCC, Section 11.82.040 do not apply to the development, the administrator will accept the statement and proceed with the permitting or approval process, except if the administrator has or obtains information prior to the permit or approval being finalized, which clearly establishes the applicant's statement is incorrect. In which case, the applicant will be advised in writing of the inconsistent information and advised to either (A) provide an amended statement adding the evaluation criteria as being applicable and complete a hydrogeologic evaluation of the development pursuant to CCC, Section 11.82.050, or (B) present sufficient countering information clearly establishing that the basis for the department's concern is incorrect. If the applicant selects to proceed under (B), upon receipt of the applicant's information, the administrator shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the administrator.

EVALUATION CRITERIA:

The applicant is required to determine the vulnerability rating for any development permit, not otherwise exempted, and meets any one of the criteria below. Please check the boxes that apply to your project:

- ☒ 1.Within a wellhead protection area designated under WAC 246-290-135
- ☐ 2. Within a critical aquifer recharge area mapped and identified by a qualified groundwater professional
- ☐ 3. Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act
- ☐ 4. Within an area established for special protection pursuant to a groundwater management program, Chapters 90.44, 90.48, and 90.54 RCW, and Chapters 173-100 and 173-200 WAC
- ☐ 5. The site contains highly permeable soils, which include types 1 ,2 and 3 under WAC 246-272A-0220, Table V or soils mapped by US Department of Agriculture Natural Resources Conservation Service as having saturated hydraulic conductivity (Ksat) classification of Moderately High or identified as Hydrologic Soil Group "A" and:
  - ☐ A. The site will be utilized for hazardous substance (defined in Chapter 70.105 RCW) processing, storage or handling in applications or quantities larger than is typical of household use; or
  - ☐ B. The site is currently or will be utilized for commercial or industrial activities listed in the US Environmental Protection Agency's Potential Sources of Drinking Water Contamination Index that can be found in Appendix A to Department of Ecology's Critical Aquifer Recharge Area Guidance Document; or
  - ☐ C. The development involves a major subdivision and includes present or future plans to construct dwelling units that will not be connected to a public sewer system and any of the lots are less than one net acre in size; or
  - ☐ D. The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds four thousand square feet;
- ☐ 6. The proposed use is as a commercial feedlot, landfill, junkyard, salvage yard, or auto wrecking yard, or
- ☐ 7. The site will be used for above ground application of sewage or sludge.

Development proposals for a single-family residential dwelling, accessory dwelling unit, or accessory building that is connected to a public sewer system or has a septic permit approved by the Chelan-Douglas health district shall be exempt from hydrogeologic evaluation under CCC, Section 11.82.050.

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there **IS NOT** or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled "**IS NOT**" above, proceed to Sub-Section III of this form.

If you circled "**IS**" above, proceed to Sub-Section II of this form.

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.

____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.

____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.

____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

☑ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis- related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

☑ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.

☑ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).

☑ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.

☑ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.

☑ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines. N/A, none

☑ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

- [x] Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- [x] Label the name and width of roads bordering the property and indicate whether they are public or private.
- [x] Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- [x] Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- [x] Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- [x] Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- [x] Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel. None except water
- [x] Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- [x] If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- [x] If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- [x] If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEGEMENT SECTION

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

By submitting this application, I acknowledge and certify the following:

Initials
(Owner and, if applicable, Applicant)

1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.
2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.
3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.
4. Additional permit applications and approvals may be necessary to conduct specific activities.
5. Application fees are non-refundable, except when approve by the Board.
6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

7. Chelan County is hereby given consent to enter the property(ies) listed above.

8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.

9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.

10. I certify that this application has been made with the consent of the lawful property owner(s).

11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.

12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature:_____ **Place:**_____ **Date:**_____

Print Name:_____

Owner/Applicant/Agent Signature:_____ **Place:** _____**Date:**_____

Print Name:_____

Owner/Applicant/Agent Signature:_____ **Place:** _____ **Date:**_____

Print Name:_____

Attachment 3 of 4 to Sherer ltr of January 7, 2026

COMPREHENSIVE PLAN AMENDMENT

Applicant: Mike Sherer

Property Address: 85 Chestnut St, Chelan Falls, WA 98817

Subject: Request for Map Amendment and Rezone from Rural Industrial to Rural Commercial

Re: CCC 14.14.050

(i) **Proposal and Rationale**

Proposed Change:

The applicant proposes a Site-Specific Comprehensive Plan Map Amendment and concurrent Zone Change for the property located at 85 Chestnut St, Chelan Falls (the "Subject Property"). The request is to amend the Chelan County Comprehensive Plan Map designation from Rural Industrial (RI) to Rural Commercial (RC) and concurrently amend the Official Zoning
Map to reflect this change.

Reason for Change:

The Subject Property contains a pre-existing warehouse structure that has remained vacant and unused under its current industrial designation. The applicant intends to restore and repurpose this existing footprint to serve as a community meeting area. The current Rural Industrial zoning restricts the property to heavy intensity uses that do not align with the applicant's community-oriented vision. Re-zoning to Rural Commercial will allow for the adaptive reuse of the building, transforming a blighted, vacant industrial site into a vibrant community asset while preserving the rural character of Chelan Falls.

(ii) **Consistency with the Growth Management Act (GMA)**

The proposed amendment aligns with the goals of the Washington State Growth ManagementAct (RCW 36.70A.020) in the following ways:

- Goal 1 (Urban Growth) & Goal 2 (Reduce Sprawl): The project focuses development on a site with an existing structure rather than developing raw land. By re-purposing a standing warehouse, the proposal promotes infill and prevents low-density sprawl into undeveloped areas.
- Goal 5 (Economic Development): The amendment fosters economic vitality in the rural community of Chelan Falls by revitalizing a dormant commercial property and permitting a use (community meeting area) that serves local residents.
- Goal 12 (Public Facilities): The Subject Property is already served by pre-existing septic and water connections and possesses a valid septic permit. Development will occur where adequate public facilities already exist, without requiring new, costly extensions of services.
- Goal 13 (Historic Preservation): The proposal involves the restoration of an existing building, helping to maintain the historic footprint and character of the community rather than demolition and new construction.

(iii) **Compliance with Comprehensive Plan Goals and Policies**

The amendment supports specific policies within the Chelan County Comprehensive Plan (2017-2037):

- Policy LU 1.5 (Infill Development): The project fulfills the county's goal to "encourage infill of vacant and underdeveloped land in existing residential areas... or rural

communities." This proposal activates a vacant warehouse in the established Chelan Falls community.
• Policy RE 6.1 (Rural Services): The requested Rural Commercial designation allows for services that support the rural population. A community meeting area provides a necessary social and civic gathering space appropriate for a Local Area of More Intense Rural Development (LAMIRD).
• Policy CF 2.5 (Infrastructure Efficiency): The proposal maximizes the use of existing capital facilities (water/septic) rather than burdening the county with demands for new infrastructure.

(iv) **Compliance with Land Use Designation & Siting Criteria**
The Rural Commercial designation is the most appropriate classification for the Subject Property. The site is located within Chelan Falls, an area characterized by a mix of rural uses.
The Chelan County Code allows for Rural Commercial uses in areas established as LAMIRDs to
provide goods and services to the surrounding rural area.
• Scale and Intensity: The proposed use (community meeting area) is consistent with the rural scale. It does not introduce high-density housing or urban-scale retail but provides a specific, low-intensity service.
• Compatibility: The site is historically developed. Transitioning from "Industrial" to "Commercial" reduces the potential intensity of the site, making it more compatible with the rural lifestyle than a potential heavy manufacturing user.

(v) **Consistency with Capital Facility and Transportation Elements**
• Capital Facilities: The site has verified pre-existing water and septic connections, including a valid septic permit. No new capital improvements or public expenditures are required to serve the proposed use.
• Transportation: The property is located on Chestnut Street, which was previously designed to accommodate industrial traffic. The proposed downzone from Rural Industrial to Rural Commercial will likely result in a reduction of heavy truck traffic and industrial hauling, thereby reducing wear and tear on Chestnut Street and preserving the County's transportation infrastructure.

(vi) **Surrounding Land Uses and Impacts**
• Context: The property is situated in the Chelan Falls area, surrounded by a mix of rural, residential, and agricultural uses.
• Impact Analysis: The change will have a positive impact on surrounding land uses. An unused industrial warehouse can become a blight or safety hazard. Restoring it as a community meeting area improves the visual aesthetics of the neighborhood. Furthermore, removing the "Industrial" designation eliminates the possibility of future noise, dust, or odor-generating industrial activities, ensuring the site remains a "good neighbor" to nearby properties.

(vii) **Effect on Resource Lands and Critical Areas**
• Critical Areas (Aquifer Recharge): The subject property is located within a 10-year Wellhead Protection Area.
• Impact Mitigation: The rezone from Rural Industrial to Rural Commercial is beneficial for

the protection of this critical area. Industrial zones typically permit uses involving hazardous materials, heavy machinery, and chemical storage that pose higher risks to groundwater. A community meeting area (Commercial) presents a significantly lower risk of contamination.
• Resource Lands: The project utilizes an existing developed footprint (Land Use Code 82/Warehouse) and does not encroach upon or convert active agricultural land or designated forest land of long-term commercial significance.

(viii) **Effect on Land Supply**
• Impact on Industrial Supply: The removal of this single parcel from the Rural Industrial inventory will have a negligible effect on the County's overall supply of industrial land. The site is currently dormant and has not contributed to the industrial base for years.
• Impact on Commercial Supply: The amendment positively affects the supply of Rural Commercial land by activating an existing structure in a developed area (Chelan Falls). This helps accommodate projected demand for rural services and community gathering spaces without requiring the conversion of new, undeveloped land.

(ix) **Explain how the proposed change would serve the interests of not only the applicant, but the public as a whole, including health, safety or welfare.**
The proposed amendment serves the broader public interest by revitalizing a vacant structure in the heart of Chelan Falls and converting it into a community asset.
• Public Welfare: Transitioning the property from "Rural Industrial" to "Rural Commercial" allows for the creation of a community meeting area. This provides a much-needed social infrastructure for the residents of Chelan Falls, fostering community connection and providing a space for local events, which directly supports the social welfare of the area.
• Health and Safety: The property is located within a 10-year Wellhead Protection Area. Industrial uses permitted under the current zoning often involve activities or materials that pose a higher risk of groundwater contamination. By downzoning to a commercial use (community meeting area), the potential for hazardous discharge is significantly reduced, thereby better protecting the public drinking water supply and public health.
• Applicant Interest: The amendment allows the applicant to put a disused building back into productive service in a manner that is economically viable and compatible with the neighborhood's current character.

SEPA[1] Environmental Checklist

Attachment 4 to Sherer Ltr of January 7, 2026



Mike Sherer
190 Quetilquasoon Rd.
Manson, WA 98831-9666

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A. Background

Find help answering background questions[2]

1. **Name of proposed project, if applicable:**
   Zoning Change for 85 Chestnut St Chelan Falls WA 98817
2. **Name of applicant:**
   Wesley M. Sherer / Heart for Homes LLC
3. **Address and phone number of applicant and contact person:**
   Contact – Same as 2. above
   190 N. Queen Quasson Rd. Manson WA 98831
4. **Date checklist prepared:**
   November 15, 2025
5. **Agency requesting checklist:**
   Chelan County Development
6. **Proposed timing of schedule (including phasing, if applicable):**
   ASAP
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**
   No
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**
   Unknown
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.**
   No
10. **List any government approvals or permits that will be needed for your proposal, if known.**
    Zoning Change
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.)** Change zoning for 85 Chestnut St. Chelan Falls WA 98817 from Rural Industrial (RI) to Rural Commercial (RC)
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,**
    85 Chestnut St. Chelan Falls WA 98817

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

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.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. General description of the site:

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

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

5%

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.

Sand, no soil removal

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

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.

N/A

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

N/A

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

25% already in place (100 year old warehouse)

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

None

2. Air

Find help answering air questions[4]

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.**

None

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

No

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

N/A

3. Water

Find help answering water questions[5]

a. **Surface:**

Find help answering surface water questions[6]

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.**

No

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.**

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.**

N/A

---

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air

[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water

[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

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

No

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

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.**

No

b. **Ground:**
Find help answering ground water questions[7]

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 a general description, purpose, and approximate quantities if known.**

No

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

Domestic Sewage to new pressurized system for intermittent use 10 x 30 drainfield.

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.**

No disposal of runoff for 100 years.

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

No waste materials other than domestic sewage (New approved system)

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

No

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

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

None

4. Plants

Find help answering plants questions

a. **Check the types of vegetation found on the site:**

- ☐ **deciduous tree: alder, maple, aspen, other**
- ☐ **evergreen tree: fir, cedar, pine, other**
- ☐ **shrubs**
- ☐ **grass**
- ☐ **pasture**
- ☐ **crop or grain**
- ☐ **orchards, vineyards, or other permanent crops.**
- ☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- ☐ **water plants: water lily, eelgrass, milfoil, other**
- ☐ **other types of vegetation**

b. **What kind and amount of vegetation will be removed or altered?**

None

c. **List threatened and endangered species known to be on or near the site.**

Unknown

d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.**

None

e. **List all noxious weeds and invasive species known to be on or near the site.**

None

5. Animals

Find help answering animal questions[8]

a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.** Occasional neighborhood dogs

Examples include:

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

- **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.

None

c. Is the site part of a migration route? If so, explain.

Unknown

d. Proposed measures to preserve or enhance wildlife, if any.

None

e. List any invasive animal species known to be on or near the site.

Unknown

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

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. Electric for heating and lights

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

None

7. Environmental health

Health Find help with answering environmental health questions[10]

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

N/A

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou

[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

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

   Unknown

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.**

   N/A

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.**

   None planned

4. **Describe special emergency services that might be required.**

   Unknown

5. **Proposed measures to reduce or control environmental health hazards, if any.**

   None

b. **Noise**

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

   Traffic, light.

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)?**

   None

3. **Proposed measures to reduce or control noise impacts, if any:**

   Keep doors shut.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

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.**

   Rural Industrial (RI) currently. Adjacent properties are mixed (RI) and Rural Commercial (RC)

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 because of the proposal, if any? If resource lands have**

   N/A

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

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?

No

c. Describe any structures on the site.

100 year old Warehouse, 10,000 ft² on two floors

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

No

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

Rural Industrial (RI)

Answer these

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

Rural Public Lands and Facilities

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

N/A

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

Unknown ~~Yes; Wellhead Protection Area?~~

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

5

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

None

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

N/A

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

Chapter 11.84 Distillery Chart

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

N/A

9. Housing

Find help answering housing questions[12]

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

N/A

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

N/A

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

N/A

10. Aesthetics

Find help answering aesthetics questions[13]

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

30 ft. Building material masonary block

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

None

c. **Proposed measures to reduce or control aesthetic impacts, if any:**

None

11. Light and glare

Find help answering light and glare questions[14]

a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

None except deck lights after dark.

b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

No

c. **What existing off-site sources of light or glare may affect your proposal?**

None

d. **Proposed measures to reduce or control light and glare impacts, if any:**

None

---

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing

[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics

[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

12. Recreation

Find help answering recreation questions

a. **What designated and informal recreational opportunities are in the immediate vicinity?** 2 PUD Parks within 1 block.

b. **Would the proposed project displace any existing recreational uses? If so, describe.**

No

c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

~~None~~ N/A

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

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.**

No

b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

None Known

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.**

N/A

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.**

N/A

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

14. Transportation

Find help with answering transportation questions[16]

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.**

See Vicinity Map

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?** LINK transit is on call

c. **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).**

No

d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

Property abuts railroad.

e. **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?**

~~Guess: 10 trips/day~~ Unknown

f. **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.**

No

g. **Proposed measures to reduce or control transportation impacts, if any:**

None

15. Public services

Find help answering public service questions[17]

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.**

No

---

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation

[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services

b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A, None

16. Utilities

Find help answering utilities questions[18]

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Nothing else needed.

C.Signature

Find help about who should sign[19]

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.

X _____

Type name of signee:

Position and agency/organization:

Date submitted:

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section 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.

---

[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities

[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature

[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

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?**

   N/A

   - **Proposed measures to avoid or reduce such increases are:**

     None

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

   N/A

   - **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?**

   N/A

   - **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?**

   N/A

   - **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?**

   N/A

   - **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?**

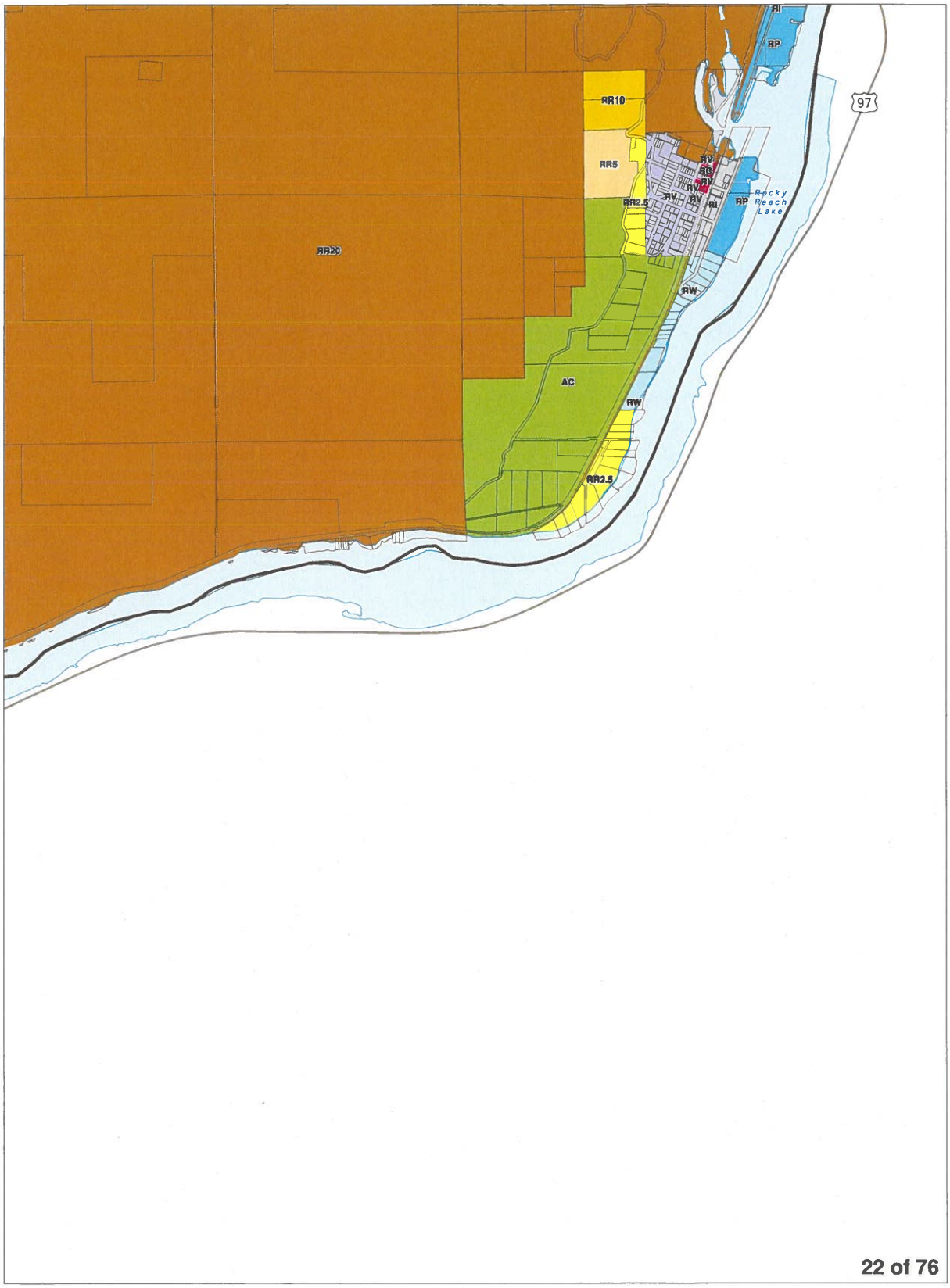
   N/A

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

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

N/A

Chelan County Land Use Designation



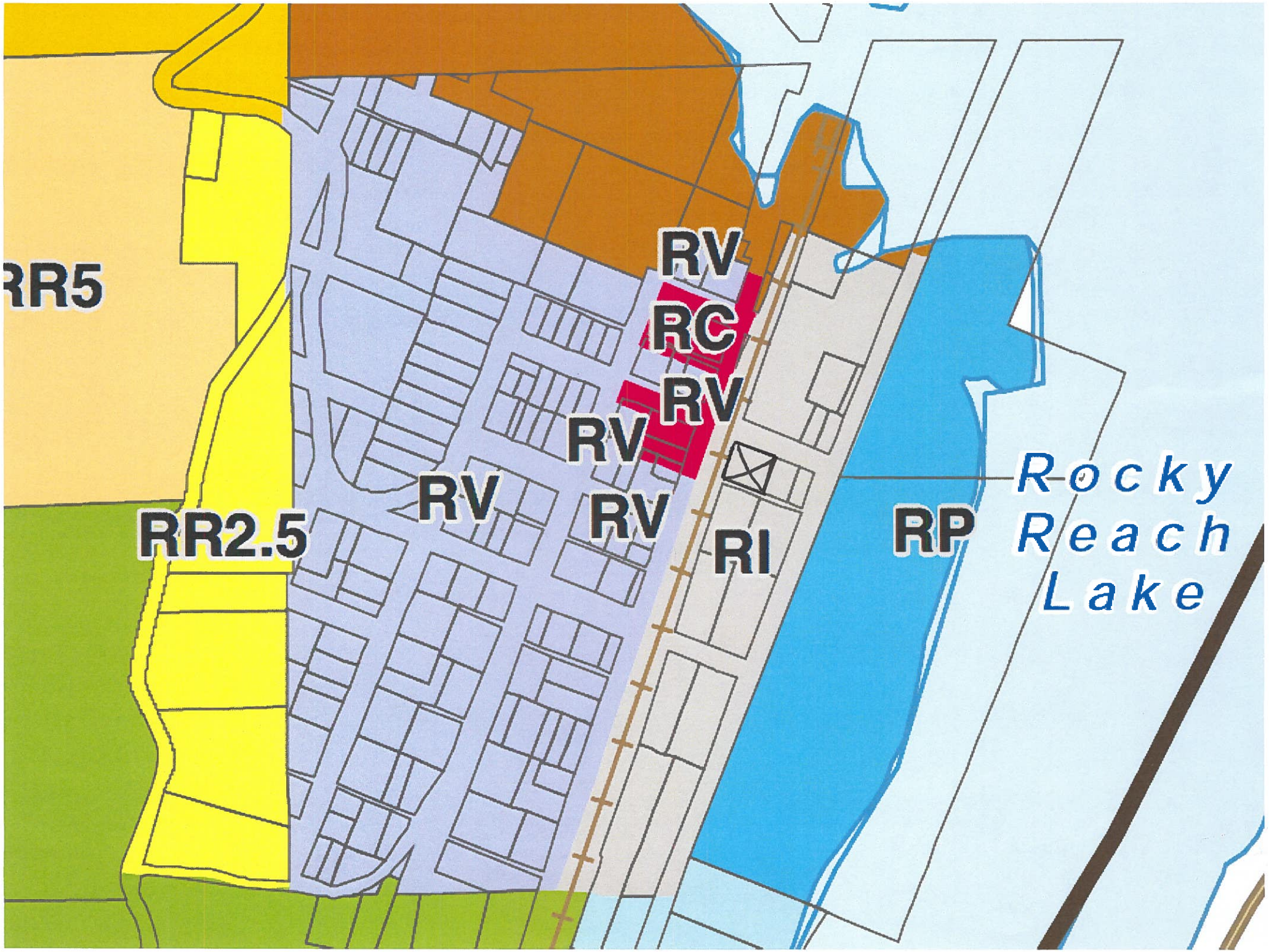
City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT

Area of Interest in Red


RR5
RR2.5
RV
RC
RV
RV
RV
RV
RI
RP
Rocky
Reach
Lake



Chelan County GIS

Chelan County Home Page



85 CHESTNUT ST.
CHELAN FALLS
VICINITY MAP.

Mike Sherer
190 Quetilquasoon Rd.
Manson, WA 98831-9666

1:4514

47.801 -119.985 Degrees

When recorded return to:

Heart for Homes, LLC
190 North Quetilquasoon Road
Manson, WA 98831

200701
REAL ESTATE EXCISE TAX
PAID $5205.00
Chelan County Treasurer
10/06/2023

STATUTORY WARRANTY DEED

CW Title SM
CW Title and Escrow (W)
Reference: 50036479-951

THE GRANTOR(S)
Gerald T. Brown, a single person,

for and in consideration of
Ten Dollars and other valuable consideration ($10.00)

in hand paid, conveys and warrants to
Heart for Homes, LLC, a Washington Limited Liability Company

the following described real estate, situated in the County of Chelan, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Abbreviated Legal: (Required if full legal not inserted above.)

Lots 7-12, Block 17, Chelan Falls, Chelan County, Washington

Tax Parcel Number(s): 272332515096

Dated: 10-5-23

Gerald T. Brown

STATE OF WASHINGTON
COUNTY OF CHELAN

This record was acknowledged before me on 5th day of October, 2023 by Gerald T. Brown.

Signature

Notary Public
Title

My commission expires: 9/5/2026

Notary Public
State of Washington
DEBORAH FOLTZ
LICENSE # 70853
MY COMMISSION EXPIRES
SEPTEMBER 5, 2026

EXHIBIT A
LEGAL DESCRIPTION

Property Address: No Site Address, Chelan Falls, WA 98817
Tax Parcel Number(s): 272332515096

Property Description:

LOTS 7 THROUGH 10 INCLUSIVE, AND THAT PORTION OF LOTS 11 AND 12 LYING EASTERLY OF A LINE DRAWN PARALLEL WITH THE CENTER LINE OF THE MAIN TRACT OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY AND DISTANT 38 FEET EASTERLY THEREFROM, ALL IN BLOCK 17, PLAT OF CHELAN FALLS, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED IN BOOK 1 OF PLAT, PAGE 25, CHELAN COUNTY, WASHINGTON,

ALSO KNOWN AS PARCEL A OF BOUNDARY LINE ADJUSTMENT 2023-383, RECORDED UNDER AUDITOR'S 2586130.

Chelan County
Department of Community Development

Receipt Number: 26-00045

316 WASHINGTON ST. SUITE 301
Wenatchee, WA 98801
(509) 667-6225

Payer/Payee: HEART FOR HOMES LLC
190 QUETILQUASOON RD
MANSON WA 98831

Cashier: SUSAN DRETKE **Date:** 01/12/2026

PL 26-007 COMPREHENSIVE PLAN AMENDMENT 85 chestnut St Chelan Falls, WA 98817

Fee Description	BARS Number	Fee Amount	Amount Paid	Fee Balance
Comp Plan Amendment(GMA/Map)	010.020.32210.05.000	$2,475.00	$2,475.00	$0.00
Environmental Review (SEPA)	010.020.34589.03.000	$243.00	$243.00	$0.00
		$2,718.00	**$2,718.00**	**$0.00**
			TOTAL PAID:	**$2,718.00**

Payment Method	Reference Number	Payment Amount
CHECK	1659	$2,718.00
Total:		**$2,718.00**

Notes :

Project Information

License #	License Type	Parcel #
PL 26-007	CPA	272332515096

Project Contacts

License #	Name	Association	Address
PL 26-007	HEART FOR HOMES LLC	APPLICANT	190 QUETILQUASOON RD, MANSON, WA 98831
	HEART FOR HOMES LLC	OWNER	190 QUETILQUASOON RD, MANSON, WA 98831



Mike Sherer
190 Quetilquasoon Rd.
Manson, WA 98831-9666

Date: January 7, 2026

From: Wesley Michael (Mike) Sherer (applicant)

To: Susan Dretke, Chelan County Department of Community Development

Subject: Request for Map Amendment and Rezone from Rural Industrial (RI) to Rural Commercial (RC) for a warehouse at 85 Chestnut St., Chelan Falls WA 98817

Attached are four documents intended to satisfy the requirements for a rezone of the subject property in accordance with your guidance of August 18, 2025. Please advise me if you require anything further to complete this application.

Thank you,

Applicant information (CCC14.14.045 (A), CCC14.14.050 (A))
Wesley M. Sherer
190 N. Quetilquasoon Rd.
Manson, WA 98831
Cell: 509-470-0067
E-mail: sherer@nwi.net

Attachments

1. Comprehensive Plan Text Amendment (CCC14.14.045 (B))
2. General Land Use Application Form (CCC Sect. 14.14.050 (A and B))
3. Comprehensive Plan Amendment Supplemental Information (CCC Sect. 14.14.050 (C)
4. SEPA Checklist (CCC Sect. 14.14.050(D))

Attachment 1 of 4 to Sherer ltr of January 7, 2026

COMPREHENSIVE PLAN TEXT AMENDMENT
Applicant: Mike Sherer
Property Address: 85 Chestnut St, Chelan Falls, WA 98817
Subject: Request for Map Amendment and Rezone from Rural Industrial (RI) to Rural Commercial (RC)
Re: CCC 14.14.045 (B)

(i) **What is to be changed?**
Zoning change of an existing warehouse from Rural Industrial (RI) to Rural Commercial (RC)

(ii) **Why is change needed?**
Reason for Change:
The Subject Property contains a pre-existing warehouse structure that has remained vacant and unused under its current industrial designation. The applicant intends to restore and re-purpose this existing footprint to serve as a community meeting area. The current Rural Industrial zoning restricts the property to heavy intensity uses that do not align with the applicant's community-oriented vision. Re-zoning to Rural Commercial will allow for the adaptive reuse of the building, transforming a blighted, vacant industrial site into a vibrant community asset while preserving the rural character of Chelan Falls.

(iii) **How consistent with goals of Growth Management Act.**
The proposed amendment aligns with the goals of the Washington State Growth ManagementAct (RCW 36.70A.020) in the following ways:
- Goal 1 (Urban Growth) & Goal 2 (Reduce Sprawl): The project focuses development on a site with an existing structure rather than developing raw land. By re-purposing a standing warehouse, the proposal promotes infill and prevents low-density sprawl into undeveloped areas.
- Goal 5 (Economic Development): The amendment fosters economic vitality in the rural community of Chelan Falls by revitalizing a dormant commercial property and permitting a use (community meeting area) that serves local residents.
- Goal 12 (Public Facilities): The Subject Property is already served by pre-existing septic and water connections and possesses a valid septic permit. Development will occur where adequate public facilities already exist, without requiring new, costly extensions of services.
- Goal 13 (Historic Preservation): The proposal involves the restoration of an existing building, helping to maintain the historic footprint and character of the community rather than demolition and new construction.

(iv) **How does this rezone support the comprehensive plan goals and policies?**
The amendment supports specific policies within the Chelan County Comprehensive Plan (2017-2037):
- Policy LU 1.5 (Infill Development): The project fulfills the county's goal to "encourage infill of vacant and underdeveloped land in existing residential areas... or rural communities." This proposal activates a vacant warehouse in the established Chelan Falls community.
- Policy RE 6.1 (Rural Services): The requested Rural Commercial designation allows for

services that support the rural population. A community meeting area provides a necessary social and civic gathering space appropriate for a Local Area of More Intense Rural Development (LAMIRD).
• Policy CF 2.5 (Infrastructure Efficiency): The proposal maximizes the use of existing capital facilities (water/septic) rather than burdening the county with demands for new infrastructure.

(v) **Will this proposed change affect resource lands of long-term commercial significance and/or critical areas?**
• Critical Areas (Aquifer Recharge): The subject property is located within a 10-year Wellhead Protection Area.
• Impact Mitigation: The rezone from Rural Industrial to Rural Commercial is beneficial for the protection of this critical area. Industrial zones typically permit uses involving hazardous materials, heavy machinery, and chemical storage that pose higher risks to groundwater. A community meeting area (Commercial) presents a significantly lower risk of contamination.
• Resource Lands: The project utilizes an existing developed footprint (Land Use Code 82/Warehouse) and does not encroach upon or convert active agricultural land or designated forest land of long-term commercial significance.

(vi) **How will this change serve the public as a whole as well as the applicant?**
The proposed amendment serves the broader public interest by revitalizing a vacant structure in the heart of Chelan Falls and converting it into a community asset.
• Public Welfare: Transitioning the property from "Rural Industrial" to "Rural Commercial" allows for the creation of a community meeting area. This provides a much-needed social infrastructure for the residents of Chelan Falls, fostering community connection and providing a space for local events, which directly supports the social welfare of the area.
• Health and Safety: The property is located within a 10-year Wellhead Protection Area. Industrial uses permitted under the current zoning often involve activities or materials that pose a higher risk of groundwater contamination. By zoning to a commercial use (community meeting area), the potential for hazardous discharge is significantly reduced, thereby better protecting the public drinking water supply and public health.
• Applicant Interest: The amendment allows the applicant to put a disused building back into productive service in a manner that is economically viable and compatible with the neighborhood's current character.

Attachment 2 to Sherer ltr of January 7, 2026 File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 47023-27233251596 Lot Size: .38 (Acres)
Parcel Address: 85 Chestnut St City/Zip Code: 98817, Chelan Falls
Property Owner(s): Heart for Homes Zoning: RI
Mailing Address: 190 N. QUETILQUASOON RD
City/State/Zip Code: MANSON WA 98831
Phone: 509 470 0067 E-mail: sherer@nwi.net

Applicant/Agent (if different than owner): _____
Company and Mailing Address: _____
City/State/Zip: _____ Phone: _____
E-mail: _____
For multiple owners, applicants, or agents, provide additional sheets.

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ❑ Administrative Modification
- ❑ Administrative Determination
- ❑ Administrative Interpretation
- ❑ Binding Site Plan
- ❑ Comprehensive Plan Map Amendment
- ❑ Comprehensive Plan Text Amendment
- ❑ Conditional Use Permit
- ❑ Forest Practice/Conversion
- ❑ Open Space: Public Benefit Rating System
- ❑ Major Subdivision
- ❑ Master Planned Development
- ❑ Planned Development
- ❑ Plat Alteration or Vacation
- ❑ Short Plat
- ❑ Variance (zoning or critical areas)
- ☑ Zoning Change-Text Amendment/ Map Amendment
- ❑ Critical Area Determination
- ❑ Other: _____

APPLICABILITY SECTION

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership (Title holder signature is required on all applications. Properties being purchased on a Real Estate Contract require title holder signature.)
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

File(s) No. _____

GENERAL INFORMATION

Please provide a narrative of the proposed project including, but not limited to, all proposed activities, uses and development (attach additional sheets if needed):

Zone Change for 100 year old building, recently renovated, to be used for public meetings.

☐ Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): N/A
2. Is the subject property located within an Urban Growth Area (UGA)? ☑ No ☐ Yes
   If "yes", which UGA? _____
3. Please describe adjacent land uses in all directions around the subject property:
   North: Warehouse
   South: Ware house
   East: Post office/PUD Park
   West: Gas Station
4. What is the current use of the property? Storage
5. Sanitation Disposal: ☐ N/A ☑ Septic Permit ☐ Sewer District: _____
6. Water Source: ☐ N/A ☐ Single Private Well ☐ Shared Private Well ☐ Group B
   ☑ Public Water Supplier: Chelan PUD
7. Irrigation Water:
   ☑ N/A ☐ Yes (Private) ☐ Yes (Public) Irrigation District/Purveyor: _____
8. Fire District: 7 School District: Chelan
9. Power Service: Chelan PUD
10. Are there critical areas or critical area buffers on the property?
    ☐ Airport Overlay: N/A
    ☐ Aquifer Recharge Area (see attached) N/A
    ☐ Floodplain / Floodway N/A

    Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:
    ☐ Alluvial Fan (250') ☐ Known Historic Hazardous Area (250') ☐ Slopes > 40% (250')
    ☐ Erosive soils (on-site) ☐ Landslide ☐ Snow Avalanche (500')
    ☐ Habitat/Riparian Area, protected species/area: _____
    ☐ Streams / Waterbodies: _____ ☐ Shoreline Environment Designation: _____
    ☐ Drainage or Seasonal Stream: _____ ☐ Wetland, if so what category: _____
    ☐ Cultural or Archeological: _____
11. Will landfill be required? ☑ No ☐ Yes, approximate _____(cubic yards)
12. Will excavation be required? ☑ No ☐ Yes, approximate _____(cubic yards)
13. Has site preparation been started on the site? If so, to what extent?
    N/A
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?
    No

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:
No new construction'

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property coverd by this proposal? ☑ No ☐ Yes, please list:

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Pursuant to Chelan County Code (CCC), Section 11.82.030: An applicant seeking to develop property which requires a development permit, not otherwise exempted from the requirements of this chapter, shall submit with the application this certified statement, which lists criteria (5)(A) through (5)(D), (6), and (7) as set forth in CCC, Section 11.82.040 and indicate whether the criteria apply or do not apply to the site or development.

*****Any development application that fails to contain this statement or fails to indicate whether any one of the criteria apply or do not apply shall be rejected and only accepted upon resubmission of the completed statement. "Unknown" or similar responses will not be accepted.*****

If the administrator determines the development meets one or more of criteria (1) through (4) of CCC, Section 11.82.040, or if the administrator determines the development meets criterion (5) of CCC, Section 11.82.040 and the applicant indicates the development meets one or more of criteria (5)(A) through (5)(D), or if the applicant indicates the development meets one or more of criteria (6) or (7) of CCC, Section 11.82.040, the development shall require a hydrogeologic evaluation as described in CCC, Section 11.82.050. If the development has a medium or high vulnerability rating, the development shall be subject to the performance standards of CCC, Section 11.82.060.

If the administrator determines that criteria (1) through (5) of CCC, Section 11.82.040 do not apply to the development and an applicant's statement asserts that criteria (6) and (7) of CCC, Section 11.82.040 do not apply to the development, the administrator will accept the statement and proceed with the permitting or approval process, except if the administrator has or obtains information prior to the permit or approval being finalized, which clearly establishes the applicant's statement is incorrect. In which case, the applicant will be advised in writing of the inconsistent information and advised to either (A) provide an amended statement adding the evaluation criteria as being applicable and complete a hydrogeologic evaluation of the development pursuant to CCC, Section 11.82.050, or (B) present sufficient countering information clearly establishing that the basis for the department's concern is incorrect. If the applicant selects to proceed under (B), upon receipt of the applicant's information, the administrator shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the administrator.

EVALUATION CRITERIA:

The applicant is required to determine the vulnerability rating for any development permit, not otherwise exempted, and meets any one of the criteria below. Please check the boxes that apply to your project:

- ☒ 1.Within a wellhead protection area designated under WAC 246-290-135
- ☐ 2. Within a critical aquifer recharge area mapped and identified by a qualified groundwater professional
- ☐ 3. Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act
- ☐ 4. Within an area established for special protection pursuant to a groundwater management program, Chapters 90.44, 90.48, and 90.54 RCW, and Chapters 173-100 and 173-200 WAC
- ☐ 5. The site contains highly permeable soils, which include types 1 ,2 and 3 under WAC 246-272A-0220, Table V or soils mapped by US Department of Agriculture Natural Resources Conservation Service as having saturated hydraulic conductivity (Ksat) classification of Moderately High or identified as Hydrologic Soil Group "A" and:
  - ☐ A. The site will be utilized for hazardous substance (defined in Chapter 70.105 RCW) processing, storage or handling in applications or quantities larger than is typical of household use; or
  - ☐ B. The site is currently or will be utilized for commercial or industrial activities listed in the US Environmental Protection Agency's Potential Sources of Drinking Water Contamination Index that can be found in Appendix A to Department of Ecology's Critical Aquifer Recharge Area Guidance Document; or
  - ☐ C. The development involves a major subdivision and includes present or future plans to construct dwelling units that will not be connected to a public sewer system and any of the lots are less than one net acre in size; or
  - ☐ D. The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds four thousand square feet;
- ☐ 6. The proposed use is as a commercial feedlot, landfill, junkyard, salvage yard, or auto wrecking yard, or
- ☐ 7. The site will be used for above ground application of sewage or sludge.

Development proposals for a single-family residential dwelling, accessory dwelling unit, or accessory building that is connected to a public sewer system or has a septic permit approved by the Chelan-Douglas health district shall be exempt from hydrogeologic evaluation under CCC, Section 11.82.050.

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there **IS NOT** or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled "**IS NOT**" above, proceed to Sub-Section III of this form.

If you circled "**IS**" above, proceed to Sub-Section II of this form.

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.

____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.

____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.

____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

☑ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis- related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

☑ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.

☑ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).

☑ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.

☑ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.

☑ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines. N/A, none

☑ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

- [x] Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- [x] Label the name and width of roads bordering the property and indicate whether they are public or private.
- [x] Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- [x] Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- [x] Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- [x] Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- [x] Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel. None except water
- [x] Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- [x] If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- [x] If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- [x] If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEGEMENT SECTION

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

By submitting this application, I acknowledge and certify the following:

Initials
(Owner and, if applicable, Applicant)

1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.
2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.
3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.
4. Additional permit applications and approvals may be necessary to conduct specific activities.
5. Application fees are non-refundable, except when approve by the Board.
6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

7. Chelan County is hereby given consent to enter the property(ies) listed above.

8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.

9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.

10. I certify that this application has been made with the consent of the lawful property owner(s).

11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.

12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature:_____ **Place:**_____ **Date:**_____

Print Name:_____

Owner/Applicant/Agent Signature:_____ **Place:** _____**Date:**_____

Print Name:_____

Owner/Applicant/Agent Signature:_____ **Place:** _____ **Date:**_____

Print Name:_____

Attachment 3 of 4 to Sherer ltr of January 7, 2026

COMPREHENSIVE PLAN AMENDMENT

Applicant: Mike Sherer

Property Address: 85 Chestnut St, Chelan Falls, WA 98817

Subject: Request for Map Amendment and Rezone from Rural Industrial to Rural Commercial

Re: CCC 14.14.050

(i) **Proposal and Rationale**

Proposed Change:

The applicant proposes a Site-Specific Comprehensive Plan Map Amendment and concurrent Zone Change for the property located at 85 Chestnut St, Chelan Falls (the "Subject Property"). The request is to amend the Chelan County Comprehensive Plan Map designation from Rural Industrial (RI) to Rural Commercial (RC) and concurrently amend the Official Zoning
Map to reflect this change.

Reason for Change:

The Subject Property contains a pre-existing warehouse structure that has remained vacant and unused under its current industrial designation. The applicant intends to restore and repurpose this existing footprint to serve as a community meeting area. The current Rural Industrial zoning restricts the property to heavy intensity uses that do not align with the applicant's community-oriented vision. Re-zoning to Rural Commercial will allow for the adaptive reuse of the building, transforming a blighted, vacant industrial site into a vibrant community asset while preserving the rural character of Chelan Falls.

(ii) **Consistency with the Growth Management Act (GMA)**

The proposed amendment aligns with the goals of the Washington State Growth ManagementAct (RCW 36.70A.020) in the following ways:

- Goal 1 (Urban Growth) & Goal 2 (Reduce Sprawl): The project focuses development on a site with an existing structure rather than developing raw land. By re-purposing a standing warehouse, the proposal promotes infill and prevents low-density sprawl into undeveloped areas.
- Goal 5 (Economic Development): The amendment fosters economic vitality in the rural community of Chelan Falls by revitalizing a dormant commercial property and permitting a use (community meeting area) that serves local residents.
- Goal 12 (Public Facilities): The Subject Property is already served by pre-existing septic and water connections and possesses a valid septic permit. Development will occur where adequate public facilities already exist, without requiring new, costly extensions of services.
- Goal 13 (Historic Preservation): The proposal involves the restoration of an existing building, helping to maintain the historic footprint and character of the community rather than demolition and new construction.

(iii) **Compliance with Comprehensive Plan Goals and Policies**

The amendment supports specific policies within the Chelan County Comprehensive Plan (2017-2037):

- Policy LU 1.5 (Infill Development): The project fulfills the county's goal to "encourage infill of vacant and underdeveloped land in existing residential areas... or rural

communities." This proposal activates a vacant warehouse in the established Chelan Falls community.
• Policy RE 6.1 (Rural Services): The requested Rural Commercial designation allows for services that support the rural population. A community meeting area provides a necessary social and civic gathering space appropriate for a Local Area of More Intense Rural Development (LAMIRD).
• Policy CF 2.5 (Infrastructure Efficiency): The proposal maximizes the use of existing capital facilities (water/septic) rather than burdening the county with demands for new infrastructure.

(iv) **Compliance with Land Use Designation & Siting Criteria**
The Rural Commercial designation is the most appropriate classification for the Subject Property. The site is located within Chelan Falls, an area characterized by a mix of rural uses.
The Chelan County Code allows for Rural Commercial uses in areas established as LAMIRDs to
provide goods and services to the surrounding rural area.
• Scale and Intensity: The proposed use (community meeting area) is consistent with the rural scale. It does not introduce high-density housing or urban-scale retail but provides a specific, low-intensity service.
• Compatibility: The site is historically developed. Transitioning from "Industrial" to "Commercial" reduces the potential intensity of the site, making it more compatible with the rural lifestyle than a potential heavy manufacturing user.

(v) **Consistency with Capital Facility and Transportation Elements**
• Capital Facilities: The site has verified pre-existing water and septic connections, including a valid septic permit. No new capital improvements or public expenditures are required to serve the proposed use.
• Transportation: The property is located on Chestnut Street, which was previously designed to accommodate industrial traffic. The proposed downzone from Rural Industrial to Rural Commercial will likely result in a reduction of heavy truck traffic and industrial hauling, thereby reducing wear and tear on Chestnut Street and preserving the County's transportation infrastructure.

(vi) **Surrounding Land Uses and Impacts**
• Context: The property is situated in the Chelan Falls area, surrounded by a mix of rural, residential, and agricultural uses.
• Impact Analysis: The change will have a positive impact on surrounding land uses. An unused industrial warehouse can become a blight or safety hazard. Restoring it as a community meeting area improves the visual aesthetics of the neighborhood. Furthermore, removing the "Industrial" designation eliminates the possibility of future noise, dust, or odor-generating industrial activities, ensuring the site remains a "good neighbor" to nearby properties.

(vii) **Effect on Resource Lands and Critical Areas**
• Critical Areas (Aquifer Recharge): The subject property is located within a 10-year Wellhead Protection Area.
• Impact Mitigation: The rezone from Rural Industrial to Rural Commercial is beneficial for

the protection of this critical area. Industrial zones typically permit uses involving hazardous materials, heavy machinery, and chemical storage that pose higher risks to groundwater. A community meeting area (Commercial) presents a significantly lower risk of contamination.
• Resource Lands: The project utilizes an existing developed footprint (Land Use Code 82/Warehouse) and does not encroach upon or convert active agricultural land or designated forest land of long-term commercial significance.

(viii) **Effect on Land Supply**
• Impact on Industrial Supply: The removal of this single parcel from the Rural Industrial inventory will have a negligible effect on the County's overall supply of industrial land. The site is currently dormant and has not contributed to the industrial base for years.
• Impact on Commercial Supply: The amendment positively affects the supply of Rural Commercial land by activating an existing structure in a developed area (Chelan Falls). This helps accommodate projected demand for rural services and community gathering spaces without requiring the conversion of new, undeveloped land.

(ix) **Explain how the proposed change would serve the interests of not only the applicant, but the public as a whole, including health, safety or welfare.**
The proposed amendment serves the broader public interest by revitalizing a vacant structure in the heart of Chelan Falls and converting it into a community asset.
• Public Welfare: Transitioning the property from "Rural Industrial" to "Rural Commercial" allows for the creation of a community meeting area. This provides a much-needed social infrastructure for the residents of Chelan Falls, fostering community connection and providing a space for local events, which directly supports the social welfare of the area.
• Health and Safety: The property is located within a 10-year Wellhead Protection Area. Industrial uses permitted under the current zoning often involve activities or materials that pose a higher risk of groundwater contamination. By downzoning to a commercial use (community meeting area), the potential for hazardous discharge is significantly reduced, thereby better protecting the public drinking water supply and public health.
• Applicant Interest: The amendment allows the applicant to put a disused building back into productive service in a manner that is economically viable and compatible with the neighborhood's current character.

SEPA[1] Environmental Checklist

Attachment 4 to Sherer Ltr of January 7, 2026



Mike Sherer
190 Quetilquasoon Rd.
Manson, WA 98831-9666

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A. Background

Find help answering background questions[2]

1. **Name of proposed project, if applicable:**
   Zoning Change for 85 Chestnut St Chelan Falls WA 98817
2. **Name of applicant:**
   Wesley M. Sherer / Heart for Homes LLC
3. **Address and phone number of applicant and contact person:**
   Contact – Same as 2. above
   190 N. Queen Quasson Rd. Manson WA 98831
4. **Date checklist prepared:**
   November 15, 2025
5. **Agency requesting checklist:**
   Chelan County Development
6. **Proposed timing of schedule (including phasing, if applicable):**
   ASAP
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**
   No
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**
   Unknown
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.**
   No
10. **List any government approvals or permits that will be needed for your proposal, if known.**
    Zoning Change
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.)** Change zoning for 85 Chestnut St. Chelan Falls WA 98817 from Rural Industrial (RI) to Rural Commercial (RC)
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,**
    85 Chestnut St. Chelan Falls WA 98817

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

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.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. General description of the site:

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

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

5%

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.

Sand, no soil removal

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

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.

N/A

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

N/A

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

25% already in place (100 year old warehouse)

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

None

2. Air

Find help answering air questions[4]

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.**

None

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

No

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

N/A

3. Water

Find help answering water questions[5]

a. **Surface:**

Find help answering surface water questions[6]

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.**

No

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.**

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.**

N/A

---

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air

[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water

[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

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

No

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

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.**

No

b. **Ground:**
Find help answering ground water questions[7]

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 a general description, purpose, and approximate quantities if known.**

No

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

Domestic Sewage to new pressurized system for intermittent use 10 x 30 drainfield.

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.**

No disposal of runoff for 100 years.

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

No waste materials other than domestic sewage (New approved system)

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

No

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

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

None

4. Plants

Find help answering plants questions

a. **Check the types of vegetation found on the site:**

- ☐ **deciduous tree: alder, maple, aspen, other**
- ☐ **evergreen tree: fir, cedar, pine, other**
- ☐ **shrubs**
- ☐ **grass**
- ☐ **pasture**
- ☐ **crop or grain**
- ☐ **orchards, vineyards, or other permanent crops.**
- ☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- ☐ **water plants: water lily, eelgrass, milfoil, other**
- ☐ **other types of vegetation**

b. **What kind and amount of vegetation will be removed or altered?**

None

c. **List threatened and endangered species known to be on or near the site.**

Unknown

d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.**

None

e. **List all noxious weeds and invasive species known to be on or near the site.**

None

5. Animals

Find help answering animal questions[8]

a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.** Occasional neighborhood dogs

Examples include:

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

- **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.

None

c. Is the site part of a migration route? If so, explain.

Unknown

d. Proposed measures to preserve or enhance wildlife, if any.

None

e. List any invasive animal species known to be on or near the site.

Unknown

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

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. Electric for heating and lights

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

None

7. Environmental health

Health Find help with answering environmental health questions[10]

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

N/A

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou

[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

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

   Unknown

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.**

   N/A

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.**

   None planned

4. **Describe special emergency services that might be required.**

   Unknown

5. **Proposed measures to reduce or control environmental health hazards, if any.**

   None

b. **Noise**

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

   Traffic, light.

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)?**

   None

3. **Proposed measures to reduce or control noise impacts, if any:**

   Keep doors shut.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

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.**

   Rural Industrial (RI) currently. Adjacent properties are mixed (RI) and Rural Commercial (RC)

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 because of the proposal, if any? If resource lands have**

   N/A

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

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?

No

c. Describe any structures on the site.

100 year old Warehouse, 10,000 ft² on two floors

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

No

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

Rural Industrial (RI)

Answer these

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

Rural Public Lands and Facilities

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

N/A

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

Unknown ~~Yes; Wellhead Protection Area?~~

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

5

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

None

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

N/A

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

Chapter 11.84 Distillery Chart

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

N/A

9. Housing

Find help answering housing questions[12]

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

N/A

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

N/A

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

N/A

10. Aesthetics

Find help answering aesthetics questions[13]

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

30 ft. Building material masonary block

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

None

c. **Proposed measures to reduce or control aesthetic impacts, if any:**

None

11. Light and glare

Find help answering light and glare questions[14]

a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

None except deck lights after dark.

b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

No

c. **What existing off-site sources of light or glare may affect your proposal?**

None

d. **Proposed measures to reduce or control light and glare impacts, if any:**

None

---

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing

[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics

[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

12. Recreation

Find help answering recreation questions

a. **What designated and informal recreational opportunities are in the immediate vicinity?** 2 PUD Parks within 1 block.

b. **Would the proposed project displace any existing recreational uses? If so, describe.**

No

c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

~~None~~ N/A

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

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.**

No

b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

None Known

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.**

N/A

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.**

N/A

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

14. Transportation

Find help with answering transportation questions[16]

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.**

See Vicinity Map

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?** LINK transit is on call

c. **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).**

No

d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

Property abuts railroad.

e. **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?**

~~Guess: 10 trips/day~~ Unknown

f. **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.**

No

g. **Proposed measures to reduce or control transportation impacts, if any:**

None

15. Public services

Find help answering public service questions[17]

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.**

No

---

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation

[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services

b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A, None

16. Utilities

Find help answering utilities questions[18]

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Nothing else needed.

C.Signature

Find help about who should sign[19]

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.

X _____

Type name of signee:

Position and agency/organization:

Date submitted:

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section 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.

---

[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities

[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature

[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

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?**

   N/A

   - **Proposed measures to avoid or reduce such increases are:**

     None

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

   N/A

   - **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?**

   N/A

   - **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?**

   N/A

   - **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?**

   N/A

   - **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?**

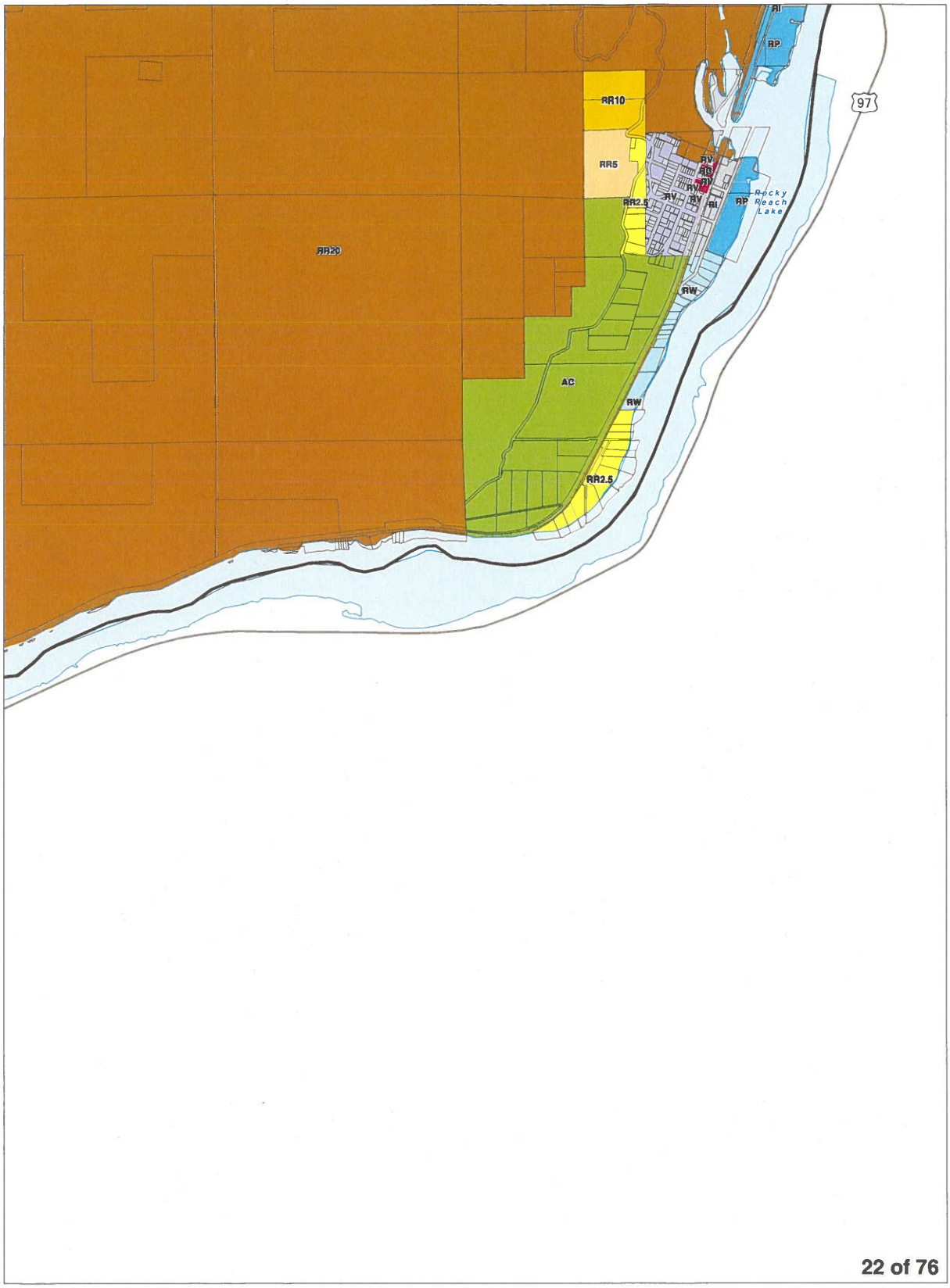
   N/A

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

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

N/A

Chelan County Land Use Designation



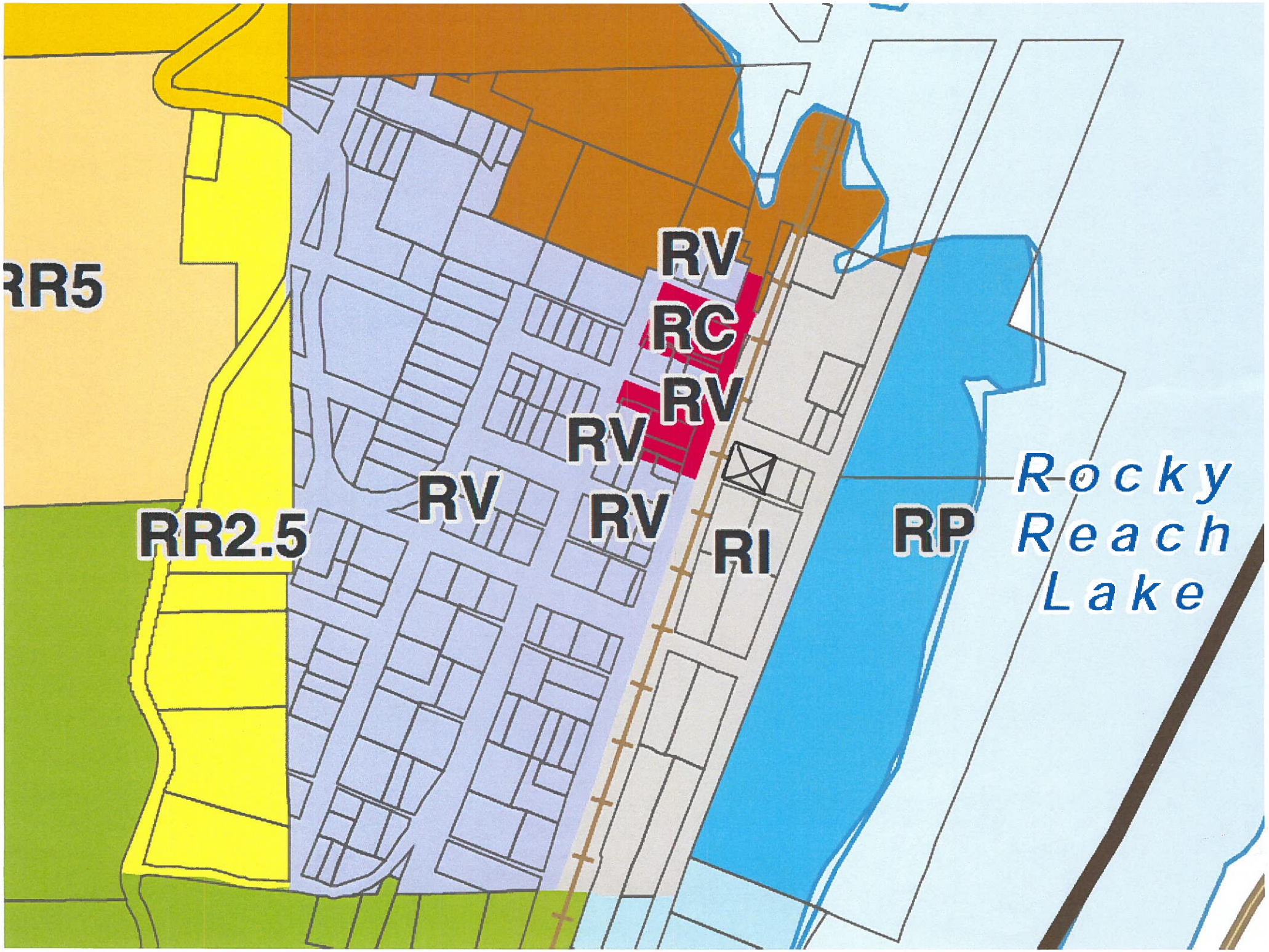
City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT

Area of Interest in Red


RR5
RR2.5
RV
RC
RV
RV
RV
RV
RI
RP
Rocky
Reach
Lake



Chelan County GIS

Chelan County Home Page



85 CHESTNUT ST.
CHELAN FALLS
VICINITY MAP.

Mike Sherer
190 Quetilquasoon Rd.
Manson, WA 98831-9666

1:4514

47.801 -119.985 Degrees

When recorded return to:

Heart for Homes, LLC
190 North Quetilquasoon Road
Manson, WA 98831

200701
REAL ESTATE EXCISE TAX
PAID $5205.00
Chelan County Treasurer
10/06/2023

STATUTORY WARRANTY DEED

CW Title SM
CW Title and Escrow (W)
Reference: 50036479-951

THE GRANTOR(S)
Gerald T. Brown, a single person,

for and in consideration of
Ten Dollars and other valuable consideration ($10.00)

in hand paid, conveys and warrants to
Heart for Homes, LLC, a Washington Limited Liability Company

the following described real estate, situated in the County of Chelan, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Abbreviated Legal: (Required if full legal not inserted above.)

Lots 7-12, Block 17, Chelan Falls, Chelan County, Washington

Tax Parcel Number(s): 272332515096

Dated: 10-5-23

Gerald T. Brown

STATE OF WASHINGTON
COUNTY OF CHELAN

This record was acknowledged before me on 5th day of October, 2023 by Gerald T. Brown.

Signature

Notary Public
Title

My commission expires: 9/5/2026

Notary Public
State of Washington
DEBORAH FOLTZ
LICENSE # 70853
MY COMMISSION EXPIRES
SEPTEMBER 5, 2026

EXHIBIT A
LEGAL DESCRIPTION

Property Address: No Site Address, Chelan Falls, WA 98817
Tax Parcel Number(s): 272332515096

Property Description:

LOTS 7 THROUGH 10 INCLUSIVE, AND THAT PORTION OF LOTS 11 AND 12 LYING EASTERLY OF A LINE DRAWN PARALLEL WITH THE CENTER LINE OF THE MAIN TRACT OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY AND DISTANT 38 FEET EASTERLY THEREFROM, ALL IN BLOCK 17, PLAT OF CHELAN FALLS, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED IN BOOK 1 OF PLAT, PAGE 25, CHELAN COUNTY, WASHINGTON,

ALSO KNOWN AS PARCEL A OF BOUNDARY LINE ADJUSTMENT 2023-383, RECORDED UNDER AUDITOR'S 2586130.

Chelan County
Department of Community Development

Receipt Number: 26-00045

316 WASHINGTON ST. SUITE 301
Wenatchee, WA 98801
(509) 667-6225

Payer/Payee: HEART FOR HOMES LLC
190 QUETILQUASOON RD
MANSON WA 98831

Cashier: SUSAN DRETKE **Date:** 01/12/2026

PL 26-007 COMPREHENSIVE PLAN AMENDMENT 85 chestnut St Chelan Falls, WA 98817

Fee Description	BARS Number	Fee Amount	Amount Paid	Fee Balance
Comp Plan Amendment(GMA/Map)	010.020.32210.05.000	$2,475.00	$2,475.00	$0.00
Environmental Review (SEPA)	010.020.34589.03.000	$243.00	$243.00	$0.00
		$2,718.00	**$2,718.00**	**$0.00**
			TOTAL PAID:	**$2,718.00**

Payment Method	Reference Number	Payment Amount
CHECK	1659	$2,718.00
Total:		**$2,718.00**

Notes :

Project Information

License #	License Type	Parcel #
PL 26-007	CPA	272332515096

Project Contacts

License #	Name	Association	Address
PL 26-007	HEART FOR HOMES LLC	APPLICANT	190 QUETILQUASOON RD, MANSON, WA 98831
	HEART FOR HOMES LLC	OWNER	190 QUETILQUASOON RD, MANSON, WA 98831

File: SEPA 26-007

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

I, Ashley Fernandez, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on April 27, 2026, I personally mailed true and correct copies of the attached SEPA DETERMINATION OF NON-SIGNIFIGANCE to the following parties:

****SEE ATTACHED EMAIL****

Signature

4.27.2026
Date

ACKNOWLEDGEMENT

This is to certify that on 27th day of April, 2026.

Ashley Fernandez to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Breanne Hensley
Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

Ashley Fernandez

From: Ashley Fernandez
Sent: Monday, April 27, 2026 11:31 AM
To: 'sherer@nwi.net'; Assessor; FMO; Cindy Grubb; 'realestateservices@chelanpud.org'; 'ECYreSEAsmp@ecy.wa.gov'; 'basher@cfr7.org'; 'shawns@cfr7.org'; 'wilsonb@chelanschools.org'; 'mayor@cityofchelan.us'; 'lauram@cityofchelan.gov'; 'jajax@cityofchelan.us'; 'enviroreview@yakama.com'; 'amelia.stanger.hsy@colvilletribes.com'; 'tracey.peone.hsy@colvilletribes.com'; 'ehsupport@cdhd.wa.gov'
Cc: Susan Dretke
Subject: Additional comment period for a SEPA Determination regarding CPA 26-007 - Heart for Homes, LLC - Chelan County Dept. of Community Development
Attachments: CPA 26-007 - Heart for Homes LLC - SEPA - DNS.pdf

Good morning,

Please see the attached SEPA Determination of Non-significance regarding Heart for Homes, LLC's application, File# CPA 26-007. This is a notification of a decision that was made regarding the application. The comment period ends on May 14, 2026.

If you have any questions pertaining to this application please feel free to contact the Chelan County Planner associated with this file, Susan Dretke, at 509-667-6225 or susan.dretke@co.chelan.wa.us.

Have a great week!

Cheers,

Ashley Fernandez
Noticing Clerk
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
Ashley.Fernandez@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey: https://www.surveymonkey.com/r/FC638WT

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: jdL8NbWKaxgbkhXGXlae | **Proof Updated: Apr. 27, 2026 at 08:31am PDT**
Notice Name: CPA - SEPA - DNS

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Ashley Fernandez	Wenatchee World
ashley.fernandez@co.chelan.wa.us	
(509) 667-6225	

Columns Wide: 2 **Ad Class:** Legals

Total Column Inches: 9.14

Number of Lines: 47

4/30/2026: Custom notice (Thursday Rate)	231.55
Subtotal	$231.55
Tax	$0.00
Processing Fee	$23.16
Total	**$254.71**

See Proof on Next Page

DETERMINATION OF NON-SIGNIFICANCE

PURSUANT to R.C.W 43.21C, NOTICE IS HEREBY GIVEN THAT on April 30, 2026 Chelan County Community Development (LEAD AGENCY) did issue a determination of non-signif icance relative to the environmental impact for the applications listed below. The lead agency for these proposals has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.C.030 (2)(c). This decision was made after review of completed environmental checklist and other information on file with the lead agency.

CPA 26-063 Sanderson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 10 (RR10) to Rural Residential Resource 5 (RR5). **Site Address:** 172 Whitetail Way Chelan, WA 98816; **Parcel Numbers:** 28-22-34-410-100

CPA 26-067 WA DNR- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 20 (RR20) to Rural Residential Resource 10 (RR10). **Site Address:** Unassigned, Wenatchee, WA 98801; **Parcel Numbers:** 23-20-16-100-000

CPA 26-060 McMahon - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 10 (RR10) to Rural Residential Resource 2.5 (RR2.5). **Site Address:** 7948 East Leavenworth Rd Leavenworth, WA 98826; **Parcel Numbers:** 24-17-23-510-480

CPA 26-054 Hellickson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). **Site Address:** 10705 Fox Rd. Leavenworth, WA 98826; **Parcel Numbers:** 25-18-32-330-200

CPA 26-041 Campbell- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5) **Site Address:** 24 Hugo Rd. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-330-175

CPA 26-048 HMJD-Collins LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 to Rural Residential/ Resource 2.5 (RR2.5) **Site Address:** Unassigned. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-430-050

CPA 26-026 G&B Properties East LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) to Rural Commercial (RC). **Site Address:** 18625 Beaver Valley Rd., Plain, WA 98826; **Parcel Numbers:** 26-17-13-720-007

CPA 26-007 Heart for Homes - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC). **Site Address:** 85 Chestnut St., Chelan Falls, WA 98817; **Parcel Numbers:** 27-23-32-515-096

This information is available to the public on request and may be reviewed at Chelan County Community Development, 316 Washington Street, #301, Wenatchee, WA, during normal business hours. **Comments on these determinations should be sent to the above listed address and must be received by May 14, 2026 at 5:00 PM.**

Date: April 30, 2026

#######

Skip navigation

DEPARTMENT OF ECOLOGY State of Washington

SEPA Record Submittal

My agency records | Add a SEPA record | Help | My account

Resources

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit | Copy | Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-007

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:
85 Chestnut St
Chelan Falls WA 98817

Parcel number:

Coordinates (Lat, Long):
47.800839 , -119.985650

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:
Nonproject

Related Ecology SEPA numbers:
202600603

Important dates

Issued date:
4/30/2026

Comments due to lead agency:
5/14/2026

SEPA Number: 202600603

Applicant name:
Heart for Homes LLC

Applicant contact information:

Document type:
CONSULT

Document sub type:
DNS

Proposal name:
Zone Change for 85 Chestnut Street

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Ashley Fernandez

Date submitted to Ecology:
4/28/2026

Published date:

Attached files

File name	File description
CPA 26-007 - Heart for Homes LLC - SEPA - DNS.pdf	Issuance of DNS
CPA 26-007 Application Packet.pdf	Application Materials

Ecology home Ecology's SEPA website SEPA Register public search
Version: 1.0.0.0 Contact admin Privacy notice
Accessibility Copyright © Washington State Department of Ecology

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
)
COUNTY OF CHELAN)

CPA 26-007

WESLEY M. SHERER, being first duly sworn, deposes and says: That at all times mentioned herein she/he was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That the general notice of land use action containing the permit #, applicant name and a description of the proposal for a **Comprehensive Plan Amendment, CPA 26-007,** was maintained on the subject property, in accordance with the records of property ownership of the Chelan County Assessor, in good conditions from February 21, 2026 (date of posting the project site by the Chelan County Department of Community Development), through MARCH 10, 2026 (the end of the public comment period), and the affidavit returned to the Chelan County Department of Community Development on _____.

Signature

3/13/2026
Date

ACKNOWLEDGEMENT

This is to certify that on the 13th day of March, 2026.

_____ to me known to be the person(s), who executed the foregoing Affidavit of Posting and acknowledged to me that they signed the same as their free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Mayra Zavala
Notary Public in and for the State of Washington, residing in Chelan County

My commission expires 10/10/28

MAYRA A ZAVALA
NOTARY
My Comm. Expires
October 10, 2028
No. 24033472
PUBLIC
STATE OF WASHINGTON

File: CPA 26-007

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

Jessica Thompson, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on 2/18/2026, I personally mailed true and correct copies of the hereto attached:

- ☐ Notice of Shoreline Application
- ☑ Notice of Application
- ☐ Other _____

to all property owners within _____ feet (excluding 60 feet of Street rights of way pursuant to Section 14.08.060 (1)(B), Chelan County Code) of the project boundary in accordance with the records of property ownership of the Chelan County Assessor and any other interested parties. A copy of the mailing list is attached to this affidavit.

Signature

2/19/26
Date

ACKNOWLEDGEMENT

This is to certify that on 18th day of February, 2026 Jessica Thompson to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

Washington State Department of Commerce

THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2026-S-11532

Submittal Date Time: 02/19/2026

Submittal Information

Jurisdiction	Chelan County
Submittal Type	60-day Notice of Intent to Adopt Amendment
Amendment Type	Comprehensive Plan Amendment

Amendment Information

Brief Description
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC).

☐ **Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.**

☐ **Yes, this is action includes changes to Urban Growth Boundaries.**

Planning Commissions Date 02/19/2026 **Board of County Commissioners Date** 04/14/2026

Anticipated/Proposed Date of Adoption 04/21/2026

Categories

Submittal Category
Comprehensive Plan

Attachments

Attachment Type	File Name	Upload Date
Comprehensive Plan Amendment - Draft	CPA 26-007 Application Packet.pdf	02/19/2026 09:48 AM
Public Notice	CPA 26-007 NOA.pdf	02/19/2026 09:48 AM

Contact Information

Prefix	Ms.
First Name	Deanna
Last Name	Walter
Title	Community Development Director
Work	(509) 667-6228 Ext 6228
Cell	
Email	deannac.walter@co.chelan.wa.us

☐ **Yes, I would like to be contacted for Technical Assistance.**

Certification

■ **I certify that I am authorized to submit this Amendment for the Jurisdiction identified in this Submittal and all information provided is true and accurate to the best of my knowledge.**

Full Name	Jessica Thompson
Email	jessicak.thompson@co.chelan.wa.us

Close

THANK YOU

Printer Friendly Version

We have received your submitted amendment. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2026-S-11532

Submittal Date and Time: Feb 19, 2026, 12:00:00 AM

Submittal Information

Jurisdiction:	Chelan County (0400)
Submittal Type:	60-day Notice of Intent to Adopt Amendment
Amendment Type:	Comprehensive Plan Amendment

Amendment Information

Brief Description

An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC).

☐ **Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.**

☐ **Yes, this action includes changes to Urban Growth Boundaries?**

Planning Commissions Date 02-19-

Board of County Commissioners Date 04-14-2026

2026 © Washington State Department of Commerce -- Conditions of Use Privacy Policy Accessibility Statement

Anticipated/ Proposed Date of Adoption	04 21-2026

Categories

Submittal Category	
Comprehensive Plan	

Attachments

Attachment Type	File Name	Uploaded Date
Comprehensive Plan Amendment - Draft	CPA 26-007 Application Packet.pdf	2/19/26, 9:48 AM
Public Notice	CPA 26-007 NOA.pdf	2/19/26, 9:48 AM

Contact Information

Prefix	
First Name	Deanna
Last Name	Walter
Title	Community Development Director
Work Phone	(509) 667-6228 Ext 6228
Cell Phone	
Email	deannac.walter@co.chelan.wa.us

☐ **Yes. This is a consultant.**

Consulting Firm Name

☐ **Yes, I would like to be contacted for Technical Assistance.**

2026 © Washington State Department of Commerce -- **Conditions of Use** **Privacy Policy** **Accessibility Statement**

Close

2026 © Washington State Department of Commerce --

Jessica K. Thompson

From: Jessica K. Thompson
Sent: Tuesday, February 17, 2026 2:24 PM
To: 'sherer@nwi.net'
Cc: Susan Dretke
Subject: Notice of Application for CPA 26-007 Heart for Homes LLC - Chelan County Dept. of Community Development
Attachments: CPA 26-007 NOA.pdf; CPA 26-007 - Affidavit of Posting NOA.pdf

Greetings,

Please find the attached Notice of Application for a Comprehensive Plan Amendment regarding Heart for Homes LLC's property, File# CPA 26-007. This notice should be posted on the subject property by February 19th, or as soon as possible. Please place in a prominent position on site and maintain it for 14 days, starting from the first day of posting. If you need a sign for posting, you may pick one up at our office.

Also attached is the affidavit of posting that needs to be filled out with the appropriate information after the 14-day comment period, signed before a notary, and the original returned to your planner. If your affidavit of posting is not returned to your planner, your file may be placed on hold.

If you have any questions pertaining to your application please contact the Chelan County Planner associated with this file, **Susan Dretke**, at 509-667-6225 or **Susan.Dretke@co.chelan.wa.us**.
Thank you,

Jessica Thompson
Permit Clerk
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

Jessica K. Thompson

From:	Jessica K. Thompson
Sent:	Tuesday, February 17, 2026 11:04 AM
To:	Assessor; FMO; EHSupport; Cindy Grubb; Real Estate Services; ECY RE CRO SEPA Coordinator; basher@cfr7.org; shawns@cfr7.org; wilsonb@chelanschools.org; Mayor McCardle; Laura McAloon; jajax@cityofchelan.us; ENVIROREVIEW@YAKAMA.COM; guy.moura@colvilletribes.com; Tracey.peone.hsy@colvilletribes.com; Amelia.stanger.hsy@colvilletribes.com
Cc:	Susan Dretke
Subject:	Request for Comments – CPA 26-007 Heart for Homes LLC – Chelan County Dept. of Community Development
Attachments:	CPA 26-007 NOA.pdf; CPA 26-007 Application Packet.pdf

Greetings,

Chelan County has a **Comprehensive Plan Amendment** application in which we are requesting comments from agencies and special districts. Attached are all the materials for your review and the Notice of Application. Please respond by **5:00 pm on March 5, 2026.**

Project File No.:	CPA 26-007
Project Location:	85 Chestnut St. Chelan Falls, WA 98817
Parcel Number:	27-23-32-515-096
Applicant/Owner:	Heart for Homes
Application Date:	January 12, 2026
Determination of Complete:	February 2, 2026
Notice of Application Date:	February 19, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Application Materials: Attached to this email or may be found on the Chelan County Public Notice Portal: https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

Return Comments To: Susan Dretke
Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Email: Susan.Dretke@co.chelan.wa.us

Sincerely,
Jessica Thompson
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

Owner_Name CPA 26-007	Address_1	Address_2	City	State	Zip
185 ROSEMARY CT LLC	185 ROSEMARY CT		CHELAN FALLS	WA	98817
ABRAMS CHRIS	11411 61ST AVE S		SEATTLE	WA	98178
ANDERSON ROBERT W	PO BOX 57		CHELAN FALLS	WA	98817
ANGULO MARIBEL & ELEAZAR GARCIA	PO BOX 685		MANSON	WA	98831
BARNETT CHARLES	PO BOX 64		CHELAN FALLS	WA	98817
BERRY BARBARA A ETAL	212 WALNUT ST		CHELAN FALLS	WA	98817
BINGHAM DAVID & KATHY JO PORTER	496 SPRING VIEW DR		CHELAN	WA	98816
BISHOP'S ORCHARDS INC	1405 HOWARD FLATS RD		CHELAN	WA	98816
BNSF RAILWAY COMPANY	PROPERTY TAX DEPARTMENT	PO BOX 961089	FORT WORTH	TX	76161-0089
BROWN GERALD T	3107 BURCH MOUNTAIN RD		WENATCHEE	WA	98801-9635
CARO JOSEPH & LINDA	PO BOX 222		CHELAN FALLS	WA	98817
CASCADIAN PROPERTIES WAREHOUSE LLC	PO BOX 202		CHELAN FALLS	WA	98817
CHELAN CO FIRE DIST #7	PO BOX 1317		CHELAN	WA	98816
CHELAN COUNTY PUD	PO BOX 1231		WENATCHEE	WA	98807
CHELAN INVESTMENTS FALLS LLC	4170 SUNNYBANK CT		CHELAN	WA	98816
CHESTNUT STREET DEVELOPMENT LLC	PO BOX 520		ORONDO	WA	98843
COVEY MOAWAD ANGELA	332 SHADOW PL SE		RENTON	WA	98059
DAVILA JOSE A & MARIA T RUBALCAVA	PO BOX 1864		CHELAN	WA	98816-0352
DESGROSEILLIER CHRIS J & KRISTEN N	PO BOX J		CHELAN	WA	98816
DOVEX FRUIT COMPANY	1705 N MILLER ST		WENATCHEE	WA	98801
E & C HOLDINGS LLC	C/O ERNEST CARLSON	13475 NE VILLAGE SQUARE DR UNIT D317	WOODINVILLE	WA	98072
ECHEVERRIA REYES PAULINA P	PO BOX 2455		CHELAN	WA	98816
ELLIOT MARK W & KASMIRA D	PO BOX 278		MANSON	WA	98831
FIX MARK A & ELSA M	PO BOX 1245		CHELAN	WA	98816
GARCIA RIVERA ELEAZAR & ANGULA MARIBEL	PO BOX 93		CHELAN FALLS	WA	98817
GOMEZ CAZAREZ ANTONIO	MARIA DELREFUGIO RUBALCAVA	PO BOX 85	CHELAN FALLS	WA	98817
GOMEZ CAZAREZ ROSARIO	PO BOX 133		CHELAN FALLS	WA	98817
HAMMERQUIST MARTIN S & COLLEEN E ETAL	25920 OLD OWEN RD		MONROE	WA	98272
HEART FOR HOMES LLC	190 QUETILQUASOON RD		MANSON	WA	98831
HUGHES ERIC B & BECKY L	PO BOX 6		CHELAN FALLS	WA	98817
IN THE FALLS LLC	PO BOX 176		CHELAN FALLS	WA	98817
JIMENEZ DAVID	PO BOX 2801		CHELAN	WA	98816
K & B REAL ESTATE INVESTMENTS LLC	1102 N 16TH AVE		YAKIMA	WA	98902
LUNA ANA ROSA	C/O LAKE CHELAN VALLEY HABITAT FOR HUMANITY	PO BOX 2639	CHELAN	WA	98816
LUNA MIGUEL M & MARIA C A CONTRERAS	PO BOX 183		MANSON	WA	98831
MAGALLANES RAFAEL & DIADIRA D GALVAN	PO BOX 110		CHELAN FALLS	WA	98817
MC CLELLAN MASON R	414 KARMA KANYON DR		CHELAN	WA	98816
MCCULLOUGH CLYDE R	PO BOX 141		CHELAN FALLS	WA	98817
MELVIN KENNETH & JULIE	551 VALLEY RD		BREWSTER	WA	98812
MENDOZA ARMANDO	678 2ND ST		CHELAN FALLS	WA	98817
MENDOZA JOSE M & ETAL	PO BOX 119		CHELAN FALLS	WA	98817
MONTALVO COSME	PO BOX 39		CHELAN FALLS	WA	98817
MONTOLVO ERNESTO	PO BOX 3042		CHELAN	WA	98816
NOVELA CESAR/MARTA	PO BOX 183		CHELAN FALLS	WA	98817
ORTEGA SALGADO DANIEL & MENDOZA ORTEGA CRISTINA	PO BOX 236		MANSON	WA	98831
PAZ FRANCISCO ROSAS ETAL	TORRES ELIZABETH GALLARDO	PO BOX 79	CHELAN FALLS	WA	98817
PORTER KATHY JO & BINGHAM DAVID R	496 SPRING VIEW PL		CHELAN	WA	98816
RENNARD MARK & FRANCES	PO BOX 204		CHELAN FALLS	WA	98817-0204
RICHERSON AUGUSTA E	C/O BRENDA RAMIREZ & GAVIN McFARLANE	PO BOX 104	CHELAN FALLS	WA	98817
ROBELIA ROBERT E & KAREN D	PO BOX 153		CHELAN FALLS	WA	98817
RODRIGUEZ ARANGO YESENIA ETAL	PO BOX 904		MANSON	WA	98831
ROLLING ROCK RENTALS	C/O EDWARD WORTHEN	9710 S GARFIELD LN	CHENEY	WA	99004
ROSAS JOSE	PO BOX 79		CHELAN FALLS	WA	98817
RUBLACAVA MOISES	PO BOX 42		CHELAN FALLS	WA	98817-0042
SANCHEZ BENJAMIN	PO BOX 2024		CHELAN	WA	98816
SANCHEZ RUIZ RODIMIRO & AYALA MERCADO OFELIA	PO BOX 181		CHELAN FALLS	WA	98817
SERRANO IRMA ROSEALIA SOLIS	PO BOX 3048		CHELAN	WA	98816
SHERMAN CHRISTIANE	PO BOX 137		CHELAN FALLS	WA	98817
SOHNLY CHARLES & ALICE TRUST	15232 MEADOW RD		LYNNWOOD	WA	98087
SOLLIS SERRANO IRMA R	PO BOX 3048		CHELAN	WA	98816
SOLTESS BARBARA	PO BOX 171		CHELAN FALLS	WA	98817
STAPLETON JOSEPH H & KATHRYN	2005 TOPAZ PL		ENTIAT	WA	98822
WALTON CINDY & JAMES	PO BOX 122		CHELAN FALLS	WA	98817
WEATHERSBY JEFFERY & ANGELIA	PO BOX 1102		CHELAN	WA	98816
WORTHEN EDWARD L	C/O EDWARD WORTHEN	9710 S GARFIELD LN	CHENEY	WA	99004
ZERMENO MONICO	PO BOX 1862		CHELAN	WA	98816-1862

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit | Copy | Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-007 Heart for Homes

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:
85 Chestnut St
Chelan Falls WA 98817

Parcel number:

Coordinates (Lat, Long):
47.800839 , -119.985650

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:
Project

Related Ecology SEPA numbers:

Important dates

Issued date:
2/19/2026

Comments due to lead agency:

Applicant name:
Heart for Homes LLC

Applicant contact information:

Document type:
CONSULT

Document sub type:

Proposal name:
CPA 26-007

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Jessica Thompson

3/5/2026

Date submitted to Ecology:
2/17/2026

Published date:

Attached files

File name	File description
CPA 26-007 Application Packet.pdf	Application Materials
CPA 26-007 NOA.pdf	Notice of Application

 Copyright © Washington State Department of Ecology

Date Referral Sent: _____ File Number: CPA 26-007

Agency Referrals	Date Received	Comments Received
☑ Assessor		Yes/No
☑ Fire Marshal		Yes/No
☐ Building Official		Yes/No
☑ CD Health District		Yes/No
☐ Water		Yes/No
☐ Septic		Yes/No
☐ Solid Waste		Yes/No
☐ Food Service		Yes/No
☑ Public Works		Yes/No
☑ PUD		Yes/No
☐ Power/Water		Yes/No
☐ Property		Yes/No
☐ Sewer		Yes/No
☐ WA State Dept of Natural Resources		Yes/No
☐ Aquatic		Yes/No
☐ Forest		Yes/No
☑ WA State Dept of Ecology		Yes/No
☐ Shorelines/Wetlands		Yes/No
☐ FEMA		Yes/No
☐ WA Dept of Fish & Wildlife		Yes/No
☐ US Fish & Wildlife		Yes/No
☐ WA State Dept of Transportation		Yes/No
☐ US Army Corps of Engineers		Yes/No
☑ Fire District # _____		Yes/No
☐ Sewer Purveyor: _____		Yes/No
☐ Water Purveyor: _____		Yes/No
☐ Irrigation District: _____		Yes/No
☐ Water District: _____		Yes/No
☑ School District: Chelan		Yes/No
☐ Hospital District: _____		Yes/No
☐ City of: Chelan		Yes/No
☐ Community Council: _____		Yes/No
☐ WA State Archaeology		Yes/No
☑ Yakima Nation		Yes/No
☑ Confederated Tribes of Colville		Yes/No
☐ Noxious Weed Control Board		Yes/No
☐ Port of Chelan County		Yes/No
☑ SEPA Register		Yes/No
☐ Bureau of Land Management		Yes/No
☐ Other: _____		

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: It6i0lUcXpQOUEP37ZUw | **Proof Updated: Feb. 17, 2026 at 08:18am PST**
Notice Name: Feb. 19th NOA - non optional

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Jessica Thompson	Wenatchee World
jessicak.thompson@co.chelan.wa.us	
(509) 667-6225	

Columns Wide:	2	**Ad Class:**	Legals
Total Column Inches:	6.01		
Number of Lines:	31		

2/19/2026: Custom notice (Thursday Rate)	95.98
Subtotal	$95.98
Tax	$0.00
Processing Fee	$9.60
Total	**$105.58**

See Proof on Next Page

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225 FAX: (509)667-6475

NOTICE OF APPLICATION

Project File No.:	CPA 26-007
Project Location:	85 Chestnut St. Chelan Falls, WA 98817
Parcel Number:	27-23-32-515-096
Applicant/Owner:	Heart for Homes
Application Date:	January 12, 2026
Determination of Complete:	February 2, 2026
Notice of Application Date:	February 19, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Public Review and Comment Period: PUBLIC COMMENT ON THIS PROPOSAL IS ENCOURAGED and no action will be taken on the project until the Agency comment period ends on **March 5, 2026**. Agencies, tribes, and the public are encouraged to review and comment on the proposed project. Public comments will be accepted at any time prior to the close of the public record. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, original signature, and should be as specific as possible. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision and appeal the decision as provided by law. Written comments must be submitted to the Department of Community Development, 316 Washington St., Suite 301 Wenatchee, WA 98801; Attention: Susan Dretke or email susan.dretke@co.chelan.wa.us for additional information or to review application materials.

The complete case file on this matter is available for review online at https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome; or during normal business hours at the offices of the Chelan County Community Development Department located at 316 Washington St., Suite 301 Wenatchee, WA 98801 Monday-Friday between the hours of 8:00 A.M. and 5:00 P.M. Please contact the on-call planner at (509) 667-6224 to arrange an inspection of the file.

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301
WENATCHEE, WA 98801
(509) 667-6225

DETERMINATION OF APPLICATION STATUS

Pursuant to Title 14, Development Permit Procedures & Administration, Section 14.08.030, Determination of Completeness. (CCBOR Resolution No. 2004-16, as amended)

Project Description: The proposal is a request to amend the current comprehensive plan map designation from Rural Industrial (RI) to Rural Commercial (RC).

File Number:	CPA 26-007
Related Files:	BP250717
Parcel Address:	85 Chestnut St., Chelan Falls, WA 98817
Parcel Zoning	Rural Industrial (RI)
Applicant/Owner:	Heart for Homes LLC
Mailing Address:	190 QuetilQuasoon Rd, Manson, WA 98831
Date Submitted:	1/12/26
Date Complete:	2/2/26

Upon Initial Review, The Above Referenced Application is Found To Be: COMPLETE

The required components of an application are present and are judged by the review authority to be technically accurate and contain sufficient information necessary to allow the processing of the application. All submittal fees have been paid.

Your application has been determined to be complete as of the date of this letter. Pursuant to Chelan County Code Section 14.08.030(5), a Determination of Completeness shall not preclude the department for requesting additional information or studies if the need for more information becomes apparent during processing of the proposed development.

Review Authority: Susan Dretke
Chelan County Community Development
316 Washington St., Suite 301, Wenatchee, WA 98801
Email: susan.dretke@co.chelan.wa.us
Phone: (509) 667-6586

Sincerely,

Susan Dretke 2/2/26

NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

Notice is hereby given that the Chelan County Department of Community Development has received and found the following land use application to be complete and ready for processing, public review, and comment. We have further determined that this proposal is unlikely to have a significant adverse impact on the environment. The department expects to issue a Determination of Non-Significance (DNS) in accordance with the DNS process found in WAC 197-11-340(2). The proposal may include mitigation measures under applicable codes and public review processes. Mitigation measures may be required regardless of whether an EIS is prepared; however, possible mitigation measures are unknown at the issuance of this notice. A copy of the subsequent threshold determination for this proposal may be obtained upon request to this department. **This may be the only opportunity to comment on the environmental impacts of these proposals.**

CPA 26-007 Heart for Homes - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC). 85 Chestnut St., Chelan Falls, WA 98817 also known as Assessor's Parcel No.: 27-23-32-515-096.

CPA 26-026 G&B Properties East LLC - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 acres (RR5) to Rural Commercial (RC). 18625 Beaver Valley Road, Plain, WA 98826 also known as Assessor's Parcel No.: 26-17-13-720-007.

On February 19, 2026, these applications were noticed to the public, and no action will be taken on these projects until the agency comment period ends March 5, 2026.

All reports and file of record are available at 316 Washington St., Suite 301, Wenatchee, WA 98801 for review. Public comments will be accepted at any time prior to the close of the public record on project permits. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, and original signature, should be as specific as possible, and may be mailed or personally delivered at the address listed above. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision, and appeal the decision as provided by law.

Date: February 19, 2026

~~#######~~

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301
WENATCHEE, WA 98801
(509) 667-6225

TO: Chelan County Board of County Commissioners
FROM: Chelan County Community Development
HEARING DATE: November 10, 2026
FILE NUMBER: CPA 26-026 G&B Properties East, LLC

RECOMMENDED MOTION

The Chelan County Planning Commission, at their duly advertised public hearing on September 23, 2026 made a motion to recommend approval (Attachment 1) of CPA 26-026 G&B Properties East, LLC requested comprehensive plan map amendment from Rural Residential/Resource 5 (RR5) to Rural Commercial (RC).

GENERAL INFORMATION

Applicant	G&B Properties East, LLC
Planning Commission Notice of Hearing Published	September 12, 2026
Planning Commission Hearing	September 23, 2026
Board of County Commissioners Hearing	November 10, 2026
60-day State agency review	February 19, 2026
SEPA Determination	April 30, 2026

SEPA Environmental Review

A Determination of Non-Significance was issued under WAC 107-11-340 on April 30, 2026. The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after a review of a completed environmental checklist and other information on file with the lead agency.

Agency Comments:

The Washington State Department of Commerce has expressed significant concerns regarding the proposed amendment. State comments indicate that if approved, the change in designation from Rural Residential/Resource 5 (RR5) to Rural Commercial (RC) would be in clear violation of the Growth Management Act in that this action would represent an expansion of a Local Area of More Intensive Development (LAMIRD).

The Chelan Douglas Health District has no objections to approval the amendment.

The Chelan County Fire Marshal's office has indicated that any future development of the site will be required to meet all current fire regulations.

The Washington State Department of Health provided comments regarding future utility developments that may be necessary for new commercial development, including the possibility of a new water system being required and adding a new wellhead protection area, of which many already exist in the immediate vicinity.

Public Comment:
Comments were received from a member of the public expressing no objection to the re-designation of the site, however the commenter did have concerns regarding the extent of the rezone and indicated they felt the area should be reduced and limited to the already developed portion of the site.

60-Day Notice
Sent to Department of Commerce February 19, 2026.

PROJECT DESCRIPTION – CPA 26-026 G&B Properties East, LLC
The application is a request for a comprehensive plan map amendment in order to re-designate the 4.94-acre parcel from Rural Residential/Resource 5 (RR5) to Rural Commercial (RC). The property is located at 18625 Beaver Valley Road in the Plain community, and is developed with several pole buildings and shed cover/carport structures. The Assessor's Parcel Number for the property is 26-17-13-720-007.

COMPREHENSIVE PLAN

Chelan County conducts an annual review of development regulation text amendments for compliance with the adopted Comprehensive Plan. The Comprehensive Plan represents the long-term vision for future land uses and development. For the county-initiated text amendments, the merits of the requested change must be demonstrated as being consistent with adopted goals and policies.
The following Comprehensive Plan goals and policies are relevant to the proposal:

Policy LU 6.1: Strengthen existing commercial centers rather than permitting the aimless spread of new development.

Policy LU 6.3: Promote employment opportunities for rural residents by permitting isolated cottage industries and small-scale businesses where public services and public facilities would be limited to those necessary to serve these uses and be provided in a manner that does not permit low density sprawl.

Policy LU 6.4: Take advantage of Chelan County's rural character and natural setting by promoting small scale, non-residential, recreation and tourist uses, including associated commercial facilities in rural areas.

Policy LU 7.2: Implement regulations to ensure recreation or tourist uses and associated commercial facilities in rural areas are compatible with surrounding land uses.

Policy LU 7.7: Support placement of commercial activities and land use designations to meet the economic needs of the County and provide for a range of commercial opportunities that support diversification of the area economy.

Review Criteria
The map amendment was analyzed based on information provided by the applicant or when readily available, within existing County resources. Agency and public comment also play a role in understanding how the amendment may advance the Comprehensive Plan goals and policies and how it may serve the general public's interest.

Pursuant to Chelan County Code (CCC) Section 14.14.060(1), the following general review criteria were used to evaluate the proposed amendment:

(A) The proposal is consistent with the goals of the Growth Management Act (Chapter 36.70A RCW), and any applicable county-wide planning policies.

Finding of Fact: The Growth Management Act under RCW 36.70A.020 contains planning goals that include, but are not limited to, 1) Urban Growth, 2) Reduce Sprawl, 3) Transportation, and 5) Economic Development. The Growth Management Act (GMA) and the Chelan County Comprehensive plan allows for the development of small-scale recreation and tourist oriented commercial uses. Rural Commercial is an implementing designation of a Type II LAMIRD, which is described as an existing tourist or recreational commercial uses as well as some new commercial tourist uses in a rural location. Although the applicant has indicated intent to develop the site into new commercial uses that would serve the large number of visitors to the Plain community, uses on the site have primarily been agricultural in nature and not commercial. The intent of a Type II LAMIRD is to recognize existing areas of recreation and tourist oriented commercial services.

Conclusion: The Plain community is served by a rural commercial center directly across Beaver Valley Road from the subject property which includes a hardware store, grocery store, mini-storage, lodge which includes both typical lodging rooms with stand-alone housing also available, and a full-service restaurant. Expanding the commercial center would not be consistent with the goals of the Growth Management Act and applicable county-wide planning policies.

(B) The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies.

Finding of Fact: Existing comprehensive plan goals and policies encourage the development of small-scale recreational, tourist and resort use in areas where these uses already exist. Plain is a popular regional draw in the winter for a large cross-country ski trail system sponsored and developed by the owners adjacent to the north of the site. These same owners also own and operate the Mountain Springs Lodge which attracts visitors to the area in both summer and winter, increasing recreation and tourism traffic in the community. The applicant asserts that these factors have resulted in a need for additional commercial uses to serve the tourist population.

Conclusion: The proposal would not be consistent with the GMA goals and with County-wide Planning Policies.

(C) The amendment complies with comprehensive plan land use designation/siting criteria.

Finding of Fact: The Rural Commercial designation is intended to be located in areas with existing commercial or higher intensity residential uses in addition to other rural development. The site

proposed for amendment has been used for agriculture production storage and does not include existing commercial uses.

Conclusion: The proposed amendment would not comply with the comprehensive plan land use designation/siting criteria.

(D) The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended.

Finding of Fact: Access to the site is via Beaver Valley Road. The designation of the site would provide an opportunity for services to support the large number of visitors to the area both in summer and winter.

Conclusion: No change in the Capital Facility Element or Transportation Element has been identified. The proposed amendment would be supported by and consistent with the existing capital facility element and transportation element.

(E) The amendment does not adversely affect the surrounding land uses.

Finding of Fact: The area west of the subject property is zoned Rural Commercial and is developed with a number of commercial, agricultural, recreational and low-density residential uses.

Conclusion: The proposed amendment would not adversely affect the surrounding land uses.

(F) The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

Finding of Fact: The site, although used for agriculture use, is not designated for Commercial Agriculture. If approved, the site would no longer be available for agricultural use.

Conclusion: The proposed amendment would not have the potential to adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

(G) The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan.

Finding of Fact: The site proposed for designation is approximately 5 acres and is located in a relatively remote area in an identified cohesive community. Earlier development has resulted in a large number of small, recreational lots that have evolved into more year-round housing and rental properties increasing the permanent population and visitors to the area.

Conclusion: The proposed amendment would not have an adverse impact on projected growth.

(H) The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

Finding of Fact: The proposed amendment would provide opportunities for additional services to both the tourists and year-round residents of the community. The applicant asserts existing services are strained by the large number of visitors to the area who cross-country ski in the winter and enjoy water sports, camping and large multi-day festivals in the summer.

Conclusion: The proposed amendment would serve the interest of both the applicant and general public including health, safety and welfare.

FINDINGS OF FACT

1. Chelan County adopted Title 14, Development Permit Procedures and Administration outlining provisions relating to the amendment of the Comprehensive Plan consistent with RCW 36.70A. The County followed the procedures required for amendment of the Comprehensive Plan.
2. Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and Chelan County Code outline provisions relating to the adoption and amendments to the Comprehensive Plan. The County used the applicable guidelines and regulatory review criteria for each amendment.
3. RCW 36.70A.210 requires that the Comprehensive Plan be consistent with the provisions of the adopted County-Wide Planning Policies.
4. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11, SEPA Rules, have been satisfied. To comply with the requirements of the State Environmental Policy Act for environmental review of a non-project action, the County, as lead agency issued a Determination of Non-significance for the application on April 30, 2026.
5. The required State agency review with the Department of Commerce (COM) and other State agencies was initiated on February 19,2026, submittal ID 2026-S-11534 (Attachment 3), pursuant to RCW 36.70A.106.
6. A request for a Comprehensive Plan Map Amendment was submitted by Ryan Walker (agent) on behalf of G&B Properties East, LLC to change the land use designation for the subject property from Rural Residential/Resource 5 to Rural Commercial (RC). The subject property is located at 18625 Beaver Valley Rd., Plain, WA 98826 and further identified by Assessor Parcel No: 26-17-13-720-007.
    a. The location and characteristics are not consistent with Chelan County Comprehensive Plan designation for Rural Commercial (RC), as outlined in this staff report.

CONCLUSIONS OF LAW

1. The amendment to the Chelan County Comprehensive Plan would not be consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.
2. The amendment would not comply with the Comprehensive Plan designation/siting criteria.
3. The amendment would not adversely affect the surrounding land uses.
4. The amendment would not adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
5. The amendment would not adversely affect the supply of land for various purposes available to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.
6. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.

7. The amendments are consistent with Chelan County Code Title 14 Development Permit Procedures and Administration.
8. The requirements of RCW 43.21C, the State Environmental Policy Act and WAC 197-11, SEPA Rules have been satisfied.

ATTACHMENTS

1. Planning Commission Recommendation

Chelan County
Planning Commission

District 1	District 2	District 3
Nik Moushon	Cherie' Warren, Chair	Doug England, Vice Chair
James W. Wiggs	Nelson Brinckerhoff	Chris Willoughby
Tammy Donaghue	Ken Hemberry	Jesse Redell

FILE NUMBER:	CPA 26-026
APPLICANT:	G & B Properties East
60-DAY STATE AGENCY REVIEW:	February 19, 2026
SEPA DETERMINATION & DATE:	April 30, 2026
PC PUBLIC HEARING DATE:	September 23, 2026
PUBLIC COMMENT:	Yes
AGENCY COMMENT:	Yes

PLANNING COMMISSION RECOMMENDATION:

Motion by: Doug England

Motion to: Approve applicant's request to re-designate from RR5 to RC

2nd to motion: Jesse Redell

Vote 8 aye–0 nay

Cherie' R Warren
CHAIR
CHELAN COUNTY PLANNING COMMISSION

October 10, 2026
DATE

Attachments: Staff Report

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

2026 Comprehensive Plan Map Amendment
Staff Report

TO:	Chelan County Planning Commission
FROM:	Chelan County Community Development
HEARING DATE:	September 23, 2026
FILE NUMBER:	CPA 26-026 G&B Properties East, LLC

RECOMMENDED MOTION

The Chelan County Planning Commission may make a motion to recommend approval or denial of the proposed Comprehensive Plan Amendments to the Chelan County Board of County Commissioners, pursuant to Chelan County Code Section 14.10.050. Suggested Findings of Fact and Conclusions of Law, which may be modified, are included in this staff report. Staff finds:

A. Re-designation of the site from Rural Residential/Resource (RR5) to Rural Commercial (RC) would not comply with applicable Chelan County goals and policies for LAMIRD's pursuant to the findings of fact and conclusions of law cited below.

GENERAL INFORMATION

Planning Commission Workshop	August 26, 2026
Notice of Application to Surrounding Properties	February 19, 2026
Planning Commission Notice of Hearing Published	September 12, 2026
Planning Commission Hearing	September 23, 2026
60-day State agency review	February 19, 2026
SEPA Determination	April 30, 2026

SEPA Environmental Review

A Determination of Non-Significance (DNS) was issued under WAC 197-11-340(2) for CPA 26-007 on April 30, 2026 (Attachment 1). The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2)(c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency.

Agency Comments:

The Washington State Department of Commerce has expressed significant concerns regarding the proposed amendment. State comments indicate that if approved, the change in designation from Rural Residential/Resource 5 (RR5) to Rural Commercial (RC) would be in clear violation of the Growth Management Act in that this action would represent an expansion of a Local Area of More Intensive Development (LAMIRD).

The Chelan Douglas Health District has no objections to approval the amendment.

The Chelan County Fire Marshal's office has indicated that any future development of the site will be required to meet all current fire regulations.

The Washington State Department of Health provided comments regarding future utility developments that may be necessary for new commercial development, including the possibility of a new water system being required and adding a new wellhead protection area, of which many already exist in the immediate vicinity.

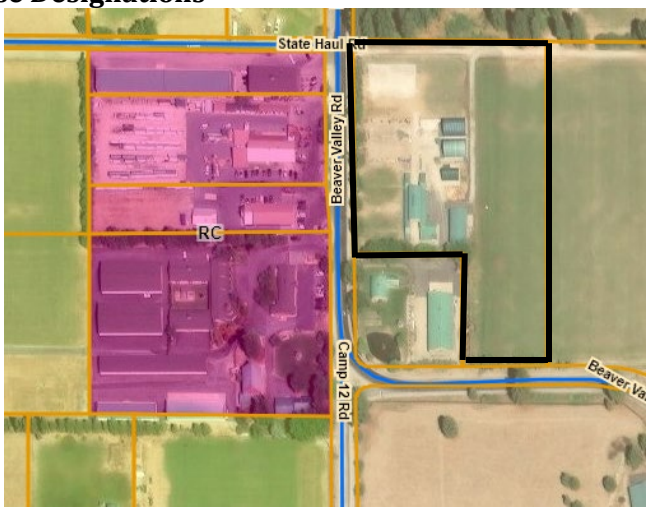
Public Comment:

Comments were received from a member of the public expressing no objection to the re-designation of the site, however the commenter did have concerns regarding the extent of the rezone and indicated they felt the area should be reduced and limited to the already developed portion of the site.

PROJECT DESCRIPTION – CPA 26-026 G&B Properties East LLC

Proposal: The application is a request for a comprehensive plan map amendment in order to re-designate the 4.94-acre parcel from Rural Residential/Resource 5 (RR5) to Rural Commercial (RC). The property is located at 18625 Beaver Valley Road in the Plain community, and is developed with several pole buildings and shed cover/carport structures. The Assessor's Parcel Number for the property is 26-17-13-720-007.

Chelan County Land Use Designations



Density: The existing Rural Residential/Resource 5 (RR5) zoning allows one dwelling unit per five acres. The proposed Rural Commercial (RC) designation would allow the development of a variety of uses. Residential development in the RC zoning is limited to above the ground floor.

Comprehensive Plan
Chelan County conducts an annual concurrent review of proposals to amend the Comprehensive Plan. The Plan represents the long-term vision for future land uses and development. Applicants must demonstrate the merits of the requested change as being consistent with adopted goals and policies.

The following Comprehensive Plan policies are relevant to the proposed request:

Policy LU 6.1: Strengthen existing commercial centers rather than permitting the aimless spread of new development.

Policy LU 6.3: Promote employment opportunities for rural residents by permitting isolated cottage industries and small-scale businesses where public services and public facilities would be limited to those necessary to serve these uses and be provided in a manner that does not permit low density sprawl.

Policy LU 6.4: Take advantage of Chelan County's rural character and natural setting by promoting small scale, non-residential, recreation and tourist uses, including associated commercial facilities in rural areas.

Policy LU 7.2: Implement regulations to ensure recreation or tourist uses and associated commercial facilities in rural areas are compatible with surrounding land uses.

Policy LU 7.7: Support placement of commercial activities and land use designations to meet the economic needs of the County and provide for a range of commercial opportunities that support diversification of the area economy.

Review Criteria

The map amendment was analyzed based on information provided by the applicant or when readily available, within existing County resources. Agency and public comment also play a role in understanding how the amendment may advance the Comprehensive Plan goals and policies and how it may serve the general public's interest.

Pursuant to Chelan County Code (CCC) Section 14.14.060(1), the following general review criteria were used to evaluate the proposed amendment:

(A) The proposal is consistent with the goals of the Growth Management Act (Chapter 36.70A RCW), and any applicable county-wide planning policies.

Finding of Fact: The Growth Management Act under RCW 36.70A.020 contains planning goals that include, but are not limited to, 1) Urban Growth, 2) Reduce Sprawl, 3) Transportation, and 5) Economic Development. The Growth Management Act (GMA) and the Chelan County Comprehensive plan allows for the development of small-scale recreation and tourist oriented commercial uses. Rural Commercial is an implementing designation of a Type II LAMIRD, which is described as an existing tourist or recreational commercial uses as well as some new commercial tourist uses in a rural location. Although the applicant has indicated intent to develop the site into new commercial uses that would serve the large number of visitors to the Plain community, uses on the site have primarily been agricultural in nature and not commercial. The intent of a Type II LAMIRD is to recognize existing areas of recreation and tourist oriented commercial services.

Conclusion: The Plain community is served by a rural commercial center directly across Beaver Valley Road from the subject property which includes a hardware store, grocery store, mini-storage, lodge which includes both typical lodging rooms with stand-alone housing also available, and a full-service restaurant. Expanding the commercial center would not be consistent with the goals of the Growth Management Act and applicable county-wide planning policies.

(B) The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies.

Finding of Fact: Existing comprehensive plan goals and policies encourage the development of small-scale recreational, tourist and resort use in areas where these uses already exist. Plain is a popular regional draw in the winter for a large cross-country ski trail system sponsored and developed by the owners adjacent to the north of the site. These same owners also own and operate the Mountain Springs Lodge which attracts visitors to the area in both summer and winter,

increasing recreation and tourism traffic in the community. The applicant asserts that these factors have resulted in a need for additional commercial uses to serve the tourist population.

Conclusion: The proposal would not be consistent with the GMA goals and with County-wide Planning Policies.

(C) The amendment complies with comprehensive plan land use designation/siting criteria.

Finding of Fact: The Rural Commercial designation is intended to be located in areas with existing commercial or higher intensity residential uses in addition to other rural development. The site proposed for amendment has been used for agriculture production storage and does not include existing commercial uses.

Conclusion: The proposed amendment would not comply with the comprehensive plan land use designation/siting criteria.

(D) The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended.

Finding of Fact: Access to the site is via Beaver Valley Road. The designation of the site would provide an opportunity for services to support the large number of visitors to the area both in summer and winter.

Conclusion: No change in the Capital Facility Element or Transportation Element has been identified. The proposed amendment would be supported by and consistent with the existing capital facility element and transportation element.

(E) The amendment does not adversely affect the surrounding land uses.

Finding of Fact: The area west of the subject property is zoned Rural Commercial and is developed with a number of commercial, agricultural, recreational and low-density residential uses.

Conclusion: The proposed amendment would not adversely affect the surrounding land uses.

(F) The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

Finding of Fact: The site, although used for agriculture use, is not designated for Commercial Agriculture. If approved, the site would no longer be available for agricultural use.

Conclusion: The proposed amendment would not have the potential to adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

(G) The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan.

Finding of Fact: The site proposed for designation is approximately 5 acres and is located in a relatively remote area in an identified cohesive community. Earlier development has resulted in a large number of small, recreational lots that have evolved into more year-round housing and rental properties increasing the permanent population and visitors to the area.

Conclusion: The proposed amendment would not have an adverse impact on projected growth.

(H) The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

Finding of Fact: The proposed amendment would provide opportunities for additional services to both the tourists and year-round residents of the community. The applicant asserts existing services are strained by the large number of visitors to the area who cross-country ski in the winter and enjoy water sports, camping and large multi-day festivals in the summer.

Conclusion: The proposed amendment would serve the interest of both the applicant and general public including health, safety and welfare.

FINDINGS OF FACT

1. Chelan County adopted Title 14, Development Permit Procedures and Administration outlining provisions relating to the amendment of the Comprehensive Plan consistent with RCW 36.70A. The County followed the procedures required for amendment of the Comprehensive Plan.
2. Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and Chelan County Code outline provisions relating to the adoption and amendments to the Comprehensive Plan. The County used the applicable guidelines and regulatory review criteria for each amendment.
3. RCW 36.70A.210 requires that the Comprehensive Plan be consistent with the provisions of the adopted County-Wide Planning Policies.
4. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11, SEPA Rules, have been satisfied. To comply with the requirements of the State Environmental Policy Act for environmental review of a non-project action, the County, as lead agency issued a Determination of Non-significance for the application on April 30, 2026.
5. The required State agency review with the Department of Commerce (COM) and other State agencies was initiated on February 19,2026, submittal ID 2026-S-11534 (Attachment 3), pursuant to RCW 36.70A.106.
6. A request for a Comprehensive Plan Map Amendment was submitted by Ryan Walker (agent) on behalf of G&B Properties East, LLC to change the land use designation for the subject property from Rural Residential/Resource 5 to Rural Commercial (RC). The subject property is located at 18625 Beaver Valley Rd., Plain, WA 98826 and further identified by Assessor Parcel No: 26-17-13-720-007.
   a. The location and characteristics are not consistent with Chelan County Comprehensive Plan designation for Rural Commercial (RC), as outlined in this staff report.

CONCLUSIONS OF LAW

1. The amendment to the Chelan County Comprehensive Plan would not be consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.
2. The amendment would not comply with the Comprehensive Plan designation/siting criteria.
3. The amendment would not adversely affect the surrounding land uses.
4. The amendment would not adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
5. The amendment would not adversely affect the supply of land for various purposes available to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.
6. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.
7. The amendments are consistent with Chelan County Code Title 14 Development Permit Procedures and Administration.
8. The requirements of RCW 43.21C, the State Environmental Policy Act and WAC 197-11, SEPA Rules have been satisfied.

STAFF Finding

The Chelan County Planning Commission may make a motion to recommend approval or denial of the proposed Comprehensive Plan Amendments to the Chelan County Board of County Commissioners, pursuant to Chelan County Code Section 14.10.050. Suggested Findings of Fact and Conclusions of Law, which may be modified, are included in this staff report. Staff finds:

The Comprehensive Plan Amendment to change the subject property's land use designation from Rural Residential/Resource to Rural Commercial (RC), given file number CPA 2026-026, based upon the findings of fact and conclusions of law contained would not comply with relevant with adopted county goals and policies.

ATTACHMENTS

1. SEPA Determination
2. Comment Letters
3. 60-day Review Acknowledgment Letter from WA Dept. of Commerce
4. File of Record for CPA 26-026

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301
WENATCHEE, WA 98801
(509) 667-6225

SEPA NOTICE ISSUANCE OF
DETERMINATION OF NON-SIGNIFICANCE (DNS)

Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) to Rural Commercial (RC).

File Number:	CPA 26-026
Parcel Numbers:	26-17-13-720-007
Site Address:	18625 Beaver Valley Rd., Plain, WA 98826
Owners:	G&B Properties East, LLC 18623 Beaver Valley Rd. Plain, WA 98826
Agent:	Ryan Walker, Pacific Engineering and Design, 200 S. Columbia St. Ste. 300 Wenatchee, WA 98801
Lead Agency:	CHELAN COUNTY

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

This Determination of Non-Significance is issued under WAC 197-11-340, DNS. The lead agency will not act on this proposal for fourteen (14) days from the date of publication. Comments must be submitted by May 14, 2026 for consideration.

Responsible Official:	Deanna Walter, Director / SEPA Responsible Official
Address:	Chelan County Department of Community Development 316 Washington Street, Suite 301 Wenatchee, WA 98801
Phone:	(509) 667-6225

Signature: Deanna Walter Date: 4/30/26

Deanna Walter, SEPA Responsible Official

Chelan-Douglas Health District
200 Valley Mall Parkway, East Wenatchee, WA 98802

Memorandum

To: Susan Dretke, Chelan County

From: Richmond Petty, REHS

Date: 02/26/26

RE: G & B Properties East LLC (CPA 26-006) Comments

I have reviewed the above development proposal for a Comprehensive Plan Map Amendment. The request to change the land use designation for the subject property from Rural Residential/Resource 5 acres (RR5) to Rural Commercial (RC). The subject property is located at 18625 Beaver Valley Rd., Plain WA 98826 (county tax parcel: 261713720007)

As proposed, I have no objections to further approval of this project.

Any changes to the project may require additional Health District review.

Fees for review of land-use applications have been established by the Chelan-Douglas Health District Board of Health. The District will bill the applicant upon receipt of our comments (attached).

Project	CDHD 2026 fees
Other Land Use review (per hour)	$125
Administration Fee	$5

STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • *PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000*
www.commerce.wa.gov

April 14, 2026

Ms. Deanna Walter
Community Development Director
Chelan County
316 Washington Street Suite 301
Wenatchee, WA 98801

Sent Via Electronic Mail

Re: Proposed Changes to Chelan County's 60-day Notice of Intent to Adopt Amendment--2026-S-11534

Dear Ms. Walter:

Thank you for the opportunity to comment on the proposed changes to Chelan County's comprehensive plan. We appreciate your coordination with our agency as you work to achieve the community's vision consistent with the goals and requirements of the Growth Management Act (GMA). We encourage you and your community to consider the following as you present these amendments to your appointed and elected officials.

The Department of Commerce has significant concerns about this amendment as proposed, which, if adopted, is a clear violation of Washington State's Growth Management Act (GMA). This amendment proposes to change the land use designation for 4.94 acres at 18625 Beaver Valley Road in Plain, WA from Rural Residential Resource 5 (RR5) to Rural Commercial (RC).

The GMA was amended in 1997 to provide flexibility in comprehensive plans for economic development while maintaining rural character. The amendments allowed counties to identify LAMIRDs, which are areas of higher intensity commercial, industrial, residential, or mixed-use development.[1] LAMIRDs are characterized as shoreline development, villages, hamlets, rural activity centers, or crossroads developments.

The GMA identifies three types of LAMIRDS. Type I contains existing commercial, industrial, residential, and mixed uses as described in RCW 36.70A.070(5)(d). GMA laws pertaining to LAMIRDS address the need to reduce low-density urban sprawl in rural areas, a main goal of the GMA.

When designating LAMIRDs, counties must "adopt measures to minimize and contain the existing areas or uses of areas of more intensive rural development."[2] The law is very specific

[1] RCW 36.70A.070(5)(d)
[2] RCW 36.70A.070(5)(d)(iv)

in limiting LAMIRDs to the existing development patterns on the landscape **as they existed on July 1, 1990**.[3] This is primarily determined by the built environment at that time. A core function of LAMIRDS is a logical outer boundary that does not allow for expansion of low-density rural sprawl.

In addition, these rules are clearly stated in the Chelan County Comprehensive Plan Land Use Chapter, Section IV, Designations/Siting Criteria – Rural, E. Rural Commercial (RC):

> "This designation is considered an implementation of a Type 1 LAMIRD as described above, consistent with the Growth Management Act where it is applied to existing mixed use areas."
>
> "Purpose: These areas must be clearly identifiable as rural commercial developments, mixed use areas or intensely developed residential developments where a logical boundary can be delineated and set by the built environment. **Such a boundary shall not permit or encourage new rural commercial development outside of these boundaries."**

And Section V. Limited Areas of More Intensive Rural Development (LAMIRD), Intent of the Chelan Comprehensive Plan:

> "LAMIRDS are not intended by the Legislature to be mini-UGAs, suburbs or areas for significant development. LAMIRDS are rural; they are contained and compact, and, with minor exceptions, were built before July 1, 1990."

The other two types of LAMIRDS) can be created new. Type II allows for the creation of **small-scale recreational or tourist uses.**[4] Type III allows development of isolated cottage industries and isolated small-scale businesses that are **not** principally designed to serve the existing and projected rural population.[5]

To reiterate, new Type I LAMIRDS are not allowed under the GMA, and this comprehensive plan amendment, if adopted, would clearly violate rural planning provisions in 36.70A.070(5) as well as the Chelan County Comprehensive Plan. The Washington State Department of Commerce, Growth Management Services, therefore advises Chelan County to **deny** this comprehensive plan amendment.

Effective Date

The effective date for decisions to create or expand a limited area of more intensive rural development, according to RCW 36.70A.067, must not go into effect until 60 days after notice of the decision has been published, or in cases where a petition has been filed with the hearings board, when the case has been resolved. The Dept. of Commerce interprets RCW 36.70A.067 as publication in the newspaper. Please see RCW 65.15.160, Publication of Ordinances for more information.

Thank you again for the opportunity to comment. If you have any questions or need technical assistance, please contact me at joanne.wright@commerce.wa.gov or (509) 601-0385.

[3] RCW 36.70A.070(5)(d)(v)
[4] RCW 36.70A.070(5)(d)(v)
[5] RCW 36.70A.070(5)(d)(iii)

Sincerely,



Jo Anne Wright, AICP
Senior Planner
Growth Management Services

cc: Susan Dretke, Senior Planner, Chelan County Community Development
David Andersen, AICP, Managing Director, Growth Management Services
Valerie Smith, AICP, Deputy Managing Director, Growth Management Services
Benjamin Serr, AICP, Eastern Regional Manager, Growth Management Services
Jo Anne Wright, AICP, Senior Planner, Growth Management Services

From:	Johnson, Deborah L (DOH)
To:	Susan Dretke
Cc:	ECY RE SEPA REGISTER; Wright, Jo Anne (COM); Atkins, Emily (ECY)
Subject:	G&B Properties East LLC CPA/rezone, CPA 26-026 (SEPA #202600604)
Date:	Tuesday, April 14, 2026 2:42:44 PM
Attachments:	image001.png image002.png image003.png Chelan-County-Final-Comment-Letter-2026-S-11534.pdf

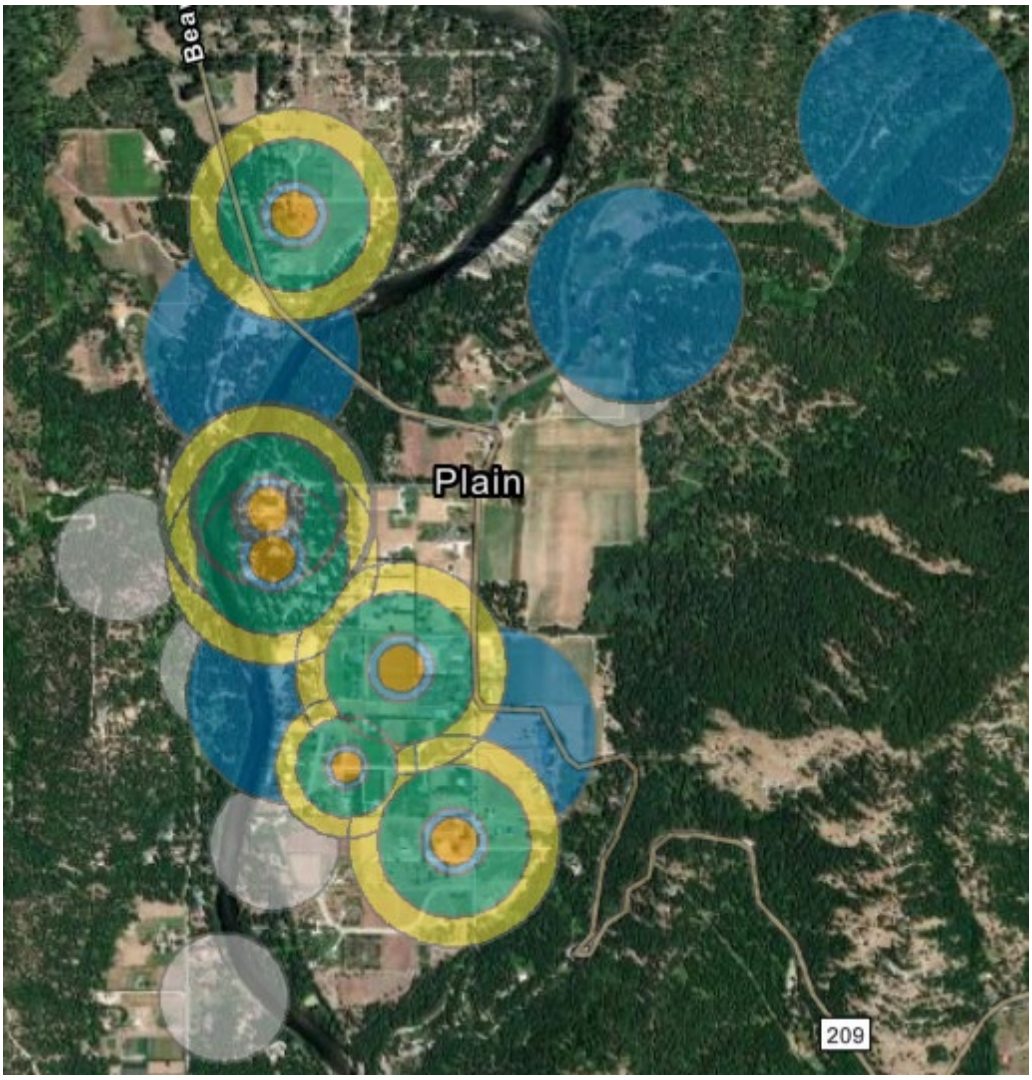
WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Commerce's attached response to this proposed rezone under 60-day notice (RCW 36.70A.106) brought this project to my attention. It doesn't appear that we received the SEPA consultation notice in our agency mailbox, so I'm providing you with information related to the proposal at a later stage than the requested March deadline.

I note that Commerce has expressed significant concerns about this proposal. In case it ultimately moves ahead, please be aware of potential utilities improvements that would be associated with future development. The SEPA checklist for the current proposal notes only a single-party well & on-site (septic) system serving the site. *Not* in terms of the rezoning proposal itself, but if future commercial use(s) are developed on the site, it seems probable this subsequent development would trigger a new Group A public water system & potentially improvements to the existing septic system. WAC 246-290-020 provides information about public system thresholds. Any new/additional water rights for a new system would need to be allocated by Ecology.

There are already several Group A & B sources in the Plain area whose wellhead protection areas (WHPA) are shown below. The creation of an additional system would, in turn, apply another WHPA overlapping others in the vicinity. Because of this, it appears that such development would also require compliance with Chapter 11.82 CCC.



Source: https://experience.arcgis.com/experience/9dc3fd45206d450f828ebd7ed9cdf7be

If this project is approved and proceeds into commercial development, we'd be happy to provide more targeted consultation on necessary improvements. Thank you for your consideration.

Deborah Johnson
Wellhead Protection Program Coordinator
Office of Drinking Water
Environmental Public Health Division
deborah.johnson@doh.wa.gov
doh.wa.gov | 253-433-4054

Washington State Department of HEALTH

From: Van Etten Leupold, Sarah (COM) <sarah.vanettenleupold@commerce.wa.gov>
Sent: Tuesday, April 14, 2026 11:28 AM
To: deannac.walter@co.chelan.wa.us
Cc: susan.dretke@co.chelan.wa.us; Wright, Jo Anne (COM) <joanne.wright@commerce.wa.gov>; Serr, Benjamin (COM) <benjamin.serr@commerce.wa.gov>; Holman, Carol (COM) <carol.holman@commerce.wa.gov>; Andersen, Dave (COM) <dave.andersen@commerce.wa.gov>; Smith, Valerie (COM) <valerie.smith@commerce.wa.gov>; Brooks, Allyson (DAHP) <Allyson.Brooks@dahp.wa.gov>; Klein, Darin M. (DOC) <darin.klein@doc1.wa.gov>; Johnson, Deborah L (DOH) <deborah.johnson@doh.wa.gov>; Atkins, Emily (ECY) <eatk461@ECY.WA.GOV>; FLORES, HUGO (DNR) <HUGO.FLORES@dnr.wa.gov>; Thompson, James (SCC) <jthompson@scc.wa.gov>; McLainAardal, Kelly (AGR) <kelly.mclainaardal@agr.wa.gov>; Chang, Teri <teri.chang@wsdot.wa.gov>; Christianson, Paul S (DFW) <Paul.Christianson@dfw.wa.gov>; Herzog, Peter (PARKS) <Peter.Herzog@PARKS.WA.GOV>
Subject: Commerce Comment Letter Email to Chelan County regarding Submittal ID: 2026-S-11534

Thank you for your submittal. Attached is our final comments regarding:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from RURAL RESIDENTIAL/RESOURCE 5 (RR5) to Rural Commercial (RC).

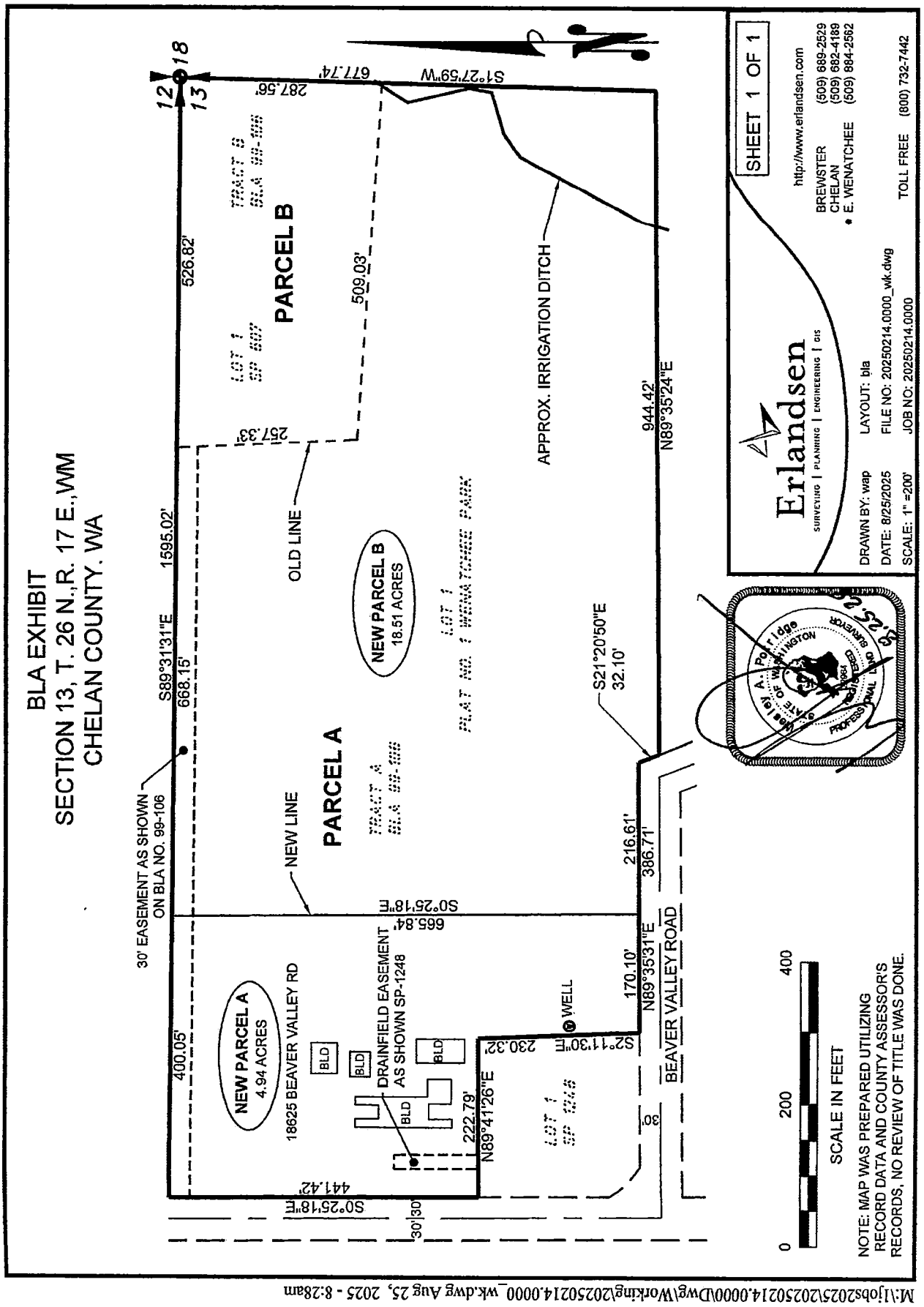
~~~ ONLINE TRACKING SYSTEM AVAILABLE ~~~~
Log into our new PlanView system at https://secureaccess.wa.gov/com/planview where you can keep up with this submittal status, reprint communications and update your contact information.

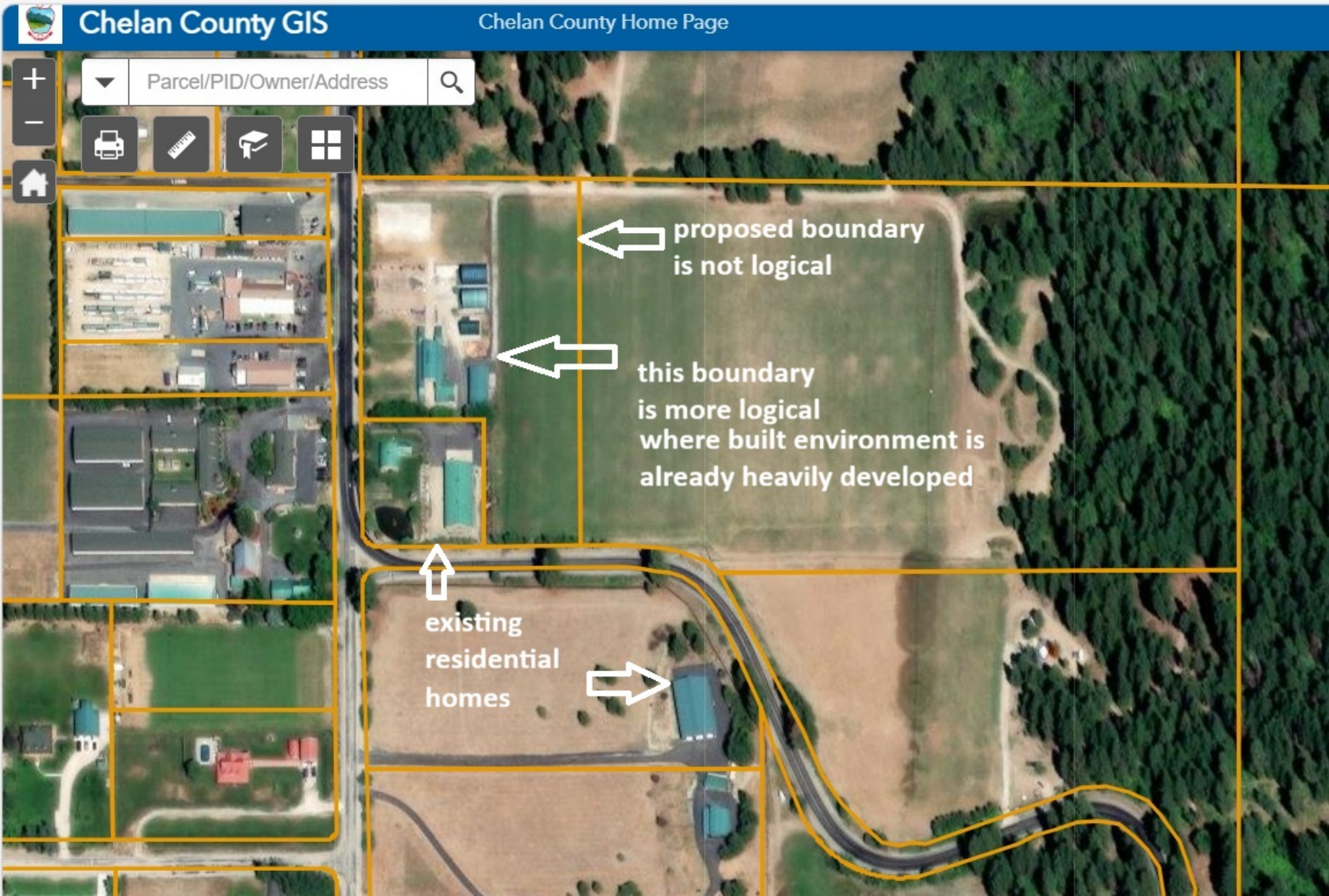
Don't have a user account? Reply to this email to request one and attach a completed PlanView User Request Form.

Have questions about using PlanView? Use the PlanView User Manual for assistance at https://www.commerce.wa.gov/growth-management/data-research/submitting-documents/.

Sincerely,

Jo Anne Wright
Growth Management Services
(509) 601-0385
~~~


BLA EXHIBIT
SECTION 13, T. 26 N.,R. 17 E.,WM
CHELAN COUNTY. WA
PARCEL A
PARCEL B
NEW PARCEL A
4.94 ACRES
NEW PARCEL B
18.51 ACRES
18625 BEAVER VALLEY RD
BEAVER VALLEY ROAD
NEW LINE
OLD LINE
APPROX. IRRIGATION DITCH
DRAINFIELD EASEMENT
AS SHOWN SP-1248
30' EASEMENT AS SHOWN
ON BLA NO. 99-106
WELL
BLD
S89°31'31"E 1595.02'
668.15'
400.05'
441.42'
S0°25'18"E
665.84'
N89°41'26"E 222.79'
S2°11'30"E 230.32'
N89°35'31"E 170.10'
216.61'
386.71'
S21°20'50"E 32.10'
944.42'
N89°35'24"E
509.03'
257.33'
526.82'
287.56'
677.74'
S1°27'59"W
30'
SCALE IN FEET
0
200
400
NOTE: MAP WAS PREPARED UTILIZING
RECORD DATA AND COUNTY ASSESSOR'S
RECORDS, NO REVIEW OF TITLE WAS DONE.
Erlandsen
SURVEYING | PLANNING | ENGINEERING | GIS
SHEET 1 OF 1
http://www.erlandsen.com
BREWSTER (509) 689-2529
CHELAN (509) 682-4189
E. WENATCHEE (509) 884-2562
TOLL FREE (800) 732-7442
DRAWN BY: wap
LAYOUT: bla
DATE: 8/25/2025
FILE NO: 20250214.0000_wk.dwg
SCALE: 1" =200'
JOB NO: 20250214.0000
M:\1jobs2025\20250214.0000\Dwg\Working\20250214.0000_wk.dwg Aug 25, 2025 - 8:28am


Chelan County GIS
Chelan County Home Page
Parcel/PID/Owner/Address
proposed boundary
is not logical
this boundary
is more logical
where built environment is
already heavily developed
existing
residential
homes

Fire Prevention and Investigation
CHELAN COUNTY
STATE OF WASHINGTON

Date: 2/18/26
Address: 85 Chestnut St. Parcel # 272332515096
Type: CPA 26-007

CODE REQUIREMENTS

The proposal/project shall conform to all applicable requirements of the International Fire Code and Chelan County Code administered by the Chelan County Fire Marshal.

FIRE FLOW FOR BUILDINGS

The minimum fire flow and flow duration requirements for one and two-family dwellings having a fire-flow calculation area which does not exceed three thousand six hundred square feet shall be seven hundred fifty gallons per minute. Fire flow and flow duration for dwellings having a fire-flow calculation area in excess of three thousand six hundred square feet shall not be less than that specified in Table B105.1(1) of the IFC, except that reduction in required fire flow of fifty percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system.

FIRE FLOW MODIFICATIONS

The Fire Marshal may modify Fire-flow requirements downward by applying fire protection credits for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire-flow requirements is impractical. Applicant is encouraged to contact this office to ascertain how the attached fire protection credits options apply to their project. A note on the face of the final short plat shall state: **"Without the installation of a fire hydrant capable of delivering the required fire flow and within the required distance to the lots in question, the applicant may choose one or any combination of alternatives using the installation of automatic fire sprinklers and/or fire protection credits as approved by the Fire Marshal."**

FIRE HYDRANTS

Fire hydrants serving single family or duplex dwellings shall have a maximum lateral spacing of 600 feet with no lot or parcel in excess of 300 feet from a fire hydrant when serving lots less than 43,560 square feet (one acre).

Fire hydrants serving single family or duplex dwellings shall have a maximum lateral spacing of 1000 feet with no lot or parcel in excess of 500 feet from a fire hydrant when serving lots greater than 43,560 square feet (one acre).

All fire hydrants shall be accessible to the fire department by roadways or accesses meeting the requirements of Chapter 15.30, Road Standards, and meet the requirements of 3.04.080 International Fire Code amended, Section 507.5.7, Fire Hydrant Installation and maintenance requirements.

BUILDINGS IN THE WILDLAND URBAN INTERFACE

Class A roofing/noncombustible roof covering, as defined in the International Building Code, shall be used in all areas of Chelan County. A note on the face of the final mylar shall state that **"All buildings that require a building permit within this short plat shall have Class A roofing materials."**

ADDRESS SIGNS

A note on the face of the final mylar shall state that **"New homes shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property."** The design of the proposed sign shall be submitted to the Fire District and/or Fire Marshal for approval prior to installation.

WILDLAND URBAN INTERFACE

A note on the face of the final mylar shall state that **"All buildings within this plat that require a building permit shall comply with the provisions of the Wildland-Urban Interface Code as adopted by Chelan County at the time the building permit is submitted".**

400 WASHINGTON STREET, WENATCHEE, WA 98801 EMAIL: fmo@co.chelan.wa.us PHONE: (509) 667-6464

From:	Patrick Ewing
To:	Susan Dretke
Subject:	Public comment regarding CPA 26-026
Date:	Thursday, March 5, 2026 3:41:46 AM
Attachments:	Watson_Boundry_Line_Adjustment_pg4.pdf

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Subject: Public comment regarding CPA 26-026, Chelan County Comprehensive Map amendment application for Tax Parcel #261713720007

The subject Comp Plan amendment requests rezoning Tax Parcel #261713720007 from the existing RR5 designation to RC. The application discusses in great detail the appropriateness of the rezone due to this parcel's adjacency to the existing RC zoning across the "main street" of Plain. I support the RC designation for a portion of the parcel, the already heavily developed portion adjacent to the "main street" area, as it seems to fit the rezone criteria.

Criteria for RC rezone, taken from Chelan County Compressive Plan, Chapter 3.VII.E on Page 59:

E. RURAL COMMERCIAL (RC):

(in part, emphasis added)

These areas must be clearly identifiable as existing rural commercial developments, mixed use areas or intensely developed residential developments; *where a logical boundary can be delineated and set by the built environment*. Such a boundary shall not permit or encourage new rural commercial development outside of these boundaries.

The remaining portion of the parcel is undeveloped, and also abuts Beaver Valley Road after it turns from running north-south, to east-west. The character of the road changes from "main street" back to a "country road." This portion of the road does NOT support commercial development because it becomes sloped and curvy, having limited sight distances, and increased vehicle speeds. This portion of the road can become quite slippery and hazardous; we observe cars in the ditch throughout the winter. It would be hazardous to locate any driveways here.

Recently, in November of 2025, the subject property (Tax Parcel #261713720007) underwent a Boundary Line Adjustment (BLA), apparently in preparation for this rezoning application. While the new lot lines meet the criteria for a BLA, they do NOT meet the criteria for a re-zone to RC. As shown on the attached maps, the new property boundary lines do NOT provide a "logical boundary" for a zoning map change, as it greatly exceeds the built environment, and would encourage new commercial development in a current pasture immediately adjacent to existing residential homes. The boundary also seems illogical, in that commercial zoning would completely surround one existing residence.

I believe the rezone should only be granted if the boundary line is limited to only the existing heavily developed portion of the property, and not the entire 4.94 acre parcel. If this requires another BLA, this should not be onerous on the applicant, because they just went through this process. (It is unclear to me the rationale for the

BLA generated a parcel which is just below the RR5 minimum lot size of 5 acres, but I suspect there might be one)
Patrick Ewing
18485 Beaver Valley Road
Leavenworth, WA 98826

Washington State Department of Commerce

THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2026-S-11534

Submittal Date Time: 02/19/2026

Submittal Information

Jurisdiction	Chelan County
Submittal Type	60-day Notice of Intent to Adopt Amendment
Amendment Type	Comprehensive Plan Amendment

Amendment Information

Brief Description
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC).

☐ **Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.**

☐ **Yes, this is action includes changes to Urban Growth Boundaries.**

Planning Commissions Date 03/25/2026 **Board of County Commissioners Date** 04/14/2026

Anticipated/Proposed Date of Adoption 04/21/2026

Categories

Submittal Category
Comprehensive Plan

Attachments

Attachment Type	File Name	Upload Date
Comprehensive Plan Amendment - Draft	CPA 26-026 Application Packet.pdf	02/19/2026 09:52 AM
Public Notice	CPA 26-026 NOA.pdf	02/19/2026 09:52 AM

Contact Information

Prefix	Ms.
First Name	Deanna
Last Name	Walter
Title	Community Development Director
Work	(509) 667-6228 Ext 6228
Cell	
Email	deannac.walter@co.chelan.wa.us

☐ **Yes, I would like to be contacted for Technical Assistance.**

Certification

■ **I certify that I am authorized to submit this Amendment for the Jurisdiction identified in this Submittal and all information provided is true and accurate to the best of my knowledge.**

Full Name	Jessica Thompson
Email	jessicak.thompson@co.chelan.wa.us

File: SEPA 26-026

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

I, Ashley Fernandez, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on April 27, 2026, I personally mailed true and correct copies of the attached SEPA DETERMINATION OF NON-SIGNIFIGANCE to the following parties:

****SEE ATTACHED EMAIL****

Signature

4.27.2026
Date

ACKNOWLEDGEMENT

This is to certify that on 27th day of April, 2026.

Ashley Fernandez to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Breanne Hensley
Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

Ashley Fernandez

From: Ashley Fernandez
Sent: Monday, April 27, 2026 12:07 PM
To: 'gw@watsoniron.com'; 'ryanw@pacificengineering.net'; Assessor; FMO; 'ehsupport@cdhd.wa.gov'; Cindy Grubb; 'realestateservices@chelanpud.org'; 'ECYreSEAsmp@ecy.wa.gov'; 'azontek@cityofleavenworth.com'; 'bbain@cityofleavenworth.com'; 'selby@cityofleavenworth.com'; 'lwfr@lwfr.org'; 'jwinters@cascadesd.org'; 'enviroreview@yakama.com'; 'amelia.stanger.hsy@colvilletribes.com'; 'tracey.peone.hsy@colvilletribes.com'; 'joanne.wright@commerce.wa.gov'
Cc: Susan Dretke
Subject: Additional comment period for a SEPA Determination regarding CPA 26-026 - G&B Properties East, LLC - Chelan County Dept. of Community Development
Attachments: CPA 26-026 G&B Properties East LLC - SEPA -DNS.pdf

Good morning,

Please see the attached SEPA Determination of Non-significance regarding G&B Properties East, LLC's application, File# CPA 26-026. This is a notification of a decision that was made regarding the application. The comment period ends on May 14, 2026.

If you have any questions pertaining to this application please feel free to contact the Chelan County Planner associated with this file, Susan Dretke, at 509-667-6225 or susan.dretke@co.chelan.wa.us.

Have a great week!

Cheers,

Ashley Fernandez
Noticing Clerk
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
Ashley.Fernandez@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey: https://www.surveymonkey.com/r/FC638WT

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: jdL8NbWKaxgbkhXGXlae | **Proof Updated: Apr. 27, 2026 at 08:31am PDT**
Notice Name: CPA - SEPA - DNS

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Ashley Fernandez	Wenatchee World
ashley.fernandez@co.chelan.wa.us	
(509) 667-6225	

Columns Wide: 2 **Ad Class:** Legals

Total Column Inches: 9.14

Number of Lines: 47

4/30/2026: Custom notice (Thursday Rate)	231.55
Subtotal	$231.55
Tax	$0.00
Processing Fee	$23.16
Total	**$254.71**

See Proof on Next Page

DETERMINATION OF NON-SIGNIFICANCE

PURSUANT to R.C.W 43.21C, NOTICE IS HEREBY GIVEN THAT on April 30, 2026 Chelan County Community Development (LEAD AGENCY) did issue a determination of non-signif icance relative to the environmental impact for the applications listed below. The lead agency for these proposals has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.C.030 (2)(c). This decision was made after review of completed environmental checklist and other information on file with the lead agency.

CPA 26-063 Sanderson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 10 (RR10) to Rural Residential Resource 5 (RR5). **Site Address:** 172 Whitetail Way Chelan, WA 98816; **Parcel Numbers:** 28-22-34-410-100

CPA 26-067 WA DNR- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 20 (RR20) to Rural Residential Resource 10 (RR10). **Site Address:** Unassigned, Wenatchee, WA 98801; **Parcel Numbers:** 23-20-16-100-000

CPA 26-060 McMahon - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 10 (RR10) to Rural Residential Resource 2.5 (RR2.5). **Site Address:** 7948 East Leavenworth Rd. Leavenworth, WA 98826; **Parcel Numbers:** 24-17-23-510-480

CPA 26-054 Hellickson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). **Site Address:** 10705 Fox Rd. Leavenworth, WA 98826; **Parcel Numbers:** 25-18-32-330-200

CPA 26-041 Campbell- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5) **Site Address:** 24 Hugo Rd. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-330-175

CPA 26-048 HMJD-Collins LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 to Rural Residential/ Resource 2.5 (RR2.5) **Site Address:** Unassigned. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-430-050

CPA 26-026 G&B Properties East LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) to Rural Commercial (RC). **Site Address:** 18625 Beaver Valley Rd., Plain, WA 98826; **Parcel Numbers:** 26-17-13-720-007

CPA 26-007 Heart for Homes - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC). **Site Address:** 85 Chestnut St., Chelan Falls, WA 98817; **Parcel Numbers:** 27-23-32-515-096

This information is available to the public on request and may be reviewed at Chelan County Community Development, 316 Washington Street, #301, Wenatchee, WA, during normal business hours. **Comments on these determinations should be sent to the above listed address and must be received by May 14, 2026 at 5:00 PM.**

Date: April 30, 2026

#######

Skip navigation

DEPARTMENT OF ECOLOGY State of Washington

SEPA Record Submittal

My agency records | Add a SEPA record | Help | My account

Resources

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit | Copy | Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-026

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:
18625 Beaver Valley Rd
Leavenworth WA 98826

Parcel number:
26-17-13-720-007

Coordinates (Lat, Long):
47.758187 , -120.656292

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:
Nonproject

Related Ecology SEPA numbers:
202600604

Important dates

Issued date:
4/30/2026

Comments due to lead agency:
5/14/2026

SEPA Number: 202600604

Applicant name:
G&B Properties East LLC

Applicant contact information:

Document type:
CONSULT

Document sub type:
DNS

Proposal name:
G & B Properties East LLC Comprehensive Plan Map Amendment and Rezone

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 acres (RR5) to Rural Commercial (RC).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Ashley Fernandez

Date submitted to Ecology:
4/28/2026

Published date:

Attached files

File name	File description
CPA 26-026 Application Packet.pdf	Application Materials
CPA 26-026 GB Properties East LLC - SEPA -DNS.pdf	Issuance of DNS

Ecology home Ecology's SEPA website SEPA Register public search
Version: 1.0.0.0 Contact admin Privacy notice
Accessibility Copyright © Washington State Department of Ecology

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
)
COUNTY OF CHELAN)

CPA 26-026

Ryan Walker, being first duly sworn, deposes and says: That at all times mentioned herein she/he was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That the general notice of land use action containing the permit #, applicant name and a description of the proposal for a **Comprehensive Plan Amendment, CPA 26-026,** was maintained on the subject property, in accordance with the records of property ownership of the Chelan County Assessor, in good conditions from 2/19/26 (date of posting the project site by the Chelan County Department of Community Development), through 3/5/26 (the end of the public comment period), and the affidavit returned to the Chelan County Department of Community Development on 3/9/26.

Signature

3/9/26
Date

ACKNOWLEDGEMENT

This is to certify that on 9th day of March, 2026.

Ryan Walker to me known to be the person(s), who executed the foregoing Affidavit of Posting and acknowledged to me that they signed the same as their free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing in Chelan County

My commission expires 9-5-29

JENNIFER HINSON
Commission Expires
09-05-2029
NOTARY PUBLIC
License Number 195513
STATE OF WASHINGTON

File: CPA 26-026

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

Jessica Thompson, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on 2/18/2026, I personally mailed true and correct copies of the hereto attached:

- ☐ Notice of Shoreline Application
- ☑ Notice of Application
- ☐ Other _____

to all property owners within _____ feet (excluding 60 feet of Street rights of way pursuant to Section 14.08.060 (1)(B), Chelan County Code) of the project boundary in accordance with the records of property ownership of the Chelan County Assessor and any other interested parties. A copy of the mailing list is attached to this affidavit.

Signature

2/18/26
Date

ACKNOWLEDGEMENT

This is to certify that on 18th day of February, 2026

Jessica Thompson to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

Washington State Department of Commerce

THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2026-S-11534

Submittal Date Time: 02/19/2026

Submittal Information

Jurisdiction	Chelan County
Submittal Type	60-day Notice of Intent to Adopt Amendment
Amendment Type	Comprehensive Plan Amendment

Amendment Information

Brief Description
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC).

☐ **Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.**

☐ **Yes, this is action includes changes to Urban Growth Boundaries.**

Planning Commissions Date 03/25/2026 **Board of County Commissioners Date** 04/14/2026

Anticipated/Proposed Date of Adoption 04/21/2026

Categories

Submittal Category
Comprehensive Plan

Attachments

Attachment Type	File Name	Upload Date
Comprehensive Plan Amendment - Draft	CPA 26-026 Application Packet.pdf	02/19/2026 09:52 AM
Public Notice	CPA 26-026 NOA.pdf	02/19/2026 09:52 AM

Contact Information

Prefix	Ms.
First Name	Deanna
Last Name	Walter
Title	Community Development Director
Work	(509) 667-6228 Ext 6228
Cell	
Email	deannac.walter@co.chelan.wa.us

☐ **Yes, I would like to be contacted for Technical Assistance.**

Certification

■ **I certify that I am authorized to submit this Amendment for the Jurisdiction identified in this Submittal and all information provided is true and accurate to the best of my knowledge.**

Full Name	Jessica Thompson
Email	jessicak.thompson@co.chelan.wa.us

Close

THANK YOU

Printer Friendly Version

We have received your submitted amendment. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2026-S-11534

Submittal Date and Time: Feb 19, 2026, 12:00:00 AM

Submittal Information

Jurisdiction:	Chelan County (0400)
Submittal Type:	60-day Notice of Intent to Adopt Amendment
Amendment Type:	Comprehensive Plan Amendment

Amendment Information

Brief Description

An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC).

☐ **Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.**

☐ **Yes, this action includes changes to Urban Growth Boundaries?**

Planning Commissions Date	03-25-

Board of County Commissioners Date 04-14-2026

2026 © Washington State Department of Commerce -- Conditions of Use Privacy Policy Accessibility Statement

Anticipated/ Proposed Date of Adoption	04-21-2026

Categories

Submittal Category	
Comprehensive Plan	

Attachments

Attachment Type	File Name	Uploaded Date
Comprehensive Plan Amendment - Draft	CPA 26-026 Application Packet.pdf	2/19/26, 9:52 AM
Public Notice	CPA 26-026 NOA.pdf	2/19/26, 9:52 AM

Contact Information

Prefix	
First Name	Deanna
Last Name	Walter
Title	Community Development Director
Work Phone	(509) 667-6228 Ext 6228
Cell Phone	
Email	deannac.walter@co.chelan.wa.us

☐ **Yes. This is a consultant.**

Consulting Firm Name

☐ **Yes, I would like to be contacted for Technical Assistance.**

2026 © Washington State Department of Commerce -- **Conditions of Use** **Privacy Policy** **Accessibility Statement**

Close

2026 © Washington State Department of Commerce --

Jessica K. Thompson

From: Jessica K. Thompson
Sent: Tuesday, February 17, 2026 3:01 PM
To: 'gw@watsoniron.com'; 'Ryan Walker'
Cc: Susan Dretke
Subject: Notice of Application for CPA 26-026 G&B Properties East LLC - Chelan County Dept. of Community Development
Attachments: CPA 26-026 NOA.pdf; CPA 26-026 - Affidavit of Posting NOA.pdf

Greetings,

Please find the attached Notice of Application for a Comprehensive Plan Amendment regarding G&B Properties East LLC's property, File# CPA 26-026. This notice should be posted on the subject property by February 19th, or as soon as possible. Please place in a prominent position on site and maintain it for 14 days, starting from the first day of posting. If you need a sign for posting, you may pick one up at our office.

Also attached is the affidavit of posting that needs to be filled out with the appropriate information after the 14-day comment period, signed before a notary, and the original returned to your planner. If your affidavit of posting is not returned to your planner, your file may be placed on hold.

If you have any questions pertaining to your application, please contact the Chelan County Planner associated with this file, **Susan Dretke**, at 509-667-6225 or **Susan.Dretke@co.chelan.wa.us**.
Thank you,

Jessica Thompson
Permit Clerk
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

Jessica K. Thompson

From:	Jessica K. Thompson
Sent:	Tuesday, February 17, 2026 1:45 PM
To:	Assessor; FMO; EHSupport; Cindy Grubb; Real Estate Services; ECY RE CRO SEPA Coordinator; Andi Zontek-Backstrum; Brantley Bain; selby@cityofleavenworth.com; lwfrchief@nwi.net; lwfr@lwfr.org; jwinters@cascadesd.org; ENVIROREVIEW@YAKAMA.COM; guy.moura@colvilletribes.com; Tracey.peone.hsy@colvilletribes.com; Amelia.stanger.hsy@colvilletribes.com
Cc:	Susan Dretke
Subject:	Request for Comments – CPA 26-026 G&B Properties East LLC – Chelan County Dept. of Community Development
Attachments:	CPA 26-026 NOA.pdf; CPA 26-026 Application Packet.pdf

Greetings,

Chelan County has a **Comprehensive Plan Amendment** application in which we are requesting comments from agencies and special districts. Attached are all the materials for your review and the Notice of Application. Please respond by **5:00 pm on March 5, 2026.**

Project File No.:	CPA 26-026
Project Location:	18625 Beaver Valley Rd, Plain, WA 98826
Parcel Numbers:	26-17-13-720-007
Applicant/Owner:	G & B Properties East LLC
Application Date:	January 29, 2026
Determination of Complete:	February 2, 2026
Notice of Application Date:	February 19, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 acres (RR5) to Rural Commercial (RC).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Application Materials: Attached to this email or may be found on the Chelan County Public Notice Portal: https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

Return Comments To: Susan Dretke
Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Email: Susan.Dretke@co.chelan.wa.us

Sincerely,
Jessica Thompson
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit | Copy | Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-026 G&B Properties East LLC

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:

WA

Parcel number:
26-17-13-720-007

Coordinates (Lat, Long):

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:
Project

Related Ecology SEPA numbers:

Important dates

Issued date:
2/19/2026

Comments due to lead agency:

Applicant name:
G&B Properties East LLC

Applicant contact information:

Document type:
CONSULT

Document sub type:

Proposal name:
CPA 26-026 G&B Properties East LLC

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 acres (RR5) to Rural Commercial (RC).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Jessica Thompson

3/5/2026

Date submitted to Ecology:
2/17/2026

Published date:

Attached files

File name	File description
CPA 26-026 Application Packet.pdf	Application Materials
CPA 26-026 NOA.pdf	Notice of Application

 Copyright © Washington State Department of Ecology

Owner_Name CPA 26-026	Address_1	Address_2	City	State	Zip
ADKINS RYAN A & JAMIE P	18429 YEW WAY		SNOHOMISH	WA	98296
ALAN R & ROXANNE K SAGE LIVTRT	C/O ALAN & ROXANNE SAGE	18749 ALPINE ACRES RD	LEAVENWORTH	WA	98826
BACH MARK	12418 CHAPEL DR		LEAVENWORTH	WA	98826
BEIDLER KURT & CHEN FANG	7307 11TH AVE NW		SEATTLE	WA	98117
BELLEW ALLEN C & JANIECE A	18310 BEAVER VALLEY RD		LEAVENWORTH	WA	98826-9627
BETHEL INVESTMENTS LLC	7000 B OLALLA CANYON RD		CASHMERE	WA	98815
BRIDGMAN THOMAS R	1333 HARBOR AVE SW APT 301		SEATTLE	WA	98116
BUCK LISA & MICHAEL	18692 ALPINE ACRES RD		LEAVENWORTH	WA	98826
BUCK MICHAEL S & LISA	17924 2ND ST E		LAKE TAPPS	WA	98391
BURKE KERRI L	1627 GULLBERRY PL		THE VILLAGE	FL	32163
CARSON MARCELLE D ETAL	1520 N ANNE AVE		EAST WENATCHEE	WA	98802
CHELAN COUNTY PUBLIC WORKS	316 WASHINGTON ST STE 402		WENATCHEE	WA	98801
DAWSON JANINE A	18819 ALPINE ACRES RD		LEAVENWORTH	WA	98826
DENISON MAUREEN TRUSTEE	PO BOX 625		LEAVENWORTH	WA	98826
EWING KAREN & PATRICK	19612 109TH PL NE		BOTHELL	WA	98011
FIELD JEFFREY A & CHERYL P	20120 178TH AVE NE		WOODINVILLE	WA	98072
FLINT LISA C & WILLIAM M	5219 PANTHER LAKE RD		SNOHOMISH	WA	98290
FOX JAMES A	18724 FIR LOOP		LEAVENWORTH	WA	98826-9558
FRIES ROBERT J TRUSTE	351 19TH ST NE APT 23		EAST WENATCHEE	WA	98802
G & B PROPERTIES EAST LLC	18623 BEAVER VALLEY RD		LEAVENWORTH	WA	98826
GERBER FAMILY LLC ETAL	1998 CALICHE CREST		RICHLAND	WA	99352
GIBBS PROPERTIES LLC	18632 BEAVER VALLEY RD		LEAVENWORTH	WA	98826
GOEHNER LISA J	PO BOX 62		DRYDEN	WA	98821
GUTHRIDGE KATHRYN C	1633 WATER ST #11		PORT TOWNSEND	WA	98368
HABBEN RONALD & SUZANNE	2502 110TH ST SE		EVERETT	WA	98208
HARRISON JENNIFER ETAL	31128 NE 200TH ST		DUVALL	WA	98019
HELTON STACY J	10782 DODSON RD NW		EPHRATA	WA	98823
HINTZ BRUCE & JODIE	6810 125TH AVE SE		SNOHOMISH	WA	98290
HOLGATE ZELDA REVOCABLE LIVING TRUST	18720 FIR LOOP		LEAVENWORTH	WA	98826
JOOST LOUISE SPOUSAL TRUST	JOOST WILLIAM E TRUSTEE	5915 134TH PL SE	BELLEVUE	WA	98006
KAPPELMAN MICHAEL P	20518 MONUMENT RD SW		VASHON	WA	98070
KARTES RENEE J & PHILIP	24216 MORGAN ST		LEAVENWORTH	WA	98826
KELLEY KYLE	10541 FOX RD		LEAVENWORTH	WA	98826
KIDDER JAY S ETAL	PO BOX 1046		OCEAN PARK	WA	98640
KSC PROPERTIES LLC	PO BOX 549		LEAVENWORTH	WA	98826
LAMAR MICHAEL D & PATRICIA E	18508 HAZEL ST		LEAVENWORTH	WA	98826
LINDBLOM WILLIAM P	2486 DAFFODIL ST UNIT B		BOZEMAN	MT	59718
MARTIN STEVE ETAL	18702 FIR LOOP		LEAVENWORTH	WA	98826
MATSON CINDY & DON P	6101 CHENNAULT BEACH DR		MUKILTEO	WA	98275
MC MURRAY VERNON & CAROLYN	18350 BEAVER VALLEY RD		LEAVENWORTH	WA	98826
MILLER ZACHARY & CASSIE	18512 HAZEL ST		PLAIN	WA	98826
MOBLEY TROY & AMIE	18725 FIR LOOP		LEAVENWORTH	WA	98826
NASH MICHAEL	606 12TH ST		BELLINGHAM	WA	98225
NEWELL LAVETTA M	19115 BEAVER VALLEY RD		LEAVENWORTH	WA	98826
NEWELL WILLIAM R	19115 CHIWAWA LOOP RD		LEAVENWORTH	WA	98826
NYSETHER BRADLEY & KATHY	525 E DAVIES LOOP RD		LAKE STEVENS	WA	98258
OHL BEVERLY	18889 BEAVER VALLEY RD		PLAIN	WA	98826
OTTESEN JEFFREY MICHAEL	13057 NE 112TH ST		KIRKLAND	WA	98033
PETIT ANITA	12295 S SHUGART FLATS RD		LEAVENWORTH	WA	98826
PINE LOOP LLC	27509 NE 150TH PL		DUVALL	WA	98019
RICHARDS STEVE & LINDA ETAL	PO BOX 578		TRACYTON	WA	98393
ROSE ERNEST R	7626 UPPER RIDGE RD		EVERETT	WA	98203
RUEBEL CHASE W & SARAH J	18750 BEAVER VALLEY RD		LEAVENWORTH	WA	98826
SCHAIRER ELISE TRUST	C/O ELISE SCHAIRER	10780 NE COUNTRY CLUB RD	BAINBRIDGE ISLAND	WA	98110
SCHENCK KEVIN E	23102 81ST AVE SE		WOODINVILLE	WA	98072
SCHULTZ BRANDY L ETAL	15764 118TH AVE SE		RENTON	WA	98058
SCHWEIZER JOHN & MC SHANE COURTNEY	18727 PINE LOOP		LEAVENWORTH	WA	98226
SHERRY HENRY M	18737 FIR LOOP		LEAVENWORTH	WA	98826
SIEGL JULIA	18773 PINE LOOP		LEAVENWORTH	WA	98826
SMITH TRISTAN J & KALEI L COMBS	2310 216TH PL SW		BRIER	WA	98036
SUMMERSETT LIVING TRUST	TAD & KARIN SUMMERSETT	17304 SE 238TH ST	KENT	WA	98042
SWARTWOOD PENNE ETAL	18772 ALPINE ACRES RD		LEAVENWORTH	WA	98826
THE FOX FAMILY LLC	5714 163RD AVE SE		SNOHOMISH	WA	98290
THE KNERR LIVING TRUST	18516 HAZEL ST		LEAVENWORTH	WA	98826
THOMPSON ARMAND B III & BARBARA R	6909 NARROWS LN		TACOMA	WA	98407
UNITED STATES OF AMERICA	USDA FOREST SERVICE	215 MELODY LN	WENATCHEE	WA	98801

VALLOR ROBERT G & MICHELE C	18820 BEAVER VALLEY RD		LEAVENWORTH	WA	98826
WAGAR KENNETH E & CAROL L	710 N 68TH AVE		YAKIMA	WA	98908
WANNER JULIA A	18714 FIR LOOP		LEAVENWORTH	WA	98826
WATERS NICK & TINA	18840 BEAVER VALLEY RD		LEAVENWORTH	WA	98826
WATSON GRAHAME	18623 BEAVER VALLEY RD		LEAVENWORTH	WA	98826
WETHERHOLT ROBERT C REV TRT	C/O RAYMOND WETHERHOLT	21215 157TH AVE SE	MONROE	WA	98272
WILSON DARRELL W	18504 HAZEL ST		LEAVENWORTH	WA	98826

Date Referral Sent: _____ File Number: CPA 26-026

Agency Referrals	Date Received	Comments Received
☑ Assessor		Yes/No
☑ Fire Marshal		Yes/No
☐ Building Official		Yes/No
☑ CD Health District		Yes/No
☐ Water		Yes/No
☐ Septic		Yes/No
☐ Solid Waste		Yes/No
☐ Food Service		Yes/No
☑ Public Works		Yes/No
☑ PUD		Yes/No
☐ Power/Water		Yes/No
☐ Property		Yes/No
☐ Sewer		Yes/No
☐ WA State Dept of Natural Resources		Yes/No
☐ Aquatic		Yes/No
☐ Forest		Yes/No
☑ WA State Dept of Ecology		Yes/No
☐ Shorelines/Wetlands		Yes/No
☐ FEMA		Yes/No
☐ WA Dept of Fish & Wildlife		Yes/No
☐ US Fish & Wildlife		Yes/No
☐ WA State Dept of Transportation		Yes/No
☐ US Army Corps of Engineers		Yes/No
☑ Fire District # _____		Yes/No
☐ Sewer Purveyor: _____		Yes/No
☐ Water Purveyor: _____		Yes/No
☐ Irrigation District: _____		Yes/No
☐ Water District: _____		Yes/No
☑ School District: Cascade		Yes/No
☐ Hospital District: _____		Yes/No
☑ City of: Leavenworth		Yes/No
☐ Community Council: _____		Yes/No
☐ WA State Archaeology		Yes/No
☑ Yakima Nation		Yes/No
☑ Confederated Tribes of Colville		Yes/No
☐ Noxious Weed Control Board		Yes/No
☐ Port of Chelan County		Yes/No
☑ SEPA Register		Yes/No
☐ Bureau of Land Management		Yes/No
☐ Other: _____		

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: It6i0lUcXpQOUEP37ZUw | **Proof Updated: Feb. 17, 2026 at 08:18am PST**
Notice Name: Feb. 19th NOA - non optional

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Jessica Thompson	Wenatchee World
jessicak.thompson@co.chelan.wa.us	
(509) 667-6225	

Columns Wide: 2 **Ad Class:** Legals

Total Column Inches: 6.01

Number of Lines: 31

2/19/2026: Custom notice (Thursday Rate)	95.98
Subtotal	$95.98
Tax	$0.00
Processing Fee	$9.60
Total	**$105.58**

See Proof on Next Page

NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

Notice is hereby given that the Chelan County Department of Community Development has received and found the following land use application to be complete and ready for processing, public review, and comment. We have further determined that this proposal is unlikely to have a significant adverse impact on the environment. The department expects to issue a Determination of Non-Significance (DNS) in accordance with the DNS process found in WAC 197-11-340(2). The proposal may include mitigation measures under applicable codes and public review processes. Mitigation measures may be required regardless of whether an EIS is prepared; however, possible mitigation measures are unknown at the issuance of this notice. A copy of the subsequent threshold determination for this proposal may be obtained upon request to this department. **This may be the only opportunity to comment on the environmental impacts of these proposals.**

CPA 26-007 Heart for Homes - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC). 85 Chestnut St., Chelan Falls, WA 98817 also known as Assessor's Parcel No.: 27-23-32-515-096.

CPA 26-026 G&B Properties East LLC - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 acres (RR5) to Rural Commercial (RC). 18625 Beaver Valley Road, Plain, WA 98826 also known as Assessor's Parcel No.: 26-17-13-720-007.

On February 19, 2026, these applications were noticed to the public, and no action will be taken on these projects until the agency comment period ends March 5, 2026.

All reports and file of record are available at 316 Washington St., Suite 301, Wenatchee, WA 98801 for review. Public comments will be accepted at any time prior to the close of the public record on project permits. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, and original signature, should be as specific as possible, and may be mailed or personally delivered at the address listed above. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision, and appeal the decision as provided by law.

Date: February 19, 2026

######

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225 FAX: (509)667-6475

NOTICE OF APPLICATION

Project File No.:	CPA 26-026
Project Location:	18625 Beaver Valley Rd, Plain, WA 98826
Parcel Numbers:	26-17-13-720-007
Applicant/Owner:	G & B Properties East LLC
Application Date:	January 29, 2026
Determination of Complete:	February 2, 2026
Notice of Application Date:	February 19, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 acres (RR5) to Rural Commercial (RC)

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Public Review and Comment Period: PUBLIC COMMENT ON THIS PROPOSAL IS ENCOURAGED and no action will be taken on the project until the Agency comment period ends on **March 5, 2026**. Agencies, tribes, and the public are encouraged to review and comment on the proposed project. Public comments will be accepted at any time prior to the close of the public record. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, original signature, and should be as specific as possible. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision and appeal the decision as provided by law. Written comments must be submitted to the Department of Community Development, 316 Washington St., Suite 301 Wenatchee, WA 98801; Attention: Susan Dretke or email susan.dretke@co.chelan.wa.us for additional information or to review application materials.

The complete case file on this matter is available for review online at https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome; or during normal business hours at the offices of the Chelan County Community Development Department located at 316 Washington St., Suite 301 Wenatchee, WA 98801 Monday-Friday between the hours of 8:00 A.M. and 5:00 P.M. Please contact the on-call planner at (509) 667-6224 to arrange an inspection of the file.

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225 FAX: (509)667-6475

NOTICE OF APPLICATION

Project File No.:	CPA 26-026
Project Location:	18625 Beaver Valley Rd, Plain, WA 98826
Parcel Numbers:	26-17-13-720-007
Applicant/Owner:	G & B Properties East LLC
Application Date:	January 29, 2026
Determination of Complete:	February 2, 2026
Notice of Application Date:	February 19, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 acres (RR5) to Rural Commercial (RC)

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Public Review and Comment Period: PUBLIC COMMENT ON THIS PROPOSAL IS ENCOURAGED and no action will be taken on the project until the Agency comment period ends on **March 5, 2026**. Agencies, tribes, and the public are encouraged to review and comment on the proposed project. Public comments will be accepted at any time prior to the close of the public record. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, original signature, and should be as specific as possible. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision and appeal the decision as provided by law. Written comments must be submitted to the Department of Community Development, 316 Washington St., Suite 301 Wenatchee, WA 98801; Attention: Susan Dretke or email susan.dretke@co.chelan.wa.us for additional information or to review application materials.

The complete case file on this matter is available for review online at https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome; or during normal business hours at the offices of the Chelan County Community Development Department located at 316 Washington St., Suite 301 Wenatchee, WA 98801 Monday-Friday between the hours of 8:00 A.M. and 5:00 P.M. Please contact the on-call planner at (509) 667-6224 to arrange an inspection of the file.

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301
WENATCHEE, WA 98801
(509) 667-6225

DETERMINATION OF APPLICATION STATUS

Pursuant to Title 14, Development Permit Procedures & Administration, Section 14.08.030, Determination of Completeness. (CCBOR Resolution No. 2004-16, as amended)

Project Description: The proposal is a request to amend the current comprehensive plan map designation from Rural Industrial (RI) to Rural Commercial (RC).

File Number:	CPA 26-007
Related Files:	BP250717
Parcel Address:	85 Chestnut St., Chelan Falls, WA 98817
Parcel Zoning	Rural Industrial (RI)
Applicant/Owner:	Heart for Homes LLC
Mailing Address:	190 QuetilQuasoon Rd, Manson, WA 98831
Date Submitted:	1/12/26
Date Complete:	2/2/26

Upon Initial Review, The Above Referenced Application is Found To Be: COMPLETE

The required components of an application are present and are judged by the review authority to be technically accurate and contain sufficient information necessary to allow the processing of the application. All submittal fees have been paid.

Your application has been determined to be complete as of the date of this letter. Pursuant to Chelan County Code Section 14.08.030(5), a Determination of Completeness shall not preclude the department for requesting additional information or studies if the need for more information becomes apparent during processing of the proposed development.

Review Authority: Susan Dretke
Chelan County Community Development
316 Washington St., Suite 301, Wenatchee, WA 98801
Email: susan.dretke@co.chelan.wa.us
Phone: (509) 667-6586

Sincerely,

Susan Dretke 2/2/26

SEPA[1] Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A.Background

Find help answering background questions[2]

1. **Name of proposed project, if applicable:**

   G&B Properties East LLC Comprehensive Plan Map Amendment and Rezone

2. **Name of applicant:**

   G&B Properties East LLC; Grahame Watson

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

   Grahame Watson; G&B Properties East LLC
   18623 Beaver Valley Road
   Plain, WA 98826
   509-670-3796

   Agent:
   Ryan Walker
   Pacific Engineering and Design, PLLC
   200 South Columbia St, Suite 300
   Wenatchee, WA 98801
   5409-630-7917
   ryanw@pacificengineering.net

4. **Date checklist prepared:**

   January 2026

5. **Agency requesting checklist:**

   Chelan County

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

   The application will follow the Chelan County process for Comprehensive Plan Map Amendments.

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

   Rural commercial uses such as a public market may be proposed in the future.

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

   Stream Typing (Pacific Engineering 2025)

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.**

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

No.

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

Comprehensive Plan Map Amendment and Zoning Map Amendment.

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.)

This proposal is to change the zoning and comprehensive plan land use designation and zoning map of approximately 4.94 acres from to Rural Residential/Resource 5 (RR 5) to Rural Commercial (RC).

The zoning and comprehensive plan designations are proposed to be changed to align the property with the rural commercial nature of Plain. The adjacent property to the west is zoned Rural Commercial, which is the zone that the subject property is proposed to be changed to.

Beaver Valley Road runs north/south between the commercial zone and the subject property. The road has become the de facto main street of Plain as the community has grown and demand for commercial uses has expanded. Because the subject property is immediately across the street from the commercial core of Plain the more appropriate zoning is for them to also be zoned commercial based on the nature of the existing development district uses and a logical outer boundary.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The property is located at 18625 Beaver Valley Road in Plain, WA, within Section 13, T 26N, R 17E.W.M.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. General description of the site:

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

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

5%

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.

Soil mapped for the property on the USGS soil survey website (https://websoilsurvey.nrcs.usda.gov) is Chiwawa gravelly fine sandy loam, 0-3 percent slopes (CmA); Wintoner silt loam, 0-3 percent slopes (WnA); and Wintoner silt loam, 3 to 8 percent slopes (WnB). CmA is prime farmland; WnA is prime farmland if irrigated and WnB is farmland of statewide importance.

None of the soil will be removed.

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

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.

No filling, excavation or grading is proposed.

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

No.

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

There will be no change in the impervious surface.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

None.

2. Air

Find help answering air questions[4]

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.

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air

None.

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

No.

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

None.

3. Water

Find help answering water questions[5]

a. Surface:

Find help answering surface water questions[6]

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.

No. The DNR stream typing map shows a type N stream but it has been determined to not be present.

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.

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.

None.

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

No.

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

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.

[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water
[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

No.

b. Ground:

Find help answering ground water questions[7]

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 a general description, purpose, and approximate quantities if known.**

   No.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

   No waste material will be discharged.

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.**

   There will be no change in stormwater runoff.

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

   No.

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

   No.

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

None.

4. Plants

Find help answering plants questions

a. Check the types of vegetation found on the site:

☒ **deciduous tree: alder, maple, aspen, other**

☒ **evergreen tree: fir, cedar, pine, other**

☒ **shrubs**

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

☒ **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?

None.

c. List threatened and endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

None.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. Animals

Find help answering animal questions[8]

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

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.

None known.

c. Is the site part of a migration route? If so, explain.

No.

d. Proposed measures to preserve or enhance wildlife, if any.

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

None.

e. **List any invasive animal species known to be on or near the site.**

None known.

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

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.**

The plan amendment does not have energy needs.

b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No.

c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

None.

7. Environmental health

Health Find help with answering environmental health questions[10]

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

No.

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

   None known.

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.**

   None known.

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.**

   None known.

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou
[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

4. **Describe special emergency services that might be required.**

   None known.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

   None.

b. Noise

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

   Beaver Valley Road is adjacent to the property to the west. It is a primary route between Leavenworth and Plain. It is the alternate state highway route when State Route 2 is closed in Tumwater Canyon which causes vehicle noise.

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)?**

   The comprehensive plan map amendment will not generate noise.

3. **Proposed measures to reduce or control noise impacts, if any:**

   None.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use of the site is residential and agricultural. The adjacent properties to the west are used for commercial purposes. Properties to the north, east and south are used for residential and agricultural purposes. Additionally, the properties to the north and east host several large gatherings each summer which bring thousands of tourists to Plain for the Northwest Overland Rally (https://overlandadventurerallies.com/nwor/) and Touratech Rally (https://www.touratechrally.com/). The adjacent properties are routinely used as a fire camp in the summer months which results in the establishment of a temporary city providing lodging, bathing facilities, food service and logistics for hundreds of employees. In the winter months the adjacent properties are used for public Nordic skiing including groomed trails and parking available for pass holders managed through Plain Valley Ski Trails (https://www.skiplain.com/)

The surrounding area is currently used for commercial purposes and events and therefore the proposal will not affect existing land uses.

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 because of the proposal, if any? If resource lands have

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Yes. The property has been used as a hay farm including growing, harvesting and storage of agricultural products.

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?**

   No.

c. Describe any structures on the site.

Parcel no. 261713720007: Two hay storage structures, 4,608 sq ft steel frame storage building, 2,160 sq ft storage building, two agricultural buildings.

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

No.

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

Rural Residential/Resource 5.

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

Rural Residential/Resource 5.

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

N/A

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

No.

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

None.

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

None.

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

None proposed.

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

None proposed.

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

None proposed.

9. Housing

Find help answering housing questions[12]

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

   None.

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

   None.

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

   None proposed.

10. Aesthetics

Find help answering aesthetics questions[13]

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

   No structures proposed.

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

   No.

c. **Proposed measures to reduce or control aesthetic impacts, if any:**

   None proposed.

11. Light and glare

Find help answering light and glare questions[14]

a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

   None.

b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

   No.

c. **What existing off-site sources of light or glare may affect your proposal?**

   None.

d. **Proposed measures to reduce or control light and glare impacts, if any:**

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing
[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics
[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

None proposed.

12. Recreation

Find help answering recreation questions

a. What designated and informal recreational opportunities are in the immediate vicinity?

Hiking, bicycling, Nordic skiing and rafting occur in the vicinity.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None proposed.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

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.

No.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

According to the DAHP WISAARD online mapping tool, the Wenatchee Chiwawa Irrigation canal located to the east is an eligible historic feature. The Burgess homestead and sawmill are located to the north.

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.

The DAHP WISAARD online mapping tool was used.

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.

None proposed.

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

14. Transportation

Find help with answering transportation questions[16]

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.

Beaver Valley Road fronts the property on the west and south sides. No new access is proposed.

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?

No. The nearest transit stop is in Leavenworth.

c. 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).

No.

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

e. 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?

None.

f. 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.

No.

g. Proposed measures to reduce or control transportation impacts, if any:

None proposed.

15. Public services

Find help answering public service questions[17]

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.

No.

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation
[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services

b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed.

16. Utilities

Find help answering utilities questions[18]

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None proposed.

[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities

C.Signature

Find help about who should sign[19]

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.

x Grahame Watson

Type name of signee: Grahame Watson

Position and agency/organization: Owner

Date submitted: 1/28/2026

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section for project actions.

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

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

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

   The proposal may result in construction of a new onsite septic system in the future. Future construction could increase storm water runoff and emissions during construction.

   - **Proposed measures to avoid or reduce such increases are:**

     All future development will comply with local state and federal regulations including critical areas, storm water management and onsite septic requirements.

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

[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature
[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

Future development would not affect plants, animals, fish or marine life. The property is currently intensively used for agriculture, farm machinery and are adjacent to commercial uses which receive hundreds of customers per day.

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

  Compliance with Chelan County Critical area regulations at the time of development.

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

The proposal would not deplete energy or natural resources. Plain is served by Chelan County PUD which provides abundant clean, renewable energy.

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

  Future development is likely to use low energy lighting such as LEDs and will comply with the energy code in effect at the time of building.

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?

Future use of the property may reduce hay farming on approximately 2.4 acres of prime farmland.

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

  Compliance with Chelan County Critical area regulations at the time of development.

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

The property is not located in the shoreline zone and are not regulated by the Shoreline Management Act or Chelan County Shoreline Master Program.

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

  Future development of the property would meet all county regulations for land use.

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

Future commercial uses could increase trips to the Plain community thereby adding more vehicle trips to area roads and the potential for more emergency service needs. Future customers are likely to be residents or guests from the Plain and Lake Wenatchee area who would otherwise need to travel to Leavenworth. Therefore, the future commercial use of the property may reduce the length of vehicular trips and decease traffic in Tumwater Canyon and Chumstick Highway.

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

  Compliance with Chelan County Code at the time of development. Future development would include construction of a cistern to provide onsite fire flow.

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

The proposal will not conflict with any laws for the protection of the environment.

TECHNICAL MEMORANDUM

January 28, 2026

TO: Chelan County Planning Commission
316 Washington Street Suite 301
Wenatchee, WA 98801

FROM: Ryan Walker, Environmental Department Manager
Pacific Engineering & Design P.L.L.C.

SUBJECT: G&B Properties East LLC Application for Comprehensive Plan Map Amendment

Chelan County Code 14.14.050 Application for Comprehensive Plan Map Amendment Review Criteria.

1. A detailed statement of what is proposed to be changed and why. Identify the specific Comprehensive Plan Land Use Designation map number and Zoning map number that would be amended.

This proposal is to change the zoning and comprehensive plan land use designation and zoning map of approximately 4.94 acres from to Rural Residential/Resource 5 (RR 5) to Rural Commercial (RC). The property is located on Beaver Valley Road in Plan, within Section 03, T 26N, R 17E.W.M.

The official Chelan County Zoning and Comprehensive Plan map is no. 36.

The zoning and comprehensive plan designations are proposed to be changed to align the property with the rural commercial nature of Plain. The adjacent properties to the west are zoned Rural Commercial, which is the zone that the subject property is proposed to be changed to.

Beaver Valley Road runs north/south between the commercial zone and the subject property. The road has become the de facto main street of Plain as the community has grown and demand for commercial uses has expanded. Because the subject property is immediately across the street from the commercial core of Plain the more appropriate zoning is to also be zoned commercial based on the nature of the existing development district uses and a logical outer boundary.

2. Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (RCW 36.70A.020 as amended) and any applicable County Wide Planning Policies.

Growth Management Act Goals

RCW 36.70A specifies 15 Planning Goals for the State of Washington. When reviewing compatibility with these stated goals, it is important to acknowledge the unique circumstances in Chelan County. Eighty-eight percent (88%) of Chelan County is in public ownership, either state or federal. That leaves twelve percent (12%) of the County in private ownership. Of the property remaining in private ownership, approximately 10% is reserved for roads and utilities. An

additional reduction is taken for those areas in private ownership, but encumbered by protected critical areas, such as steep slopes, wetlands, riparian areas, flood plain, and shoreline. This leaves a very small overall percentage of Chelan County available for commercial use, while the demand for rural commercial services in the Plain and greater Lake Wenatchee area is high.

The high demand and low inventory of commercial property is causing Plain to burst at its seams. During the winter, vehicles are parked on both sides of Beaver Valley Road to visit the hardware store, restaurant, grocery store and gas station. Demand for Nordic ski rentals and groomed trails—both available in Plain—is a significant driving factor. In the winter months the adjacent properties are used for public Nordic skiing including groomed trails and parking available for pass holders managed through Plain Valley Ski Trails (https://www.skiplain.com/). In the summer months, parking along the road is even more over-capacity on weekends for the popular Plan Valley Farmers Market. The properties across the road from the commercial zone host several large gatherings each summer which bring thousands of tourists to Plain for the Northwest Overland Rally (https://overlandadventurerallies.com/nwor/) and Touratech Rally (https://www.touratechrally.com/). The adjacent properties are routinely used as a fire camp in the summer months which results in the establishment of a temporary city providing lodging, bathing facilities, food service and logistics for hundreds of employees.

Plain Cellars Winery and Tasting Room is located nearby which serves food and beverages and hosts weekly live music events (https://www.plaincellars.com/).

RCW 36.70A.020(1) encourages urban growth. The property is not located in an urban growth area but are located in the epicenter of commercial property in the Plain and Lake Wenatchee area. Encouraging growth adjacent to existing commercial uses concentrates that use in an appropriate setting.

RCW 36.70A.020(2) aims to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

The subject property for this zone change and comp plan map amendment request would not be converted to sprawling, low density development but rather a well-planned efficient use of available land that would be concentrated in a commercial area. The best use for this land is allowing commercial growth from within to expand to a logical boundary while preserving open space and critical areas outside the commercial core.

RCW 36.70A.020(3) encourages reducing greenhouse gas emissions from transportation and minimizing per capita vehicle miles travelled. Future increases in commercial services would be intended to serve residents or guests from the Plain and Lake Wenatchee area who would otherwise need to travel to Leavenworth. Therefore, the future commercial use of the property may reduce the length of vehicular trips and decease traffic in Tumwater Canyon and Chumstick Highway resulting in a reduction in emissions and miles travelled.

RCW 36.70A.020(5) encourages economic development throughout the state that is consistent with adopted comprehensive plans, promotes economic opportunity for all citizens of this state including recruitment of new businesses and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

Approval of this rezone encourages rural economic development by allowing business expansion and new recruitment that is consistent with the local context. Rural-based economies

enhance the state's desirability and quality of life. In order to continue to meet the goal, expanded commercial uses need to maintain the visual and social character of the rural community which can be achieved through approval of this application to align the zoning districts on both sides of Beaver Valley Road.

RCW 36.70A.020(11) emphasizes public participation and coordination. This application will be publicized per CCC Title 14 including posting a public notice on the site, mailing to nearby property owners and publishing in the Wenatchee World newspaper. The Planning Commission and Chelan County Commissioner meetings will be publicized and encourage public participation. The residents of Plain should determine its future.

RCW 36.70A.020(14) urges to consider climate change and resiliency by mitigating the effects of a changing climate; supporting reductions in greenhouse gas emissions and per capita vehicle miles traveled. Providing opportunity for expanded local commercial services reduces the need for residents to drive long distances (e.g., to Leavenworth or Wenatchee), which aligns with not only this GMA goal but also the county's new 2026 Climate Resilience Sub-Element aimed at reducing environmental impacts.

County Wide Planning Policies

Policy 4: The proposal is consistent with the policies for county-wide transportation facilities and strategies, through compliance with the Transportation Element discussed below. Beaver Valley Road is classified as a Major Collector under the Roadway Functional Classification within the Transportation Element.

Beaver Valley Road is identified on the Freight and Goods Transportation System Map within the Transportation Element as a T3 Tonnage Class (up to 4,000 annual tons) which is one of the highest classifications in the county.

Policy 7: The proposal is consistent with the county-wide policies for economic development and employment. Specifically, subsection III states: “consideration should be given to diversification of the economic base to provide opportunities for economic growth in all communities on the county-wide basis to ensure a healthy stable economic base.”

3. A statement of how the proposed map amendment complies with or supports the Chelan County Comprehensive Plan’s goals and policies.

The Comprehensive Plan recognizes the county’s long-standing rural economic base, including agriculture, tourism, and small-scale rural commercial activities. The Plan notes that many rural areas have transitioned toward “vineyards, wineries, smaller-scale agricultural production, and agricultural and recreational tourism” over the last two decades.

Expansion of the Rural Commercial designation allows appropriately scaled commercial uses that directly serve rural residents and tourists. This supports the Plan’s emphasis on maintaining and diversifying the rural economy while providing services compatible with rural character. A Rural Commercial designation provides a mechanism for limited commercial activity that fits within this established rural pattern, aligning with the Rural Element’s purpose of encouraging local services while avoiding sprawl.

The proposed map amendment to Rural Commercial is consistent with the Chelan County Comprehensive Plan because it:

- Promotes rural economic vitality,
- Supports rural-appropriate commercial activity,
- Aligns with GMA-based planning principles,
- Conforms to County map amendment criteria, and
- Advances the Comprehensive Plan's long-term vision for rural communities.

The following goals and policies are directly supported by the proposed map amendment

Land Use Element; Industrial and Commercial Development

"Rural industrial land uses are common throughout the County, including orchard processing and packaging facilities and mining. Rural commercial areas provide areas for necessary services and/or recreational support in isolated regions of the County. Both rural commercial and industrial are appropriate for Chelan County's unique land uses and provide rural employment opportunities. When appropriate with the area these types of uses are vital to residents and visitors."

Rural Element

Goal RE 4: Encourage rural economic development consistent with the goals and policies of the Chelan County Comprehensive Plan and the Growth Management Act.

Rationale: The comprehensive plan provides for a range of rural economic activities including: rural agriculture, forestry, and mineral resource industries as well as a range of rural development opportunities consistent with the Growth Management Act.

Policy RE 4.1: Permit rural development of small scale recreational, tourist, and resort uses that rely on a rural location and setting, including commercial facilities to serve such uses, provided they do not include new residential development and are otherwise consistent with other goals and policies of this plan.

Rationale: These uses are appropriate in rural areas when it can be demonstrated that they are compatible with the goals and policies of the comprehensive plan. Public services and public facilities shall be limited to those necessary to serve the recreational or tourist use and shall be provided in a manner that does not permit low density sprawl.

Policy RE 4.2: Additional commercial centers or activities may be considered in existing rural activity centers, villages, hamlets, or crossroad developments in the rural area during the yearly amendment process for the comprehensive plan when consistent with RCW 36.70A.070(5) and the goals and policies of the comprehensive plan.

Rationale: Limited commercial development may be appropriate in some rural areas to meet the needs of residents and visitors.

Economic Development Element

Goal ED 1: Encourage efforts to diversify the existing economic base to focus on long-term sustainable economic development throughout the County.

Rationale: The diversification of the economic base through sustainable economic development can help provide expanded job opportunities as well as a healthy, stable and growing economy. Diversification will reduce negative impacts during shifts in industries.

Policy ED 1.1: Seek to attract businesses and industries that complement and build upon existing business and industry.

Rationale: Building upon relationships with existing business and industries can diversify the economic base and strengthen positions for existing businesses and industries.

Policy ED 1.2: Incentivize development that creates local re-investment funds and provides jobs in the local community.

Rationale: Diversification and expansion of the County's economic base will expand job opportunities and bring additional resources for the growth and development of the County.

4. A detailed statement on how the land use designation amendment complies with the Chelan County Comprehensive Plan land use designation/siting criteria.

The Comprehensive Plan emphasizes supporting rural character, facilitating rural-appropriate commercial and residential uses, and accommodating long-standing economic activities such as agriculture, tourism, and small-scale commercial enterprises. The proposed amendment aligns with the Comprehensive Plan's intent by supporting rural-appropriate development compatible with surrounding land uses and the County's economic and cultural landscape.

The Comprehensive Plan's land use elements articulate that Chelan County's rural environment is characterized by "residential rural living; forest practices, rural industrial activities, mining, and small-town settlements," with commercial uses generally allowed when they support or complement these patterns. The proposed designation supports uses of a rural scale and intensity that fit within the established pattern of rural commercial services in Plain ensuring that future development remains consistent with rural service levels and avoids urban-level impacts

Future commercial development will be designed and intended to serve the rural population of Plain and Lake Wenatchee. There is a logical outer boundary to define the limits of the commercial area established by Beaver Valley Road passing through Plain. Locating commercial zones on both sides of the road (instead of commercial on one side and residential on the other) is a clearly identifiable and contained boundary as specified by the General LAMIRD Criteria. It is not intended to draw visitors from farther reaches such as Leavenworth or Wenatchee which is consistent with the goal and policies for LAMIRDs and Rural Commercial designation and siting criteria summarized below.

General LAMIRD Criteria

Type 1 LAMIRD- commercial, industrial, residential, or mixed-use. Type 1 LAMIRDs are described as rural development consisting of existing and potential infill of commercial, industrial, residential, or mixed use, whether characterized as shoreline developments, villages, hamlets, rural activity centers, or crossroads developments. These LAMIRDs must be principally designed to serve the existing and projected rural population. It is also important that these designations are consistent with the character of the existing uses, particularly in terms of building size, scale, use or intensity. Changes in use from vacant land or some previous use may be allowed, provided the new use complies with these requirements.

Rural Commercial Designation/Siting Criteria

The Rural Commercial designation is considered an implementation of a Type 1 LAMIRD as described above, consistent with the Growth Management Act where it is applied to existing mixed use areas.

Purpose: To provide for a range of commercial uses to meet the needs of local residents, and small scale tourist or recreational uses including commercial facilities to serve those recreational or tourist uses within the rural areas to meet the needs of local residents and visitors. This designation will provide the opportunity for the development, redevelopment and infill of commercial uses in existing rural commercial developments, mixed use areas or intensely developed residential areas consistent with the rural character and rural development provisions outlined in the goals and policies of this comprehensive plan.

5. A detailed statement of how the amendment is consistent with and supported by the Capital Facilities Element and the Transportation Element of the Comprehensive Plan, of if not, what changes to these elements would be required.

Both the Capital Facilities and Transportation elements of the Comprehensive plan speak more to goals and objectives for agencies of jurisdiction when development is proposed. At the time any additional development is proposed, application(s) will have to be in compliance with the concurrency requirements of GMA and the Chelan County comp plan goals and objectives for all elements of the comp plan.

The RC zone expressly relies on on-site or rural-scaled utilities. Minimum lot size in RC is determined by Chelan-Douglas Health District standards for public or community water and on-site sewage disposal, not by urban utility assumptions. Setbacks, height, and coverage standards are also calibrated to a rural context. This standards framework avoids the need for urban capital facility extensions and ensures the scale and intensity of commercial activity remains consistent with rural infrastructure.

Because RC relies on health-district–governed water/septic capacity and site design that must comply with County development standards and critical areas regulations, the map amendment does not create a need for unplanned capital expansions. Any future development would be reviewed against the Comprehensive Plan and implementing codes (e.g., development standards, stormwater, and critical areas overlays), ensuring that facility adequacy and concurrency are maintained at the rural level of service contemplated by the Plan.

Re-designating to RC in Plain concentrates commercial trips and access where the Transportation Element already recognizes travel demand (Plain/Chiwawa/Beaver Valley

corridors) and where future spot investments are prioritized by the Public Works Department to improve safety, maintenance, and connectivity. This reduces trip dispersion across rural roads and makes it easier to plan for and fund targeted safety and access upgrades.

The Transportation Element includes specific mapping within its 20-year program, along with functional classifications and collision analyses for the Leavenworth–Peshastin–Plain area. By acknowledging Plain as a travel node and identifying corridor-level projects, the plan anticipates incremental improvements that can serve localized commercial activity typical of RC (e.g., lodging, retail, eating/drinking establishments scaled to rural standards). This shows that transportation planning assumptions already accommodate the level and pattern of trips expected from an expanded Rural Commercial designation in Plain

The RC district includes parking ratios, setbacks, and site design expectations that channel vehicle movements and parking on-site, avoiding spillover onto Beaver Valley Road as is the current case for commercial parking. Maximum building height, rural setbacks, and landscaping requirements further support safe ingress/egress and context-sensitive site design. These standards work in tandem with the County's roadway functional classifications and safety goals to maintain an adequate level of service and to minimize conflicts on state and county routes serving Plain.

6. For land use map designation amendments, identify the land uses surrounding the affected property, and describe how the proposed change would affect the surrounding land uses. Explain why the proposed amendment is more appropriate than the existing land use designation.

Surrounding properties are used for commercial purposes and large gatherings that are commercial in nature. A Hardware store, restaurant, grocery store and gas station are located immediately across the road from the subject property. Customers of those businesses commonly park vehicles on both sides of Beaver Valley Road during high demand in the winter and summer. Demand for Nordic ski rentals and groomed trails—both available in Plain—is high. In the winter months the adjacent properties are used for public Nordic skiing including groomed trails and parking available for pass holders managed through Plain Valley Ski Trails. In the summer months, parking along the road is even more over-capacity on weekends for the popular Plan Valley Farmers Market. The properties across the road from the commercial zone host several large gatherings each summer which bring thousands of tourists to Plain for the Northwest Overland Rally and Touratech Rally. The adjacent properties are routinely used as a fire camp in the summer months which results in the establishment of a temporary city providing lodging, bathing facilities, food service and logistics for hundreds of employees.

Plain Cellars Winery and Tasting Room is located nearby which serves food and beverages and hosts weekly live music events.

The proposed change would make the land more compatible with surrounding land uses based on density and existing development. The proposed designation is more appropriate because it is within a logical outer boundary of existing commercial uses with access to transportation infrastructure. The amendment would formalize the land use that is already occurring and provide for onsite parking and utilities that would alleviate congestion that is currently occurring on the roadway.

Commercial activity in Plain has always been shaped by its geography, early settlement patterns, and changing economic conditions. The region began with logging, trapping, and

small-scale agriculture, then slowly transitioned toward tourism and outdoor-recreation–based commerce. The community opened the Plain Post Office in 1913, serving as one of the valley's first civic and commercial hubs.

7. Will the proposed map amendment affect lands designated as resource lands of long term commercial significance and/or critical areas? If so, how will the proposed amendment impact these areas?

Neither the subject property nor the adjacent properties have been designated as resource lands of long-term commercial significance. The subject property have not been designated as critical areas. No impact to resource lands or critical areas is anticipated.

8. Explain how the proposed amendment would affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.

The existing designation, RR5, provides low-density rural housing opportunities. Converting a small, discrete parcel from RR5 to RC does not materially alter the countywide or subarea supply of rural residential land because:

- Chelan County's Comprehensive Plan allocates residential growth primarily to Urban Growth Areas (UGAs) and designated rural residential lands outside urban areas. RR5 constitutes a very large portion of rural lands, and the loss of two parcel totaling less than seven acres will have a negligible effect on overall land capacity for rural housing.

- The County's Land Use designations and associated maps cover thousands of acres of RR20, RR10, RR5, and RR2.5 outside Plain. A single reclassification does not meaningfully diminish the county's ability to meet expected rural residential demand identified in the Plan's land-capacity analysis.

Thus, the amendment does not constrain residential growth over the 20-year planning period because the rural residential land base remains abundant and widely distributed.

The Comprehensive Plan identifies the Plain–Lake Wenatchee Study Area as a recreation-supported rural community where residents and visitors rely on localized services. The Plan's rural vision statements emphasize:

- Allowing localized commercial services to support community needs while maintaining rural character.
- Clustering commercial activity in suitable centers to avoid strip development and rural sprawl.

The existing RC lands in the Plain area are limited. Adding to the RC land available provides:

- Capacity for small-scale commercial services that the Plan anticipates (e.g., small markets, outfitters, lodging, food service, or recreation-related retail;
- Support for the area's tourism economy, which is an explicit rural development objective.

Shifting a single parcel from RR5 to RC therefore enhances the mix of land uses needed to support long-term rural economic and service needs without oversupplying commercial land.

9. Explain how the proposed change would serve the interests of not only the applicant, but also the public as a whole, including health, safety or welfare.

The Comprehensive Plan recognizes the Plain–Lake Wenatchee area as a rural community where residents and visitors depend on localized access to basic goods, services, and visitor-support amenities. The Plan's vision for this study area emphasizes maintaining the rural lifestyle while allowing localized services that meet community needs. Concentrating commercial uses in appropriate locations—rather than dispersing them across large-lot residential areas—advances that policy direction. Allowing an RC designation helps ensure the public can access essential rural-scaled commercial services without long travel distances, improving convenience, economic vitality, and community resilience such as has been the need resulting from the State Highway 2 closures and damage to Chumstick Highway in December 2025.

The RC zoning district is specifically designed for commercial activity in rural settings without requiring urban utilities. These requirements protect public health by preventing contamination risks, maintaining proper waste disposal, and ensuring safe driveway spacing and circulation—all of which would become more challenging if similar commercial activity were scattered throughout RR5-zoned lands.

The Comprehensive Plan emphasizes the importance of supporting a balanced rural economy, including recreation-based and agricultural tourism sectors that rely on small-scale rural commercial activity.

An expanded RC zone allows community-serving businesses—such as small markets, outfitters, lodging, food service, or recreation-related retail—to operate in a manner that:

- Supports local employment;
- Provides goods/services to both residents and visitors, and;
- Reduces unnecessary long-distance trips to larger urban centers (which reduces traffic, fuel consumption, and emissions).

This contributes directly to the general welfare by enabling a functioning, sustainable rural community.

The Plan and zoning code both emphasize orderly, predictable development patterns. RC is one of the rural designations specifically created for commercial activities, whereas RR5 is intended for low-density rural residential use. The proposed change:

- Directs commercial activity into a zone where it is already occurring;
- Minimizes land-use conflicts between homes and businesses, and;
- Maintains compatibility with the broader Plain community's rural character.

This reduces nuisances, protects property values, and improves long-term community compatibility—key elements of the public's welfare.

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 261713720007 Lot Size: 4.94 (Acres)
Parcel Address: 18625 Beaver Valley Road City/Zip Code: Plain, 98826
Property Owner(s): Grahame Watson and G&B Properties East LLC Zoning: RR 5
Mailing Address: 18623 Beaver Valley Road
City/State/Zip Code: Plain, WA 98826
Phone: 509-670-3796 E-mail: gw@watsoniron.com

Applicant/Agent (if different than owner)**:** Ryan Walker
Company and Mailing Address: Pacific Engineering and Design / 200 South Columbia St, Suite 300
City/State/Zip: Wenatchee, WA. 98801 Phone: 509-630-7917
E-mail: ryanw@pacificengineering.net
For multiple owners, applicants, or agents, provide additional sheets.

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ❑ Administrative Modification
- ❑ Administrative Determination
- ❑ Administrative Interpretation
- ❑ Binding Site Plan
- ☒ Comprehensive Plan Map Amendment
- ❑ Comprehensive Plan Text Amendment
- ❑ Conditional Use Permit
- ❑ Forest Practice/Conversion
- ❑ Open Space: Public Benefit Rating System
- ❑ Major Subdivision
- ❑ Master Planned Development
- ❑ Planned Development
- ❑ Plat Alteration or Vacation
- ❑ Short Plat
- ❑ Variance (zoning or critical areas)
- ❑ Zoning Change-Text Amendment/ Map Amendment
- ❑ Critical Area Determination
- ❑ Other: _____

APPLICABILITY SECTION

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership (Title holder signature is required on all applications. Properties being purchased on a Real Estate Contract require title holder signature.)
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

GENERAL INFORMATION

Please provide a narrative of the proposed project including, but not limited to, all proposed activities, uses and development (attach additional sheets if needed):

This proposal is to change the zoning and comprehensive plan land use designation map and zoning map of approximately 4.94 acres from to Rural Residential/Resource 5 (RR 5) to Rural Commercial (RC).

☐ Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): _____
2. Is the subject property located within an Urban Growth Area (UGA)? ☒ No ❑ Yes
   If "yes", which UGA? _____
3. Please describe adjacent land uses in all directions around the subject property:
   North: RR5 used for fire camps public cross country skiing and offroad rally events
   South: RR5 Residential
   East: RR 5 Open space, hay harming and offroad rally events
   West: RC commercial uses including grocery store, fuel sales, hardware store, restaurant farmers market, short term rentals and mini storage
4. What is the current use of the property? Residential, industrial metal fabrication, agricultural including agricultural support
5. Sanitation Disposal: ❑ N/A ☒ Septic Permit ❑ Sewer District: _____
6. Water Source: ❑ N/A ☒ Single Private Well ❑ Shared Private Well ❑ Group B
   ❑ Public Water Supplier: _____
7. Irrigation Water:
   ❑ N/A ❑ Yes (Private) ☒ Yes (Public) Irrigation District/Purveyor: Wenatchee Chiwawa Irrigation District
8. Fire District: Lake Wenatchee Fire and Rescue Former #4 & #9 School District: Cascade
9. Power Service: CCPUD
10. Are there critical areas or critical area buffers on the property?
    ❑ Airport Overlay: _____
    ❑ Aquifer Recharge Area (see attached)
    ❑ Floodplain / Floodway _____
    Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:
    ❑ Alluvial Fan (250') ❑ Known Historic Hazardous Area (250') ❑ Slopes > 40% (250')
    ❑ Erosive soils (on-site) ❑ Landslide ❑ Snow Avalanche (500')
    ❑ Habitat/Riparian Area, protected species/area: _____
    ❑ Streams / Waterbodies: _____ ❑Shoreline Environment Designation: _____
    ❑ Drainage or Seasonal Stream: _____ ❑ Wetland, if so what category: _____
    ❑ Cultural or Archeological: _____
11. Will landfill be required? ☒ No ❑ Yes, approximate _____(cubic yards)
12. Will excavation be required? ☒ No ❑ Yes, approximate _____(cubic yards)
13. Has site preparation been started on the site? If so, to what extent?
    No
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?
    Yes

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:

    Unknown

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property coverd by this proposal? ☒ No ❑ Yes, please list:

    _____

    _____

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Pursuant to Chelan County Code (CCC), Section 11.82.030: An applicant seeking to develop property which requires a development permit, not otherwise exempted from the requirements of this chapter, shall submit with the application this certified statement, which lists criteria (5)(A) through (5)(D), (6), and (7) as set forth in CCC, Section 11.82.040 and indicate whether the criteria apply or do not apply to the site or development.

*****Any development application that fails to contain this statement or fails to indicate whether any one of the criteria apply or do not apply shall be rejected and only accepted upon resubmission of the completed statement. "Unknown" or similar responses will not be accepted**.***

If the administrator determines the development meets one or more of criteria (1) through (4) of CCC, Section 11.82.040, or if the administrator determines the development meets criterion (5) of CCC, Section 11.82.040 and the applicant indicates the development meets one or more of criteria (5)(A) through (5)(D), or if the applicant indicates the development meets one or more of criteria (6) or (7) of CCC, Section 11.82.040, the development shall require a hydrogeologic evaluation as described in CCC, Section 11.82.050. If the development has a medium or high vulnerability rating, the development shall be subject to the performance standards of CCC, Section 11.82.060.

If the administrator determines that criteria (1) through (5) of CCC, Section 11.82.040 do not apply to the development and an applicant's statement asserts that criteria (6) and (7) of CCC, Section 11.82.040 do not apply to the development, the administrator will accept the statement and proceed with the permitting or approval process, except if the administrator has or obtains information prior to the permit or approval being finalized, which clearly establishes the applicant's statement is incorrect. In which case, the applicant will be advised in writing of the inconsistent information and advised to either (A) provide an amended statement adding the evaluation criteria as being applicable and complete a hydrogeologic evaluation of the development pursuant to CCC, Section 11.82.050, or (B) present sufficient countering information clearly establishing that the basis for the department's concern is incorrect. If the applicant selects to proceed under (B), upon receipt of the applicant's information, the administrator shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the administrator.

EVALUATION CRITERIA:

The applicant is required to determine the vulnerability rating for any development permit, not otherwise exempted, and meets any one of the criteria below. Please check the boxes that apply to your project:

- ☐ 1.Within a wellhead protection area designated under WAC 246-290-135
- ☐ 2. Within a critical aquifer recharge area mapped and identified by a qualified groundwater professional
- ☐ 3. Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act
- ☐ 4. Within an area established for special protection pursuant to a groundwater management program, Chapters 90.44, 90.48, and 90.54 RCW, and Chapters 173-100 and 173-200 WAC
- ☐ 5. The site contains highly permeable soils, which include types 1 ,2 and 3 under WAC 246-272A-0220, Table V or soils mapped by US Department of Agriculture Natural Resources Conservation Service as having saturated hydraulic conductivity (Ksat) classification of Moderately High or identified as Hydrologic Soil Group "A" and:
  - ☐ A. The site will be utilized for hazardous substance (defined in Chapter 70.105 RCW) processing, storage or handling in applications or quantities larger than is typical of household use; or
  - ☐ B. The site is currently or will be utilized for commercial or industrial activities listed in the US Environmental Protection Agency's Potential Sources of Drinking Water Contamination Index that can be found in Appendix A to Department of Ecology's Critical Aquifer Recharge Area Guidance Document; or
  - ☐ C. The development involves a major subdivision and includes present or future plans to construct dwelling units that will not be connected to a public sewer system and any of the lots are less than one net acre in size; or
  - ☐ D. The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds four thousand square feet;
- ☐ 6. The proposed use is as a commercial feedlot, landfill, junkyard, salvage yard, or auto wrecking yard, or
- ☐ 7. The site will be used for above ground application of sewage or sludge.

Development proposals for a single-family residential dwelling, accessory dwelling unit, or accessory building that is connected to a public sewer system or has a septic permit approved by the Chelan-Douglas health district shall be exempt from hydrogeologic evaluation under CCC, Section 11.82.050.

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there **IS NOT** or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled "**IS NOT**" above, proceed to Sub-Section III of this form.

If you circled "**IS**" above, proceed to Sub-Section II of this form.

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

_____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.

_____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.

_____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.

_____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

☒ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis- related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

- ❑ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.
- ❑ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).
- ❑ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.
- ❑ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.
- ❑ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.
- ❑ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

- ❑ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ❑ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ❑ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ❑ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ❑ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- ❑ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ❑ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ❑ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ❑ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ❑ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ❑ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEGEMENT SECTION

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

By submitting this application, I acknowledge and certify the following:

Initials
(Owner and, if applicable, Applicant)

gw RW 1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.

gw RW 2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.

gw RW 3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.

gw RW 4. Additional permit applications and approvals may be necessary to conduct specific activities.

gw RW 5. Application fees are non-refundable, except when approve by the Board.

gw RW 6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

gw RW 7. Chelan County is hereby given consent to enter the property(ies) listed above.

gw RW 8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.

gw RW 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.

gw RW 10. I certify that this application has been made with the consent of the lawful property owner(s).

gw RW 11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.

gw RW 12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature: Grahame Watson **Place:** Chelan County **Date:** 1/28/2026

Print Name: Grahame Watson; G&B Properties East, LLC

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: Ryan Walker

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

2089939
Page: 1 of 7
03/20/2001 04:22P
Chelan Co, WA
HILLIS CLARK MARTIN & PET D $14.00

When Recorded, Return to:

HILLIS CLARK MARTIN & PETERSON, P.S.
Attention: David E. Myre, Jr.
500 Galland Building
1221 Second Avenue
Seattle, WA 98101-2925

109185

REAL ESTATE EXCISE TAX
EXEMPT
Chelan County Treasurer
David E. Griffiths, C.P.A.
By _____ Deputy 3-20-01

STATUTORY WARRANTY DEED

Grantor:	1) Watson, Grahame	2) Watson, Barbara
Grantee:	1) G & B Properties East, LLC	
Legal Description (abbreviated): ☑ Additional on EXHIBIT A	No. 1 Wenatchee Park	
Assessor's Tax Parcel ID #:	26 17 13 720005; 26 17 13 720006; 26 17 13 720007; 26 17 13 720010; 26 17 13 720011; 26 17 13 720014; 26 17 13 720015; 26 17 13 720016; 26 17 13 720020; 26 17 13 720035	
Reference Nos. of Documents Released or Assigned:	N/A	

Grantors, Grahame and Barbara Watson, husband and wife, in connection with a transfer where gain is not recognized under the Internal Revenue Code as described in WAC 458-61-376, convey, assign, transfer and warrant to G & B Properties East, LLC, the following-described properties situated in Chelan County, State of Washington:

See EXHIBIT A attached hereto and incorporated herein by this reference.

DATED this February 22, 2001.

GRANTORS:

Grahame Watson

Barbara Watson

HILLIS CLARK MARTIN & PET D $14.00

STATE OF WASHINGTON }
ss.
COUNTY OF King }

On this day personally appeared before me Grahame Watson and Barbara Watson, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this February 22 2001.

AMY M SMITH NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 10-9-03

Amy M. Smith

Printed Name Amy M. Smith
NOTARY PUBLIC in and for the State of Washington,
residing at Bothell
My Commission Expires 10-9-03

EXHIBIT A

LEGAL DESCRIPTION

WENATCHEE PARK PROPERTIES;
Parcel Nos. 26 17 13 720005; 26 17 13 720006; 26 17 13 720007

Parcel A

Lot 1 of Plat No. 1 of Wenatchee Park, according to the plat thereof recorded in Volume 3 of Plats, page 4, records of Chelan County, Washington;

EXCEPT Lot 1 of Chelan County Short Plat No. 1248, according to the plat thereof recorded in Book SP-3, page 23, Auditor's File No. 8508280004, records of Chelan County, Washington.

AND EXCEPT that portion dedicated to State of Washington for additional highway right of way by Short Plat No. 1248.

TOGETHER WITH the following described property:

Parcel B

Lot 1 of Chelan County Short Plat No. 1248, according to the plat thereof recorded in Book SP-3, page 23, Auditor's File No. 8508280004, records of Chelan County, Washington.

SUBJECT TO:

1. Mineral, coal and iron reservations contained in deed from the Northern Pacific Railroad Company recorded June 25, 1903, under Recording No. 6068.

2. Electric transmission easements granted to Chelan County Electric Cooperative under Chelan County Auditor's File Nos. 657292 and 657718.

3. Easements, restrictions and recitals set forth on the face of Short Plat recorded under Chelan County Recording No. 8508280004.

POOR COPY MAY NOT REPRODUCE

HILLIS CLARK MARTIN & PET
D
$14.00
2089939
Page 4 of 7
03/20/2001 04:22P
Chelan Co, WA

No. 1 Wenatchee Park;
Parcel Nos. 26 17 13 720010; 26 17 13 720011

In the County of Chelan, State of Washington

Lots 3 and 4, as described and delineated on Bruce Anderson Short Plat No. 685, recorded August 15, 1980, under auditor's no. 815611, being a portion of Lots 2 and 3, Plat of No. 1 Wenatchee Park, Chelan County, Washington, according to the plat thereof recorded in Volume 3 of Plats, Page 4,

TOGETHER with that portion vacated Pear Street adjoining said Lots 3 and 4; more particularly described as follows:

Beginning at a 5/8" iron pin at the Southeast corner of Tract 2 of said plat of No. 1, Wenatchee Park; thence South 30.0 feet to a fence, as it existed July 7, 1981, within vacated Pear Street; thence North 88°28'25" West 994.84 feet along said fence to the West end of said vacated Pear Street; thence North 3.5 feet to the Northwest corner of said vacated Pear Street; thence East along the North line of said vacated Pear Street 994.49 feet to the Point of Beginning.

SUBJECT TO the following:

1. Easement including its terms, covenants and provisions thereof for electric transmission and/or distribution line, together with necessary appurtenances, as granted by instrument;
   Recorded : OCTOBER 27, 1966,
   Auditor's No. : 657709
   In Favor of : Chelan County Electric Cooperative, a Corporation, its successors or assigns
   Affects : Portion of said premises & other property. Exact location of which is undefined of record.

2. Exceptions and reservations as contained in deed
   From : William Hulbert Mill Company and Parker Williams and Marjorie Williams, his wife
   Recorded : June 23, 1972 and August 7, 1979
   Auditor's Nos. : 720301 and 803363, respectively
   As follows : Sellers reserve the right to use in common with purchasers any water or irrigation pipes upon subject property and for which service is rendered to Tracts 5, 6, 10, 11, 16 and 17, all in Plat No. 1 of Wenatchee Park

3. Easement disclosed on plat;
   For : Ingress and egress
   Affects : Westerly portion of Lot 3

4. Waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of public roads, as contained in said short plat herein.

5. Easements and restrictions apparent upon the premises.

No. 1 Wenatchee Park
Parcel 26 17 13 720014

POOR COPY MAY NOT REPRODUCE

That portion of Lot 2 and Lot 3 of Plat No. 1 of Wenatchee Park described as follows:

Beginning at the northwest corner of said Lot 2; thence N 89°06'00" W 40.00 feet; thence south 25.00 feet to a 5/8" iron pin; thence continuing south 394.34 feet; thence east 60.00 feet to a 5/8" iron pin; thence continuing east 479.94 feet to a 5/8" iron pin; thence north 385.86 feet to a 5/8" iron pin; thence continuing north 25.00 feet; thence N 89°06'00" W 500.00 feet to the point of beginning.

EXCEPT the northerly 25.00 feet thereof. Also appearing of record as Tract 2 of Bruce Anderson Short Plat No. 685 recorded August 15, 1980 under Auditor's No. 815611.

SUBJECT TO:

1. Easement including its terms, covenants and provisions thereof for electric transmission and/or distribution line, together with necessary appurtenances, as granted by instrument;
   Recorded : OCTOBER 27, 1966,
   Auditor's No. : 657709
   In Favor of : Chelan County Electric Cooperative, a Corporation, its successors or assigns

2. Exceptions and reservations as contained in deed;
   From : William Wulbert Mill Company and Parker Williams and Marjorie Williams, his wife
   Recorded : June 23, 1972 and August 7, 1979
   Auditor's nos.: 720301 and 803363
   As follows : Sellers reserve the right to use in common with purchasers any water or irrigation pipes upon subject property and for which service is rendered to Tracts 5, 6, 10, 11, 16 and 17, all in Plat No. 1 of Wenatchee Park.

3. Easement disclosed on plat;
   For : Ingress and egress
   Affects : Westerly portion of Lot 2

4. Waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of public roads, as contained in said short plat herein.

No 1 Wenatchee Park
Parcel No. 26 17 13 720015

Lot 1 as delineated on Bruce Anderson Short Plat No. 1176, Chelan County, Washington, recorded on May 30, 1986, in Book SP-4 of Short Plats, Page 1, records of said County;

Together with a private access and utilities easement as described and delineated on said short plat;

Together with any and all water rights and all appurtenances thereunto belonging, including, but not limited to, any and all water rights Grantor may have in and to the Wenatchee/Chiwawa Irrigation District;

Subject to easements and restrictions apparent upon the premises as of the date hereof.

No. 1 Wenatchee Park
Parcel No 26 17 13 720016

LOT 3 as delineated on Robert Kuhlman Short Plat No. 1394, Chelan County, Washington, recorded May 21, 1986, in Book SP-3 of Short Plats, Page 99, records of said County;

SUBJECT TO covenants, conditions, agreements, waivers, future assessments, reservations, easements, and restrictions, if any, of record or apparent upon the premises and SUBJECT TO matters relating to water and water rights and rights of way for necessary facilities for the distribution of water and right of entry for repair and maintenance.

No. 1 Wenatchee Park
Parcel No 26 17 13 720020

Lot 2, as delineated on Bruce Anderson Short Plat No. 1176, Chelan County, Washington, recorded on May 30, 1986, in Book SP-4 of Short Plats, page 1, records of said County;

Together with a private access and utilities easement as described and delineated on said short plat;

Together with any and all water rights and all appurtenances thereunto belonging, including, but not limited to, any and all water rights Grantor may have in and to the Wenatchee/Chiwawa Irrigation District.

No. 1 Wenatchee Park
Parcel No 26 17 13 720035

Lot 3, as delineated on Bruce Anderson Short Plat No. 1176, Chelan County, Washington, recorded May 30, 1986, in Book SP-4 of Short Plats, page 1, records of said County;

Together with a private access and utilities easement as described and delineated on said short plat;

Together with any and all water rights and all appurtenances thereunto belonging, including, but not limited to, any and all water rights Grantor may have in and to the Wenatchee/Chiwawa Irrigation District.

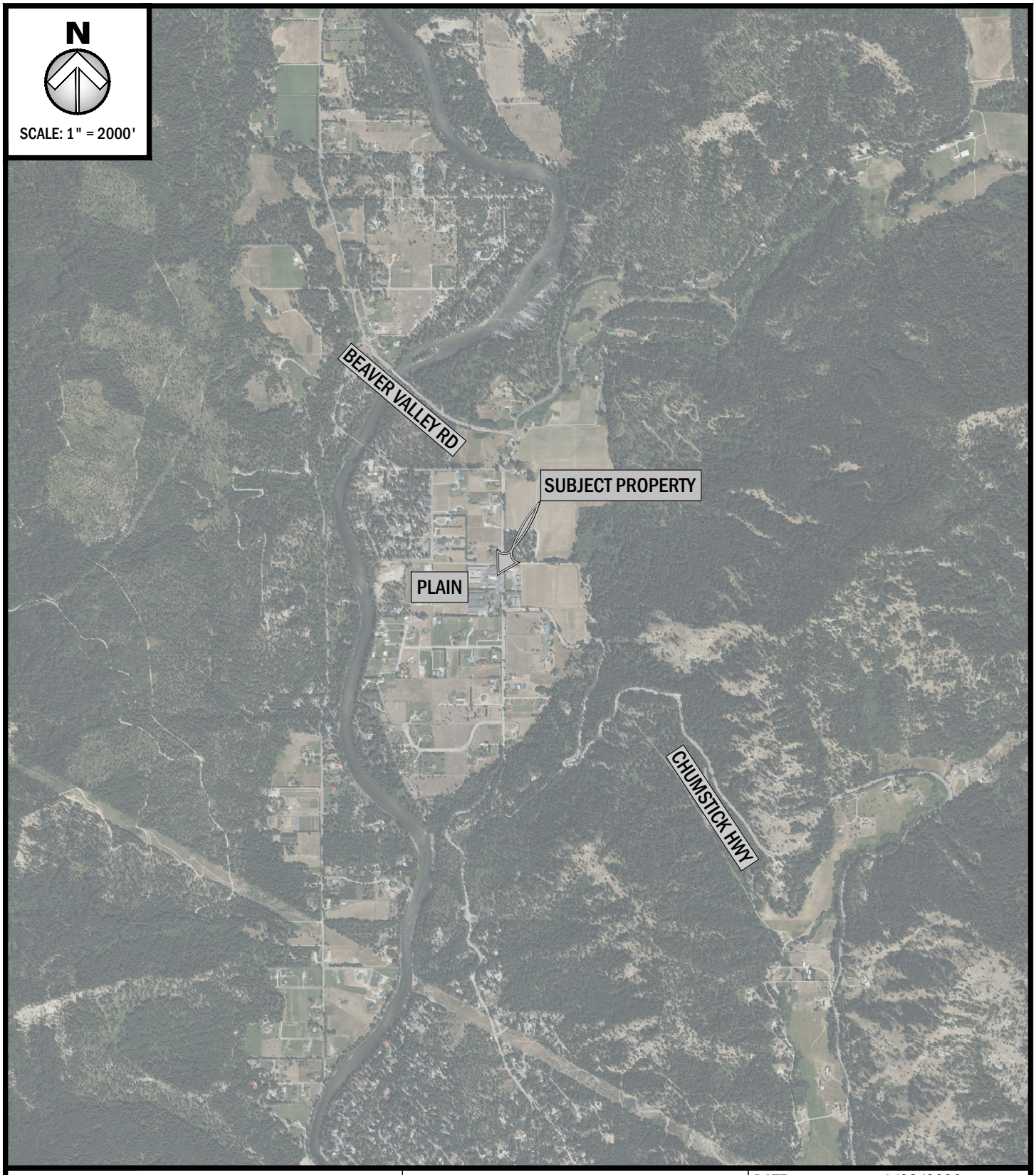
SUBJECT TO the following:

1. Easement for electric transmission and/or distribution line in favor of Chelan County Electric Cooperative, Auditor's File No. 657709.

2. Terms, covenants and provisions of the private easement described and delineated on said short plat.

3. Restrictions contained on said short plat as follows: Private access and utilities easement (not maintained by Chelan County).

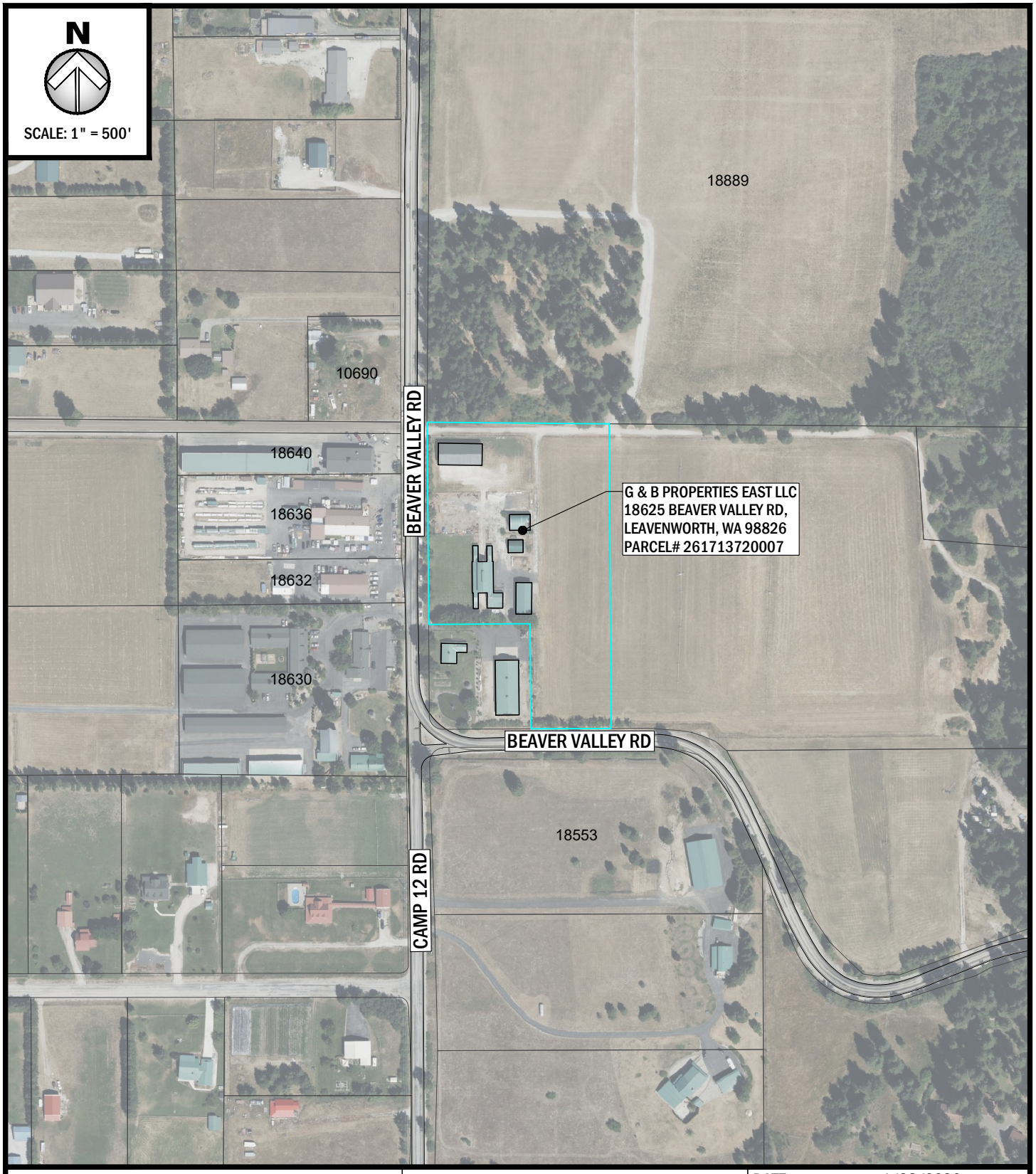
4. Easements and restrictions apparent upon the premises as of the date hereof.



PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 18625 BEAVER VALLEY RD
LATITUDE: 47.7586424°
LONGITUDE: -120.6563581°
PARCEL NO#: 261713720007

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

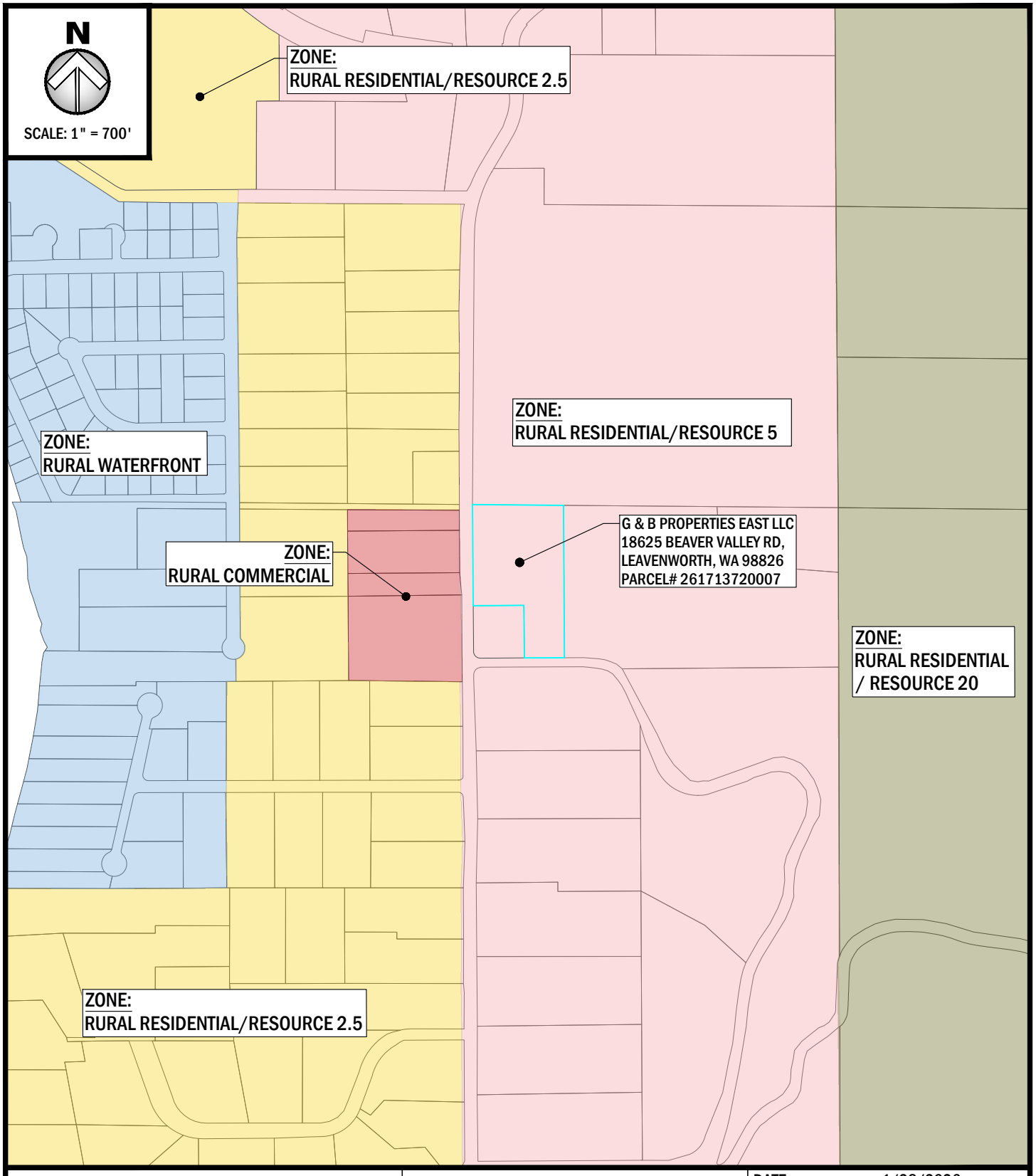
DATE:	1/28/2026
SHEET NO:	1 OF 5
SHEET TITLE:	VICINITY
NEAR:	PLAIN
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	G&B PROPERTIES EAST LLC
NOTES:	



PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 18625 BEAVER VALLEY RD
LATITUDE: 47.7586424°
LONGITUDE: -120.6563581°
PARCEL NO#: 261713720007

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

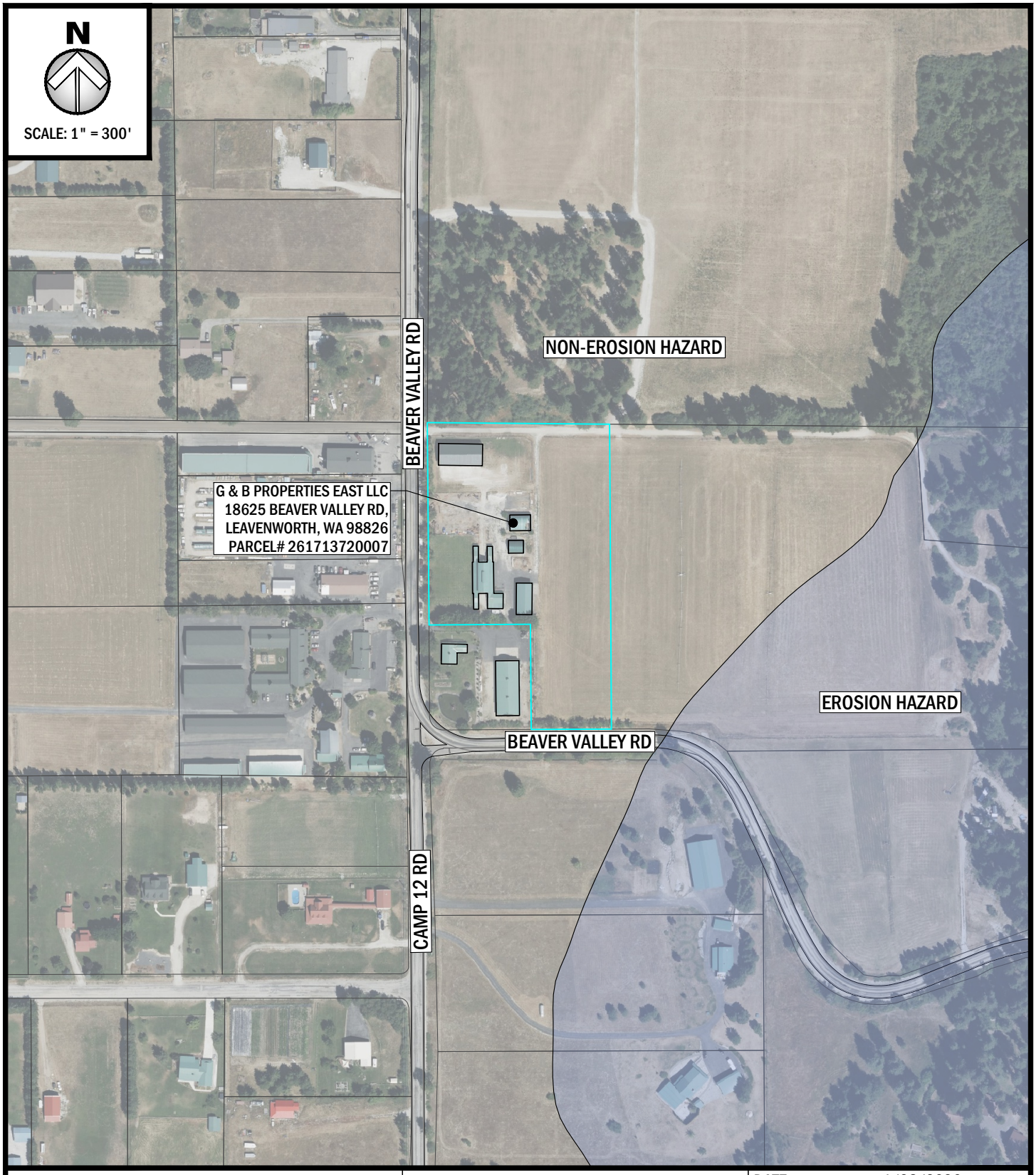
DATE:	1/28/2026
SHEET NO:	2 OF 5
SHEET TITLE:	PARCEL MAP
NEAR:	PLAIN
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	G&B PROPERTIES EAST LLC
NOTES:	



PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 18625 BEAVER VALLEY RD
LATITUDE: 47.7586424°
LONGITUDE: -120.6563581°
PARCEL NO#: 261713720007

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

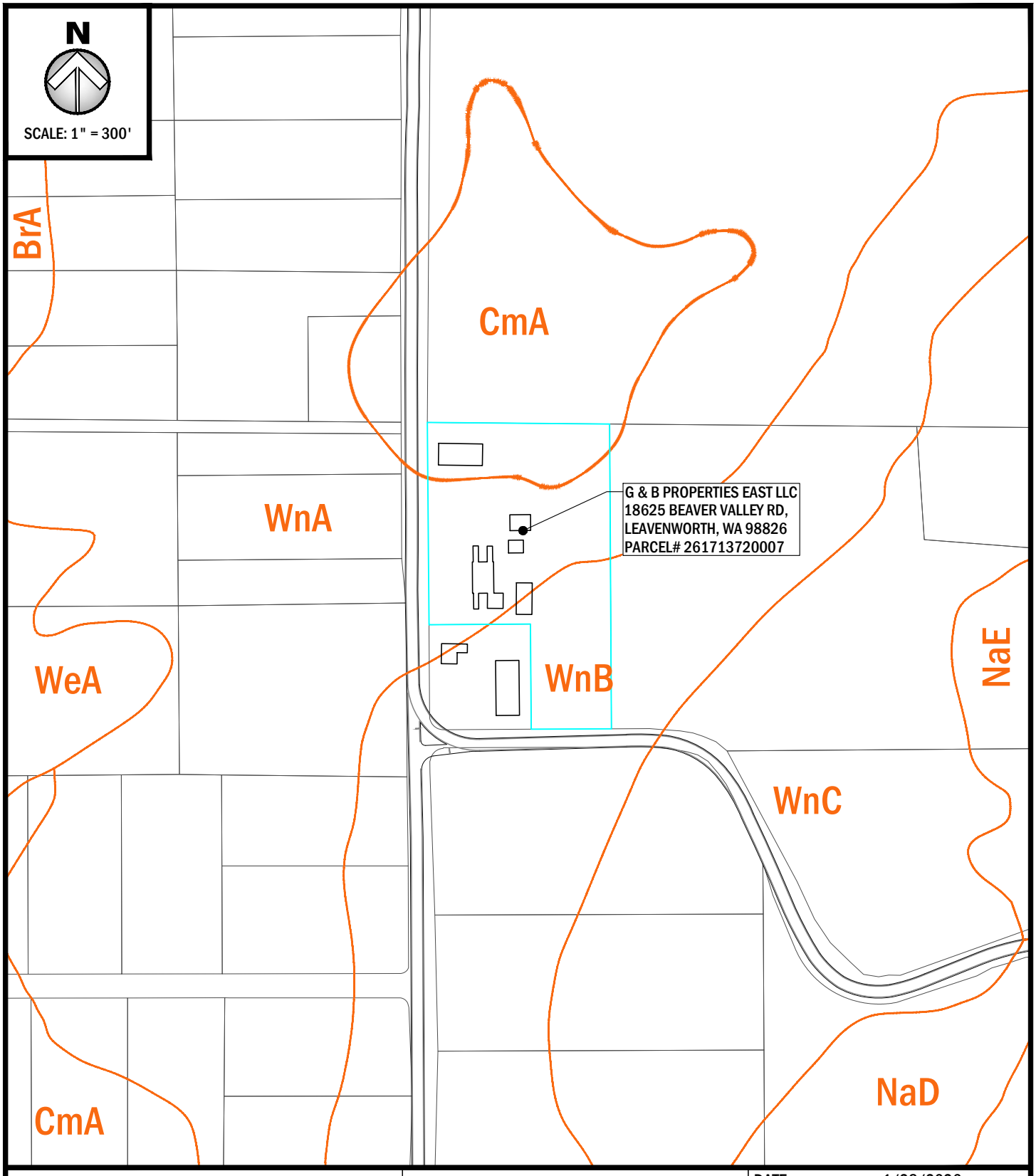
DATE:	1/28/2026
SHEET NO:	3 OF 5
SHEET TITLE:	ZONING MAP
NEAR:	PLAIN
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	G&B PROPERTIES EAST LLC
NOTES:	



PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 18625 BEAVER VALLEY RD
LATITUDE: 47.7586424°
LONGITUDE: -120.6563581°
PARCEL NO#: 261713720007

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	1/28/2026
SHEET NO:	4 OF 5
SHEET TITLE:	EROSIVE SOIL MAP
NEAR:	PLAIN
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	G&B PROPERTIES EAST LLC
NOTES:	

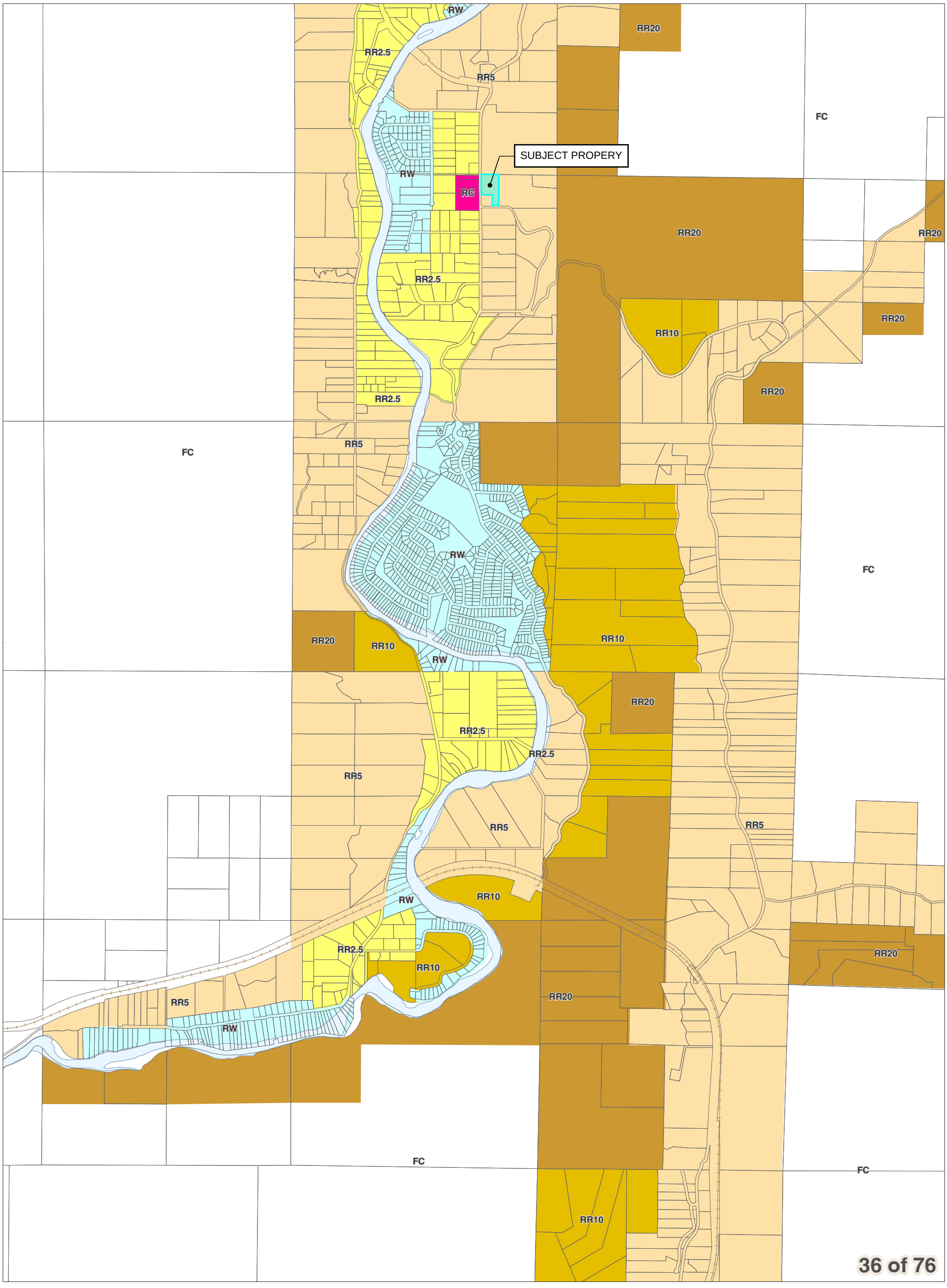


PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 18625 BEAVER VALLEY RD
LATITUDE: 47.7586424°
LONGITUDE: -120.6563581°
PARCEL NO#: 261713720007

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	1/28/2026
SHEET NO:	5 OF 5
SHEET TITLE:	SOIL SURVEY FIGURE
NEAR:	PLAIN
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	G&B PROPERTIES EAST LLC
NOTES:	

Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

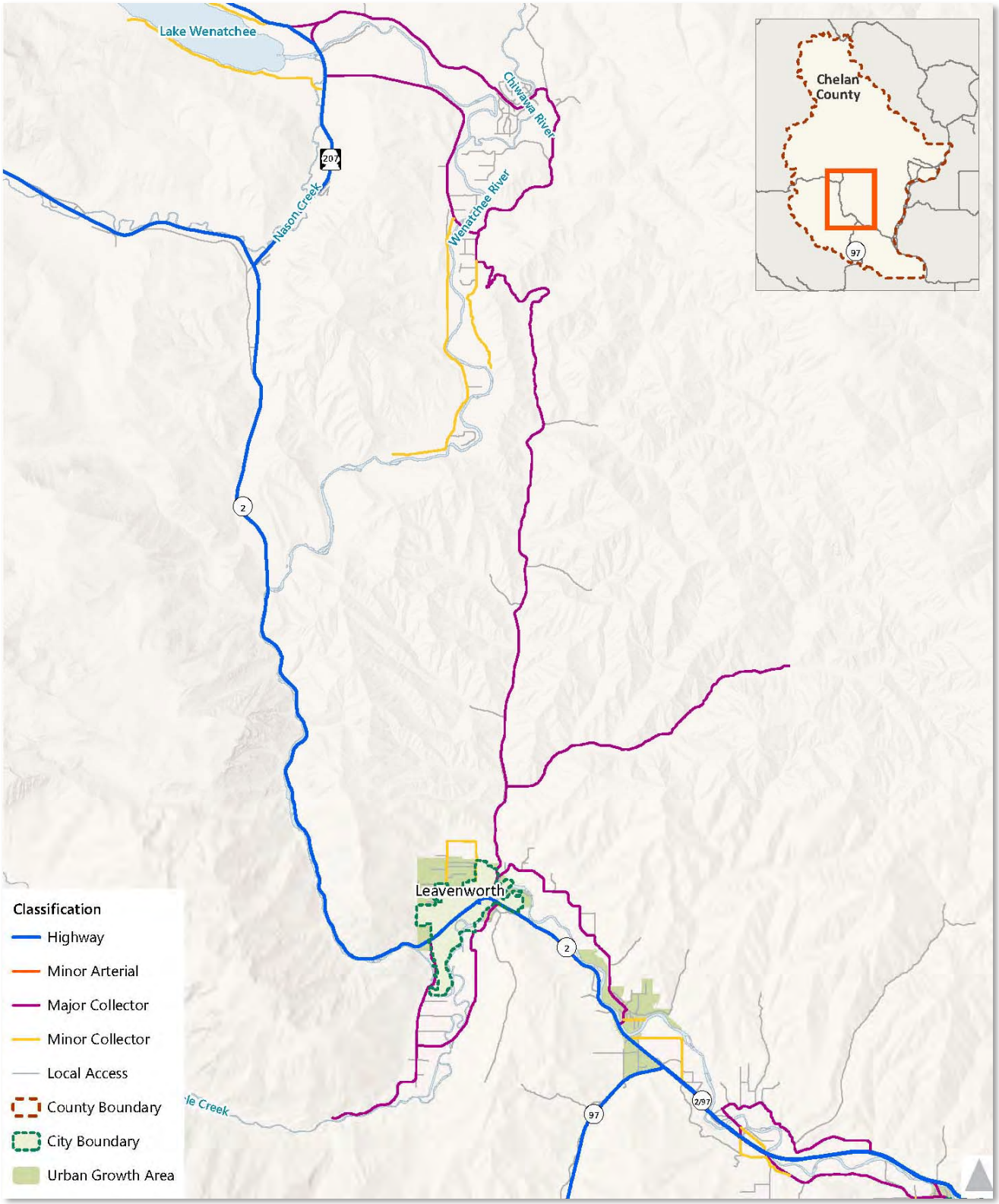
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT

Area of Interest in Red

Figure 7. Roadway Functional Classification (Leavenworth, Peshastin, and Plain Vicinity)



Glacier Peak Wilderness

Lake Chelan Sawtooth Wilderness

Lake Chelan

Henry M Jackson Wilderness

Okanogan-Wenatchee National Forest

ENTIAT RIVER RD

WHITE RIVER RD

LAKE WENATCHEE RD

Lake Wenatchee

WYE CONNECTOR RD

CHIWAWA LOOP RD

CEDAR BRAE RD

BEAVER VALLEY RD

207

2

Snohomish County
King County

Chelan County
Snohomish County

Wild Sky Wilderness

RIVER RD

CAMP 1 RD

CHUMSTICK HWY

Alpine Lakes Wilderness

N

Freight and Goods Transportation System

Roadways
2015

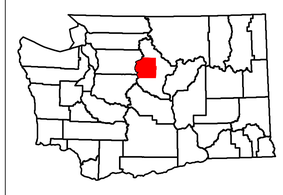
WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

TONNAGE CLASS
T1 - T5
ANNUAL TONS
(in thousands)

- T1 (over 10,000)
- T2 (4,000 to 10,000)
- T3 (300 to 4,000)
- T4 (100 to 300)
- T5 (over 20 in 60 days)

Other Roadways

Proposed Routes



Chelan County Sheet 2 of 5

Chelan County Sheet 2 of 5

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 261713720007 Lot Size: 4.94 (Acres)
Parcel Address: 18625 Beaver Valley Road City/Zip Code: Plain, 98826
Property Owner(s): Grahame Watson and G&B Properties East LLC Zoning: RR 5
Mailing Address: 18623 Beaver Valley Road
City/State/Zip Code: Plain, WA 98826
Phone: 509-670-3796 E-mail: gw@watsoniron.com

Applicant/Agent (if different than owner)**:** Ryan Walker
Company and Mailing Address: Pacific Engineering and Design / 200 South Columbia St, Suite 300
City/State/Zip: Wenatchee, WA. 98801 Phone: 509-630-7917
E-mail: ryanw@pacificengineering.net
For multiple owners, applicants, or agents, provide additional sheets.

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ❑ Administrative Modification
- ❑ Administrative Determination
- ❑ Administrative Interpretation
- ❑ Binding Site Plan
- ☒ Comprehensive Plan Map Amendment
- ❑ Comprehensive Plan Text Amendment
- ❑ Conditional Use Permit
- ❑ Forest Practice/Conversion
- ❑ Open Space: Public Benefit Rating System
- ❑ Major Subdivision
- ❑ Master Planned Development
- ❑ Planned Development
- ❑ Plat Alteration or Vacation
- ❑ Short Plat
- ❑ Variance (zoning or critical areas)
- ❑ Zoning Change-Text Amendment/ Map Amendment
- ❑ Critical Area Determination
- ❑ Other: _____

APPLICABILITY SECTION

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership (Title holder signature is required on all applications. Properties being purchased on a Real Estate Contract require title holder signature.)
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

GENERAL INFORMATION

Please provide a narrative of the proposed project including, but not limited to, all proposed activities, uses and development (attach additional sheets if needed):

This proposal is to change the zoning and comprehensive plan land use designation map and zoning map of approximately 4.94 acres from to Rural Residential/Resource 5 (RR 5) to Rural Commercial (RC).

☐ Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): _____
2. Is the subject property located within an Urban Growth Area (UGA)? ☒ No ❑ Yes
   If "yes", which UGA? _____
3. Please describe adjacent land uses in all directions around the subject property:
   North: RR5 used for fire camps public cross country skiing and offroad rally events
   South: RR5 Residential
   East: RR 5 Open space, hay harming and offroad rally events
   West: RC commercial uses including grocery store, fuel sales, hardware store, restaurant farmers market, short term rentals and mini storage
4. What is the current use of the property? Residential, industrial metal fabrication, agricultural including agricultural support
5. Sanitation Disposal: ❑ N/A ☒ Septic Permit ❑ Sewer District: _____
6. Water Source: ❑ N/A ☒ Single Private Well ❑ Shared Private Well ❑ Group B
   ❑ Public Water Supplier: _____
7. Irrigation Water:
   ❑ N/A ❑ Yes (Private) ☒ Yes (Public) Irrigation District/Purveyor: Wenatchee Chiwawa Irrigation District
8. Fire District: Lake Wenatchee Fire and Rescue Former #4 & #9 School District: Cascade
9. Power Service: CCPUD
10. Are there critical areas or critical area buffers on the property?
    ❑ Airport Overlay: _____
    ❑ Aquifer Recharge Area (see attached)
    ❑ Floodplain / Floodway _____
    Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:
    ❑ Alluvial Fan (250') ❑ Known Historic Hazardous Area (250') ❑ Slopes > 40% (250')
    ❑ Erosive soils (on-site) ❑ Landslide ❑ Snow Avalanche (500')
    ❑ Habitat/Riparian Area, protected species/area: _____
    ❑ Streams / Waterbodies: _____ ❑Shoreline Environment Designation: _____
    ❑ Drainage or Seasonal Stream: _____ ❑ Wetland, if so what category: _____
    ❑ Cultural or Archeological: _____
11. Will landfill be required? ☒ No ❑ Yes, approximate _____(cubic yards)
12. Will excavation be required? ☒ No ❑ Yes, approximate _____(cubic yards)
13. Has site preparation been started on the site? If so, to what extent?
    No
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?
    Yes

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:

    Unknown

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property coverd by this proposal? ☒ No ❑ Yes, please list:

    _____

    _____

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Pursuant to Chelan County Code (CCC), Section 11.82.030: An applicant seeking to develop property which requires a development permit, not otherwise exempted from the requirements of this chapter, shall submit with the application this certified statement, which lists criteria (5)(A) through (5)(D), (6), and (7) as set forth in CCC, Section 11.82.040 and indicate whether the criteria apply or do not apply to the site or development.

*****Any development application that fails to contain this statement or fails to indicate whether any one of the criteria apply or do not apply shall be rejected and only accepted upon resubmission of the completed statement. "Unknown" or similar responses will not be accepted**.***

If the administrator determines the development meets one or more of criteria (1) through (4) of CCC, Section 11.82.040, or if the administrator determines the development meets criterion (5) of CCC, Section 11.82.040 and the applicant indicates the development meets one or more of criteria (5)(A) through (5)(D), or if the applicant indicates the development meets one or more of criteria (6) or (7) of CCC, Section 11.82.040, the development shall require a hydrogeologic evaluation as described in CCC, Section 11.82.050. If the development has a medium or high vulnerability rating, the development shall be subject to the performance standards of CCC, Section 11.82.060.

If the administrator determines that criteria (1) through (5) of CCC, Section 11.82.040 do not apply to the development and an applicant's statement asserts that criteria (6) and (7) of CCC, Section 11.82.040 do not apply to the development, the administrator will accept the statement and proceed with the permitting or approval process, except if the administrator has or obtains information prior to the permit or approval being finalized, which clearly establishes the applicant's statement is incorrect. In which case, the applicant will be advised in writing of the inconsistent information and advised to either (A) provide an amended statement adding the evaluation criteria as being applicable and complete a hydrogeologic evaluation of the development pursuant to CCC, Section 11.82.050, or (B) present sufficient countering information clearly establishing that the basis for the department's concern is incorrect. If the applicant selects to proceed under (B), upon receipt of the applicant's information, the administrator shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the administrator.

EVALUATION CRITERIA:

The applicant is required to determine the vulnerability rating for any development permit, not otherwise exempted, and meets any one of the criteria below. Please check the boxes that apply to your project:

- ☐ 1.Within a wellhead protection area designated under WAC 246-290-135
- ☐ 2. Within a critical aquifer recharge area mapped and identified by a qualified groundwater professional
- ☐ 3. Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act
- ☐ 4. Within an area established for special protection pursuant to a groundwater management program, Chapters 90.44, 90.48, and 90.54 RCW, and Chapters 173-100 and 173-200 WAC
- ☐ 5. The site contains highly permeable soils, which include types 1 ,2 and 3 under WAC 246-272A-0220, Table V or soils mapped by US Department of Agriculture Natural Resources Conservation Service as having saturated hydraulic conductivity (Ksat) classification of Moderately High or identified as Hydrologic Soil Group "A" and:
  - ☐ A. The site will be utilized for hazardous substance (defined in Chapter 70.105 RCW) processing, storage or handling in applications or quantities larger than is typical of household use; or
  - ☐ B. The site is currently or will be utilized for commercial or industrial activities listed in the US Environmental Protection Agency's Potential Sources of Drinking Water Contamination Index that can be found in Appendix A to Department of Ecology's Critical Aquifer Recharge Area Guidance Document; or
  - ☐ C. The development involves a major subdivision and includes present or future plans to construct dwelling units that will not be connected to a public sewer system and any of the lots are less than one net acre in size; or
  - ☐ D. The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds four thousand square feet;
- ☐ 6. The proposed use is as a commercial feedlot, landfill, junkyard, salvage yard, or auto wrecking yard, or
- ☐ 7. The site will be used for above ground application of sewage or sludge.

Development proposals for a single-family residential dwelling, accessory dwelling unit, or accessory building that is connected to a public sewer system or has a septic permit approved by the Chelan-Douglas health district shall be exempt from hydrogeologic evaluation under CCC, Section 11.82.050.

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there **IS NOT** or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled "**IS NOT**" above, proceed to Sub-Section III of this form.

If you circled "**IS**" above, proceed to Sub-Section II of this form.

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

_____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.

_____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.

_____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.

_____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

☒ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis- related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

- ❑ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.
- ❑ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).
- ❑ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.
- ❑ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.
- ❑ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.
- ❑ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

- ❑ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ❑ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ❑ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ❑ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ❑ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- ❑ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ❑ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ❑ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ❑ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ❑ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ❑ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEGEMENT SECTION

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

By submitting this application, I acknowledge and certify the following:

Initials
(Owner and, if applicable, Applicant)

gw RW 1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.

gw RW 2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.

gw RW 3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.

gw RW 4. Additional permit applications and approvals may be necessary to conduct specific activities.

gw RW 5. Application fees are non-refundable, except when approve by the Board.

gw RW 6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

gw RW 7. Chelan County is hereby given consent to enter the property(ies) listed above.

gw RW 8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.

gw RW 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.

gw RW 10. I certify that this application has been made with the consent of the lawful property owner(s).

gw RW 11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.

gw RW 12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature: Grahame Watson **Place:** Chelan County **Date:** 1/28/2026

Print Name: Grahame Watson; G&B Properties East, LLC

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: Ryan Walker

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

SEPA[1] Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A.Background

Find help answering background questions[2]

1. **Name of proposed project, if applicable:**

   G&B Properties East LLC Comprehensive Plan Map Amendment and Rezone

2. **Name of applicant:**

   G&B Properties East LLC; Grahame Watson

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

   Grahame Watson; G&B Properties East LLC
   18623 Beaver Valley Road
   Plain, WA 98826
   509-670-3796

   Agent:
   Ryan Walker
   Pacific Engineering and Design, PLLC
   200 South Columbia St, Suite 300
   Wenatchee, WA 98801
   5409-630-7917
   ryanw@pacificengineering.net

4. **Date checklist prepared:**

   January 2026

5. **Agency requesting checklist:**

   Chelan County

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

   The application will follow the Chelan County process for Comprehensive Plan Map Amendments.

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

   Rural commercial uses such as a public market may be proposed in the future.

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

   Stream Typing (Pacific Engineering 2025)

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.**

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

No.

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

Comprehensive Plan Map Amendment and Zoning Map Amendment.

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.)

This proposal is to change the zoning and comprehensive plan land use designation and zoning map of approximately 4.94 acres from to Rural Residential/Resource 5 (RR 5) to Rural Commercial (RC).

The zoning and comprehensive plan designations are proposed to be changed to align the property with the rural commercial nature of Plain. The adjacent property to the west is zoned Rural Commercial, which is the zone that the subject property is proposed to be changed to.

Beaver Valley Road runs north/south between the commercial zone and the subject property. The road has become the de facto main street of Plain as the community has grown and demand for commercial uses has expanded. Because the subject property is immediately across the street from the commercial core of Plain the more appropriate zoning is for them to also be zoned commercial based on the nature of the existing development district uses and a logical outer boundary.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The property is located at 18625 Beaver Valley Road in Plain, WA, within Section 13, T 26N, R 17E.W.M.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. General description of the site:

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

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

5%

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.

Soil mapped for the property on the USGS soil survey website (https://websoilsurvey.nrcs.usda.gov) is Chiwawa gravelly fine sandy loam, 0-3 percent slopes (CmA); Wintoner silt loam, 0-3 percent slopes (WnA); and Wintoner silt loam, 3 to 8 percent slopes (WnB). CmA is prime farmland; WnA is prime farmland if irrigated and WnB is farmland of statewide importance.

None of the soil will be removed.

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

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.

No filling, excavation or grading is proposed.

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

No.

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

There will be no change in the impervious surface.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

None.

2. Air

Find help answering air questions[4]

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.

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air

None.

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

No.

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

None.

3. Water

Find help answering water questions[5]

a. Surface:

Find help answering surface water questions[6]

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.

No. The DNR stream typing map shows a type N stream but it has been determined to not be present.

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.

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.

None.

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

No.

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

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.

[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water
[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

No.

b. Ground:

Find help answering ground water questions[7]

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 a general description, purpose, and approximate quantities if known.**

   No.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

   No waste material will be discharged.

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.**

   There will be no change in stormwater runoff.

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

   No.

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

   No.

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

None.

4. Plants

Find help answering plants questions

a. Check the types of vegetation found on the site:

☒ **deciduous tree: alder, maple, aspen, other**

☒ **evergreen tree: fir, cedar, pine, other**

☒ **shrubs**

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

☒ **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?

None.

c. List threatened and endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

None.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. Animals

Find help answering animal questions[8]

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

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.

None known.

c. Is the site part of a migration route? If so, explain.

No.

d. Proposed measures to preserve or enhance wildlife, if any.

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

None.

e. **List any invasive animal species known to be on or near the site.**

None known.

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

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.**

The plan amendment does not have energy needs.

b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No.

c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

None.

7. Environmental health

Health Find help with answering environmental health questions[10]

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

No.

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

   None known.

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.**

   None known.

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.**

   None known.

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou
[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

4. **Describe special emergency services that might be required.**

   None known.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

   None.

b. Noise

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

   Beaver Valley Road is adjacent to the property to the west. It is a primary route between Leavenworth and Plain. It is the alternate state highway route when State Route 2 is closed in Tumwater Canyon which causes vehicle noise.

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)?**

   The comprehensive plan map amendment will not generate noise.

3. **Proposed measures to reduce or control noise impacts, if any:**

   None.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use of the site is residential and agricultural. The adjacent properties to the west are used for commercial purposes. Properties to the north, east and south are used for residential and agricultural purposes. Additionally, the properties to the north and east host several large gatherings each summer which bring thousands of tourists to Plain for the Northwest Overland Rally (https://overlandadventurerallies.com/nwor/) and Touratech Rally (https://www.touratechrally.com/). The adjacent properties are routinely used as a fire camp in the summer months which results in the establishment of a temporary city providing lodging, bathing facilities, food service and logistics for hundreds of employees. In the winter months the adjacent properties are used for public Nordic skiing including groomed trails and parking available for pass holders managed through Plain Valley Ski Trails (https://www.skiplain.com/)

The surrounding area is currently used for commercial purposes and events and therefore the proposal will not affect existing land uses.

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 because of the proposal, if any? If resource lands have

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Yes. The property has been used as a hay farm including growing, harvesting and storage of agricultural products.

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?**

   No.

c. Describe any structures on the site.

Parcel no. 261713720007: Two hay storage structures, 4,608 sq ft steel frame storage building, 2,160 sq ft storage building, two agricultural buildings.

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

No.

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

Rural Residential/Resource 5.

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

Rural Residential/Resource 5.

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

N/A

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

No.

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

None.

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

None.

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

None proposed.

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

None proposed.

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

None proposed.

9. Housing

Find help answering housing questions[12]

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

   None.

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

   None.

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

   None proposed.

10. Aesthetics

Find help answering aesthetics questions[13]

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

   No structures proposed.

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

   No.

c. **Proposed measures to reduce or control aesthetic impacts, if any:**

   None proposed.

11. Light and glare

Find help answering light and glare questions[14]

a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

   None.

b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

   No.

c. **What existing off-site sources of light or glare may affect your proposal?**

   None.

d. **Proposed measures to reduce or control light and glare impacts, if any:**

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing
[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics
[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

None proposed.

12. Recreation

Find help answering recreation questions

a. What designated and informal recreational opportunities are in the immediate vicinity?

Hiking, bicycling, Nordic skiing and rafting occur in the vicinity.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None proposed.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

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.

No.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

According to the DAHP WISAARD online mapping tool, the Wenatchee Chiwawa Irrigation canal located to the east is an eligible historic feature. The Burgess homestead and sawmill are located to the north.

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.

The DAHP WISAARD online mapping tool was used.

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.

None proposed.

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

14. Transportation

Find help with answering transportation questions[16]

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.

Beaver Valley Road fronts the property on the west and south sides. No new access is proposed.

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?

No. The nearest transit stop is in Leavenworth.

c. 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).

No.

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

e. 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?

None.

f. 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.

No.

g. Proposed measures to reduce or control transportation impacts, if any:

None proposed.

15. Public services

Find help answering public service questions[17]

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.

No.

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation
[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services

b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed.

16. Utilities

Find help answering utilities questions[18]

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None proposed.

[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities

C.Signature

Find help about who should sign[19]

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.

x Grahame Watson

Type name of signee: Grahame Watson

Position and agency/organization: Owner

Date submitted: 1/28/2026

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section for project actions.

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

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

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

   The proposal may result in construction of a new onsite septic system in the future. Future construction could increase storm water runoff and emissions during construction.

   - **Proposed measures to avoid or reduce such increases are:**

     All future development will comply with local state and federal regulations including critical areas, storm water management and onsite septic requirements.

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

[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature
[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

Future development would not affect plants, animals, fish or marine life. The property is currently intensively used for agriculture, farm machinery and are adjacent to commercial uses which receive hundreds of customers per day.

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

  Compliance with Chelan County Critical area regulations at the time of development.

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

The proposal would not deplete energy or natural resources. Plain is served by Chelan County PUD which provides abundant clean, renewable energy.

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

  Future development is likely to use low energy lighting such as LEDs and will comply with the energy code in effect at the time of building.

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?

Future use of the property may reduce hay farming on approximately 2.4 acres of prime farmland.

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

  Compliance with Chelan County Critical area regulations at the time of development.

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

The property is not located in the shoreline zone and are not regulated by the Shoreline Management Act or Chelan County Shoreline Master Program.

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

  Future development of the property would meet all county regulations for land use.

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

Future commercial uses could increase trips to the Plain community thereby adding more vehicle trips to area roads and the potential for more emergency service needs. Future customers are likely to be residents or guests from the Plain and Lake Wenatchee area who would otherwise need to travel to Leavenworth. Therefore, the future commercial use of the property may reduce the length of vehicular trips and decease traffic in Tumwater Canyon and Chumstick Highway.

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

  Compliance with Chelan County Code at the time of development. Future development would include construction of a cistern to provide onsite fire flow.

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

The proposal will not conflict with any laws for the protection of the environment.

TECHNICAL MEMORANDUM

January 28, 2026

TO: Chelan County Planning Commission
316 Washington Street Suite 301
Wenatchee, WA 98801

FROM: Ryan Walker, Environmental Department Manager
Pacific Engineering & Design P.L.L.C.

SUBJECT: G&B Properties East LLC Application for Comprehensive Plan Map Amendment

Chelan County Code 14.14.050 Application for Comprehensive Plan Map Amendment Review Criteria.

1. A detailed statement of what is proposed to be changed and why. Identify the specific Comprehensive Plan Land Use Designation map number and Zoning map number that would be amended.

This proposal is to change the zoning and comprehensive plan land use designation and zoning map of approximately 4.94 acres from to Rural Residential/Resource 5 (RR 5) to Rural Commercial (RC). The property is located on Beaver Valley Road in Plan, within Section 03, T 26N, R 17E.W.M.

The official Chelan County Zoning and Comprehensive Plan map is no. 36.

The zoning and comprehensive plan designations are proposed to be changed to align the property with the rural commercial nature of Plain. The adjacent properties to the west are zoned Rural Commercial, which is the zone that the subject property is proposed to be changed to.

Beaver Valley Road runs north/south between the commercial zone and the subject property. The road has become the de facto main street of Plain as the community has grown and demand for commercial uses has expanded. Because the subject property is immediately across the street from the commercial core of Plain the more appropriate zoning is to also be zoned commercial based on the nature of the existing development district uses and a logical outer boundary.

2. Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (RCW 36.70A.020 as amended) and any applicable County Wide Planning Policies.

Growth Management Act Goals

RCW 36.70A specifies 15 Planning Goals for the State of Washington. When reviewing compatibility with these stated goals, it is important to acknowledge the unique circumstances in Chelan County. Eighty-eight percent (88%) of Chelan County is in public ownership, either state or federal. That leaves twelve percent (12%) of the County in private ownership. Of the property remaining in private ownership, approximately 10% is reserved for roads and utilities. An

additional reduction is taken for those areas in private ownership, but encumbered by protected critical areas, such as steep slopes, wetlands, riparian areas, flood plain, and shoreline. This leaves a very small overall percentage of Chelan County available for commercial use, while the demand for rural commercial services in the Plain and greater Lake Wenatchee area is high.

The high demand and low inventory of commercial property is causing Plain to burst at its seams. During the winter, vehicles are parked on both sides of Beaver Valley Road to visit the hardware store, restaurant, grocery store and gas station. Demand for Nordic ski rentals and groomed trails—both available in Plain—is a significant driving factor. In the winter months the adjacent properties are used for public Nordic skiing including groomed trails and parking available for pass holders managed through Plain Valley Ski Trails (https://www.skiplain.com/). In the summer months, parking along the road is even more over-capacity on weekends for the popular Plan Valley Farmers Market. The properties across the road from the commercial zone host several large gatherings each summer which bring thousands of tourists to Plain for the Northwest Overland Rally (https://overlandadventurerallies.com/nwor/) and Touratech Rally (https://www.touratechrally.com/). The adjacent properties are routinely used as a fire camp in the summer months which results in the establishment of a temporary city providing lodging, bathing facilities, food service and logistics for hundreds of employees.

Plain Cellars Winery and Tasting Room is located nearby which serves food and beverages and hosts weekly live music events (https://www.plaincellars.com/).

RCW 36.70A.020(1) encourages urban growth. The property is not located in an urban growth area but are located in the epicenter of commercial property in the Plain and Lake Wenatchee area. Encouraging growth adjacent to existing commercial uses concentrates that use in an appropriate setting.

RCW 36.70A.020(2) aims to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

The subject property for this zone change and comp plan map amendment request would not be converted to sprawling, low density development but rather a well-planned efficient use of available land that would be concentrated in a commercial area. The best use for this land is allowing commercial growth from within to expand to a logical boundary while preserving open space and critical areas outside the commercial core.

RCW 36.70A.020(3) encourages reducing greenhouse gas emissions from transportation and minimizing per capita vehicle miles travelled. Future increases in commercial services would be intended to serve residents or guests from the Plain and Lake Wenatchee area who would otherwise need to travel to Leavenworth. Therefore, the future commercial use of the property may reduce the length of vehicular trips and decease traffic in Tumwater Canyon and Chumstick Highway resulting in a reduction in emissions and miles travelled.

RCW 36.70A.020(5) encourages economic development throughout the state that is consistent with adopted comprehensive plans, promotes economic opportunity for all citizens of this state including recruitment of new businesses and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

Approval of this rezone encourages rural economic development by allowing business expansion and new recruitment that is consistent with the local context. Rural-based economies

enhance the state's desirability and quality of life. In order to continue to meet the goal, expanded commercial uses need to maintain the visual and social character of the rural community which can be achieved through approval of this application to align the zoning districts on both sides of Beaver Valley Road.

RCW 36.70A.020(11) emphasizes public participation and coordination. This application will be publicized per CCC Title 14 including posting a public notice on the site, mailing to nearby property owners and publishing in the Wenatchee World newspaper. The Planning Commission and Chelan County Commissioner meetings will be publicized and encourage public participation. The residents of Plain should determine its future.

RCW 36.70A.020(14) urges to consider climate change and resiliency by mitigating the effects of a changing climate; supporting reductions in greenhouse gas emissions and per capita vehicle miles traveled. Providing opportunity for expanded local commercial services reduces the need for residents to drive long distances (e.g., to Leavenworth or Wenatchee), which aligns with not only this GMA goal but also the county's new 2026 Climate Resilience Sub-Element aimed at reducing environmental impacts.

County Wide Planning Policies

Policy 4: The proposal is consistent with the policies for county-wide transportation facilities and strategies, through compliance with the Transportation Element discussed below. Beaver Valley Road is classified as a Major Collector under the Roadway Functional Classification within the Transportation Element.

Beaver Valley Road is identified on the Freight and Goods Transportation System Map within the Transportation Element as a T3 Tonnage Class (up to 4,000 annual tons) which is one of the highest classifications in the county.

Policy 7: The proposal is consistent with the county-wide policies for economic development and employment. Specifically, subsection III states: “consideration should be given to diversification of the economic base to provide opportunities for economic growth in all communities on the county-wide basis to ensure a healthy stable economic base.”

3. A statement of how the proposed map amendment complies with or supports the Chelan County Comprehensive Plan’s goals and policies.

The Comprehensive Plan recognizes the county’s long-standing rural economic base, including agriculture, tourism, and small-scale rural commercial activities. The Plan notes that many rural areas have transitioned toward “vineyards, wineries, smaller-scale agricultural production, and agricultural and recreational tourism” over the last two decades.

Expansion of the Rural Commercial designation allows appropriately scaled commercial uses that directly serve rural residents and tourists. This supports the Plan’s emphasis on maintaining and diversifying the rural economy while providing services compatible with rural character. A Rural Commercial designation provides a mechanism for limited commercial activity that fits within this established rural pattern, aligning with the Rural Element’s purpose of encouraging local services while avoiding sprawl.

The proposed map amendment to Rural Commercial is consistent with the Chelan County Comprehensive Plan because it:

- Promotes rural economic vitality,
- Supports rural-appropriate commercial activity,
- Aligns with GMA-based planning principles,
- Conforms to County map amendment criteria, and
- Advances the Comprehensive Plan's long-term vision for rural communities.

The following goals and policies are directly supported by the proposed map amendment

Land Use Element; Industrial and Commercial Development

"Rural industrial land uses are common throughout the County, including orchard processing and packaging facilities and mining. Rural commercial areas provide areas for necessary services and/or recreational support in isolated regions of the County. Both rural commercial and industrial are appropriate for Chelan County's unique land uses and provide rural employment opportunities. When appropriate with the area these types of uses are vital to residents and visitors."

Rural Element

Goal RE 4: Encourage rural economic development consistent with the goals and policies of the Chelan County Comprehensive Plan and the Growth Management Act.

Rationale: The comprehensive plan provides for a range of rural economic activities including: rural agriculture, forestry, and mineral resource industries as well as a range of rural development opportunities consistent with the Growth Management Act.

Policy RE 4.1: Permit rural development of small scale recreational, tourist, and resort uses that rely on a rural location and setting, including commercial facilities to serve such uses, provided they do not include new residential development and are otherwise consistent with other goals and policies of this plan.

Rationale: These uses are appropriate in rural areas when it can be demonstrated that they are compatible with the goals and policies of the comprehensive plan. Public services and public facilities shall be limited to those necessary to serve the recreational or tourist use and shall be provided in a manner that does not permit low density sprawl.

Policy RE 4.2: Additional commercial centers or activities may be considered in existing rural activity centers, villages, hamlets, or crossroad developments in the rural area during the yearly amendment process for the comprehensive plan when consistent with RCW 36.70A.070(5) and the goals and policies of the comprehensive plan.

Rationale: Limited commercial development may be appropriate in some rural areas to meet the needs of residents and visitors.

Economic Development Element

Goal ED 1: Encourage efforts to diversify the existing economic base to focus on long-term sustainable economic development throughout the County.

Rationale: The diversification of the economic base through sustainable economic development can help provide expanded job opportunities as well as a healthy, stable and growing economy. Diversification will reduce negative impacts during shifts in industries.

Policy ED 1.1: Seek to attract businesses and industries that complement and build upon existing business and industry.

Rationale: Building upon relationships with existing business and industries can diversify the economic base and strengthen positions for existing businesses and industries.

Policy ED 1.2: Incentivize development that creates local re-investment funds and provides jobs in the local community.

Rationale: Diversification and expansion of the County's economic base will expand job opportunities and bring additional resources for the growth and development of the County.

4. A detailed statement on how the land use designation amendment complies with the Chelan County Comprehensive Plan land use designation/siting criteria.

The Comprehensive Plan emphasizes supporting rural character, facilitating rural-appropriate commercial and residential uses, and accommodating long-standing economic activities such as agriculture, tourism, and small-scale commercial enterprises. The proposed amendment aligns with the Comprehensive Plan's intent by supporting rural-appropriate development compatible with surrounding land uses and the County's economic and cultural landscape.

The Comprehensive Plan's land use elements articulate that Chelan County's rural environment is characterized by "residential rural living; forest practices, rural industrial activities, mining, and small-town settlements," with commercial uses generally allowed when they support or complement these patterns. The proposed designation supports uses of a rural scale and intensity that fit within the established pattern of rural commercial services in Plain ensuring that future development remains consistent with rural service levels and avoids urban-level impacts

Future commercial development will be designed and intended to serve the rural population of Plain and Lake Wenatchee. There is a logical outer boundary to define the limits of the commercial area established by Beaver Valley Road passing through Plain. Locating commercial zones on both sides of the road (instead of commercial on one side and residential on the other) is a clearly identifiable and contained boundary as specified by the General LAMIRD Criteria. It is not intended to draw visitors from farther reaches such as Leavenworth or Wenatchee which is consistent with the goal and policies for LAMIRDs and Rural Commercial designation and siting criteria summarized below.

General LAMIRD Criteria

Type 1 LAMIRD- commercial, industrial, residential, or mixed-use. Type 1 LAMIRDs are described as rural development consisting of existing and potential infill of commercial, industrial, residential, or mixed use, whether characterized as shoreline developments, villages, hamlets, rural activity centers, or crossroads developments. These LAMIRDs must be principally designed to serve the existing and projected rural population. It is also important that these designations are consistent with the character of the existing uses, particularly in terms of building size, scale, use or intensity. Changes in use from vacant land or some previous use may be allowed, provided the new use complies with these requirements.

Rural Commercial Designation/Siting Criteria

The Rural Commercial designation is considered an implementation of a Type 1 LAMIRD as described above, consistent with the Growth Management Act where it is applied to existing mixed use areas.

Purpose: To provide for a range of commercial uses to meet the needs of local residents, and small scale tourist or recreational uses including commercial facilities to serve those recreational or tourist uses within the rural areas to meet the needs of local residents and visitors. This designation will provide the opportunity for the development, redevelopment and infill of commercial uses in existing rural commercial developments, mixed use areas or intensely developed residential areas consistent with the rural character and rural development provisions outlined in the goals and policies of this comprehensive plan.

5. A detailed statement of how the amendment is consistent with and supported by the Capital Facilities Element and the Transportation Element of the Comprehensive Plan, of if not, what changes to these elements would be required.

Both the Capital Facilities and Transportation elements of the Comprehensive plan speak more to goals and objectives for agencies of jurisdiction when development is proposed. At the time any additional development is proposed, application(s) will have to be in compliance with the concurrency requirements of GMA and the Chelan County comp plan goals and objectives for all elements of the comp plan.

The RC zone expressly relies on on-site or rural-scaled utilities. Minimum lot size in RC is determined by Chelan-Douglas Health District standards for public or community water and on-site sewage disposal, not by urban utility assumptions. Setbacks, height, and coverage standards are also calibrated to a rural context. This standards framework avoids the need for urban capital facility extensions and ensures the scale and intensity of commercial activity remains consistent with rural infrastructure.

Because RC relies on health-district–governed water/septic capacity and site design that must comply with County development standards and critical areas regulations, the map amendment does not create a need for unplanned capital expansions. Any future development would be reviewed against the Comprehensive Plan and implementing codes (e.g., development standards, stormwater, and critical areas overlays), ensuring that facility adequacy and concurrency are maintained at the rural level of service contemplated by the Plan.

Re-designating to RC in Plain concentrates commercial trips and access where the Transportation Element already recognizes travel demand (Plain/Chiwawa/Beaver Valley

corridors) and where future spot investments are prioritized by the Public Works Department to improve safety, maintenance, and connectivity. This reduces trip dispersion across rural roads and makes it easier to plan for and fund targeted safety and access upgrades.

The Transportation Element includes specific mapping within its 20-year program, along with functional classifications and collision analyses for the Leavenworth–Peshastin–Plain area. By acknowledging Plain as a travel node and identifying corridor-level projects, the plan anticipates incremental improvements that can serve localized commercial activity typical of RC (e.g., lodging, retail, eating/drinking establishments scaled to rural standards). This shows that transportation planning assumptions already accommodate the level and pattern of trips expected from an expanded Rural Commercial designation in Plain

The RC district includes parking ratios, setbacks, and site design expectations that channel vehicle movements and parking on-site, avoiding spillover onto Beaver Valley Road as is the current case for commercial parking. Maximum building height, rural setbacks, and landscaping requirements further support safe ingress/egress and context-sensitive site design. These standards work in tandem with the County's roadway functional classifications and safety goals to maintain an adequate level of service and to minimize conflicts on state and county routes serving Plain.

6. For land use map designation amendments, identify the land uses surrounding the affected property, and describe how the proposed change would affect the surrounding land uses. Explain why the proposed amendment is more appropriate than the existing land use designation.

Surrounding properties are used for commercial purposes and large gatherings that are commercial in nature. A Hardware store, restaurant, grocery store and gas station are located immediately across the road from the subject property. Customers of those businesses commonly park vehicles on both sides of Beaver Valley Road during high demand in the winter and summer. Demand for Nordic ski rentals and groomed trails—both available in Plain—is high. In the winter months the adjacent properties are used for public Nordic skiing including groomed trails and parking available for pass holders managed through Plain Valley Ski Trails. In the summer months, parking along the road is even more over-capacity on weekends for the popular Plan Valley Farmers Market. The properties across the road from the commercial zone host several large gatherings each summer which bring thousands of tourists to Plain for the Northwest Overland Rally and Touratech Rally. The adjacent properties are routinely used as a fire camp in the summer months which results in the establishment of a temporary city providing lodging, bathing facilities, food service and logistics for hundreds of employees.

Plain Cellars Winery and Tasting Room is located nearby which serves food and beverages and hosts weekly live music events.

The proposed change would make the land more compatible with surrounding land uses based on density and existing development. The proposed designation is more appropriate because it is within a logical outer boundary of existing commercial uses with access to transportation infrastructure. The amendment would formalize the land use that is already occurring and provide for onsite parking and utilities that would alleviate congestion that is currently occurring on the roadway.

Commercial activity in Plain has always been shaped by its geography, early settlement patterns, and changing economic conditions. The region began with logging, trapping, and

small-scale agriculture, then slowly transitioned toward tourism and outdoor-recreation–based commerce. The community opened the Plain Post Office in 1913, serving as one of the valley's first civic and commercial hubs.

7. Will the proposed map amendment affect lands designated as resource lands of long term commercial significance and/or critical areas? If so, how will the proposed amendment impact these areas?

Neither the subject property nor the adjacent properties have been designated as resource lands of long-term commercial significance. The subject property have not been designated as critical areas. No impact to resource lands or critical areas is anticipated.

8. Explain how the proposed amendment would affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.

The existing designation, RR5, provides low-density rural housing opportunities. Converting a small, discrete parcel from RR5 to RC does not materially alter the countywide or subarea supply of rural residential land because:

- Chelan County's Comprehensive Plan allocates residential growth primarily to Urban Growth Areas (UGAs) and designated rural residential lands outside urban areas. RR5 constitutes a very large portion of rural lands, and the loss of two parcel totaling less than seven acres will have a negligible effect on overall land capacity for rural housing.

- The County's Land Use designations and associated maps cover thousands of acres of RR20, RR10, RR5, and RR2.5 outside Plain. A single reclassification does not meaningfully diminish the county's ability to meet expected rural residential demand identified in the Plan's land-capacity analysis.

Thus, the amendment does not constrain residential growth over the 20-year planning period because the rural residential land base remains abundant and widely distributed.

The Comprehensive Plan identifies the Plain–Lake Wenatchee Study Area as a recreation-supported rural community where residents and visitors rely on localized services. The Plan's rural vision statements emphasize:

- Allowing localized commercial services to support community needs while maintaining rural character.
- Clustering commercial activity in suitable centers to avoid strip development and rural sprawl.

The existing RC lands in the Plain area are limited. Adding to the RC land available provides:

- Capacity for small-scale commercial services that the Plan anticipates (e.g., small markets, outfitters, lodging, food service, or recreation-related retail;
- Support for the area's tourism economy, which is an explicit rural development objective.

Shifting a single parcel from RR5 to RC therefore enhances the mix of land uses needed to support long-term rural economic and service needs without oversupplying commercial land.

9. Explain how the proposed change would serve the interests of not only the applicant, but also the public as a whole, including health, safety or welfare.

The Comprehensive Plan recognizes the Plain–Lake Wenatchee area as a rural community where residents and visitors depend on localized access to basic goods, services, and visitor-support amenities. The Plan's vision for this study area emphasizes maintaining the rural lifestyle while allowing localized services that meet community needs. Concentrating commercial uses in appropriate locations—rather than dispersing them across large-lot residential areas—advances that policy direction. Allowing an RC designation helps ensure the public can access essential rural-scaled commercial services without long travel distances, improving convenience, economic vitality, and community resilience such as has been the need resulting from the State Highway 2 closures and damage to Chumstick Highway in December 2025.

The RC zoning district is specifically designed for commercial activity in rural settings without requiring urban utilities. These requirements protect public health by preventing contamination risks, maintaining proper waste disposal, and ensuring safe driveway spacing and circulation—all of which would become more challenging if similar commercial activity were scattered throughout RR5-zoned lands.

The Comprehensive Plan emphasizes the importance of supporting a balanced rural economy, including recreation-based and agricultural tourism sectors that rely on small-scale rural commercial activity.

An expanded RC zone allows community-serving businesses—such as small markets, outfitters, lodging, food service, or recreation-related retail—to operate in a manner that:

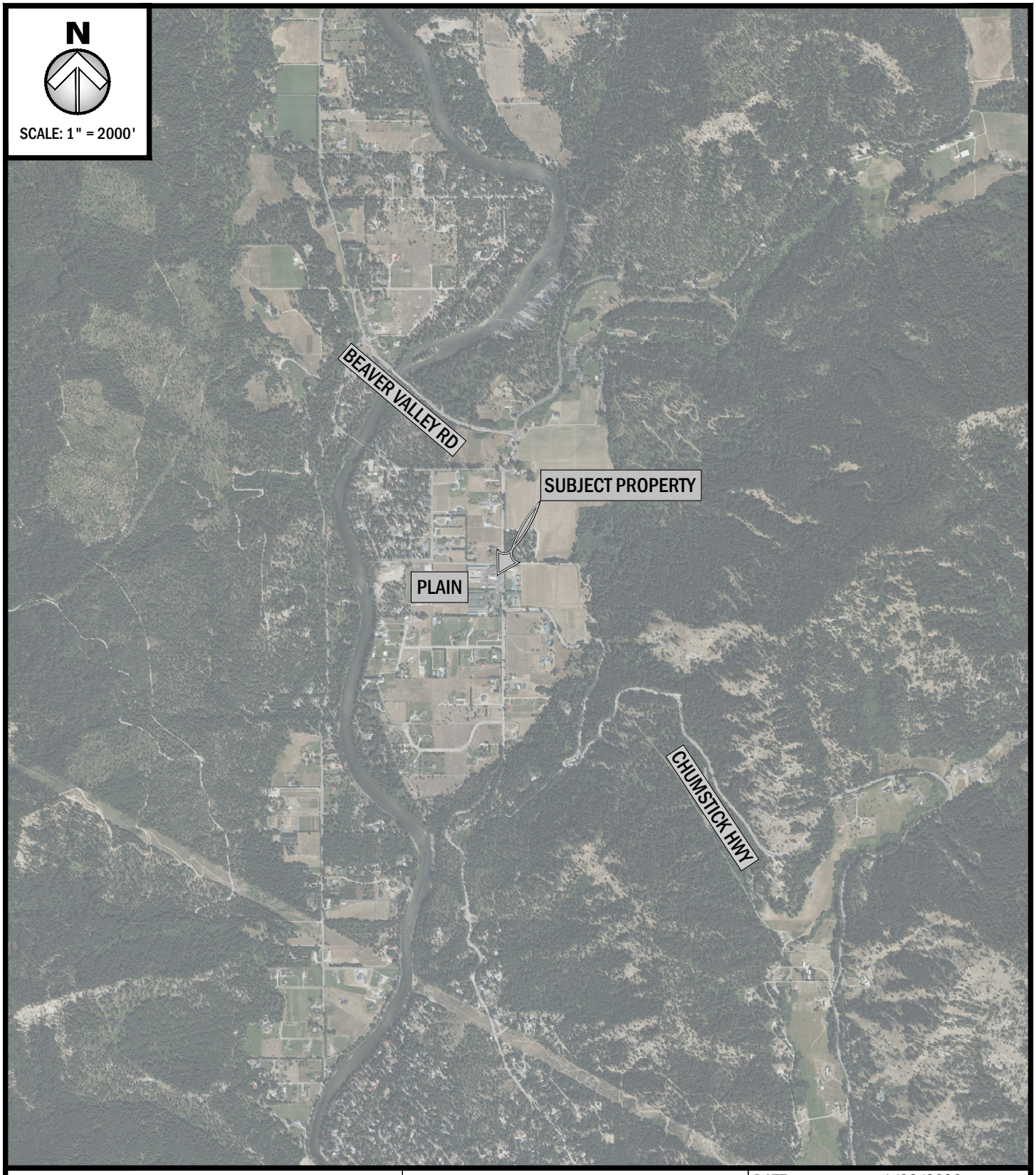
- Supports local employment;
- Provides goods/services to both residents and visitors, and;
- Reduces unnecessary long-distance trips to larger urban centers (which reduces traffic, fuel consumption, and emissions).

This contributes directly to the general welfare by enabling a functioning, sustainable rural community.

The Plan and zoning code both emphasize orderly, predictable development patterns. RC is one of the rural designations specifically created for commercial activities, whereas RR5 is intended for low-density rural residential use. The proposed change:

- Directs commercial activity into a zone where it is already occurring;
- Minimizes land-use conflicts between homes and businesses, and;
- Maintains compatibility with the broader Plain community's rural character.

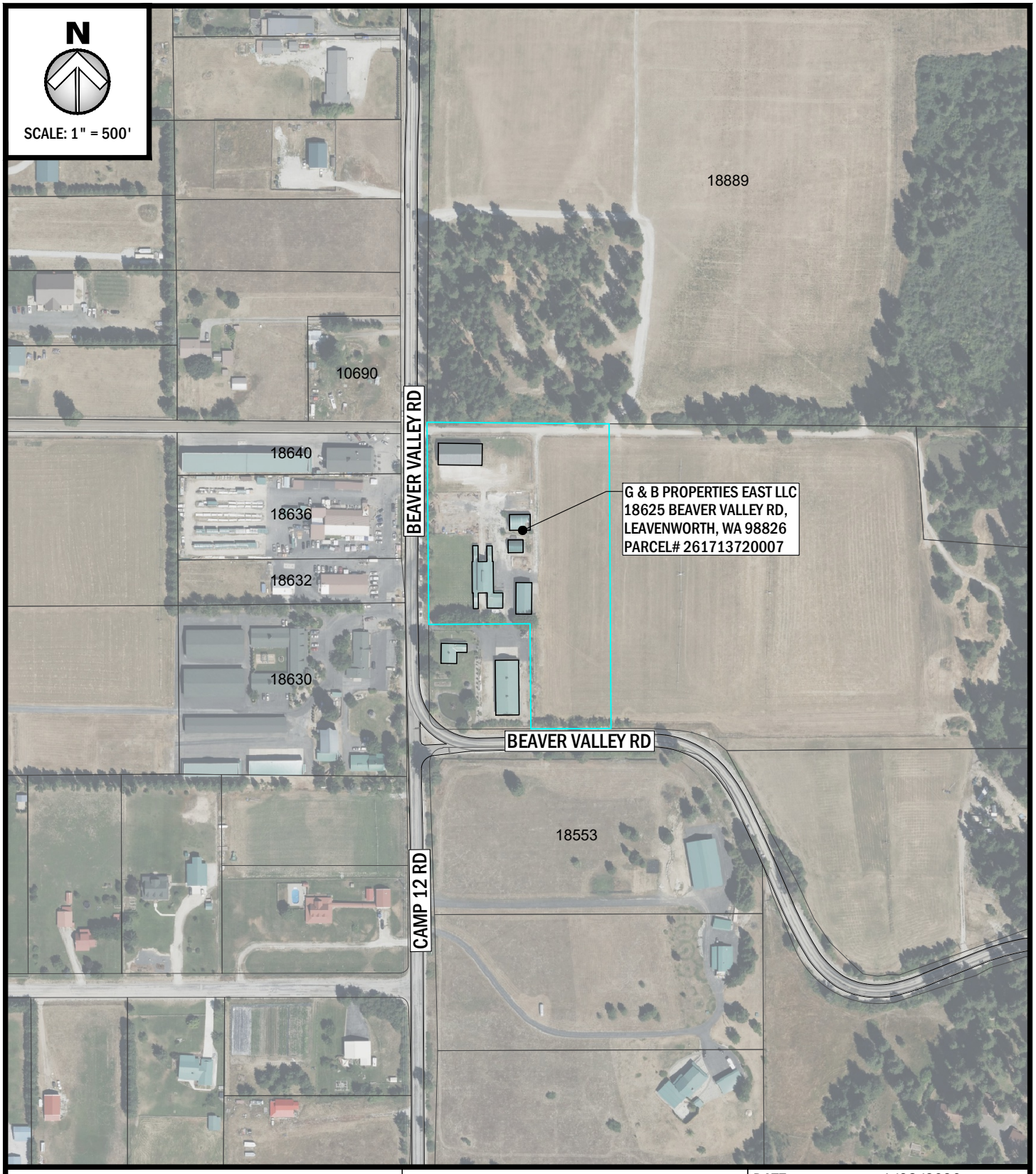
This reduces nuisances, protects property values, and improves long-term community compatibility—key elements of the public's welfare.



PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 18625 BEAVER VALLEY RD
LATITUDE: 47.7586424°
LONGITUDE: -120.6563581°
PARCEL NO#: 261713720007

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

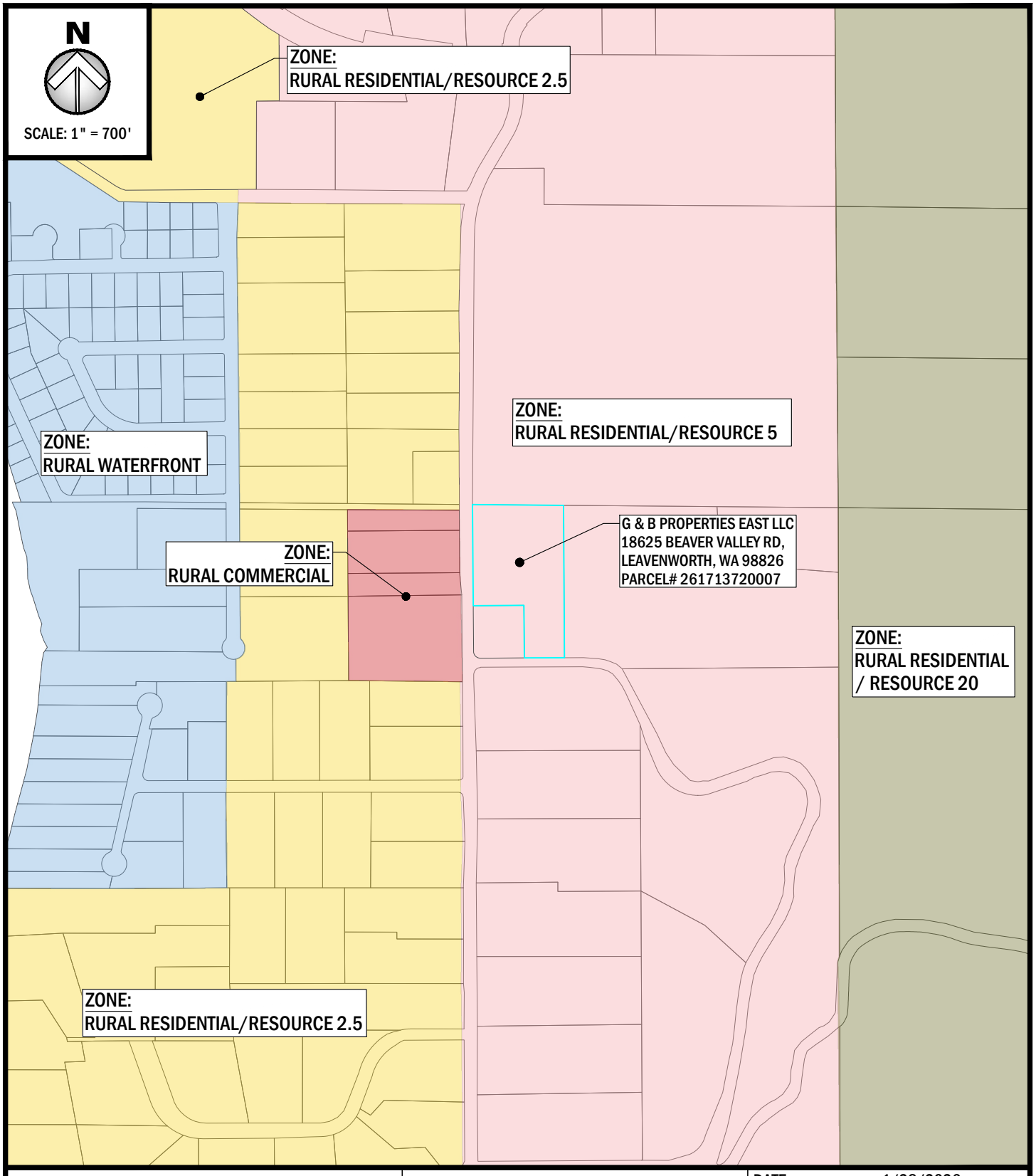
DATE:	1/28/2026
SHEET NO:	1 OF 5
SHEET TITLE:	VICINITY
NEAR:	PLAIN
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	G&B PROPERTIES EAST LLC
NOTES:	



PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 18625 BEAVER VALLEY RD
LATITUDE: 47.7586424°
LONGITUDE: -120.6563581°
PARCEL NO#: 261713720007

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

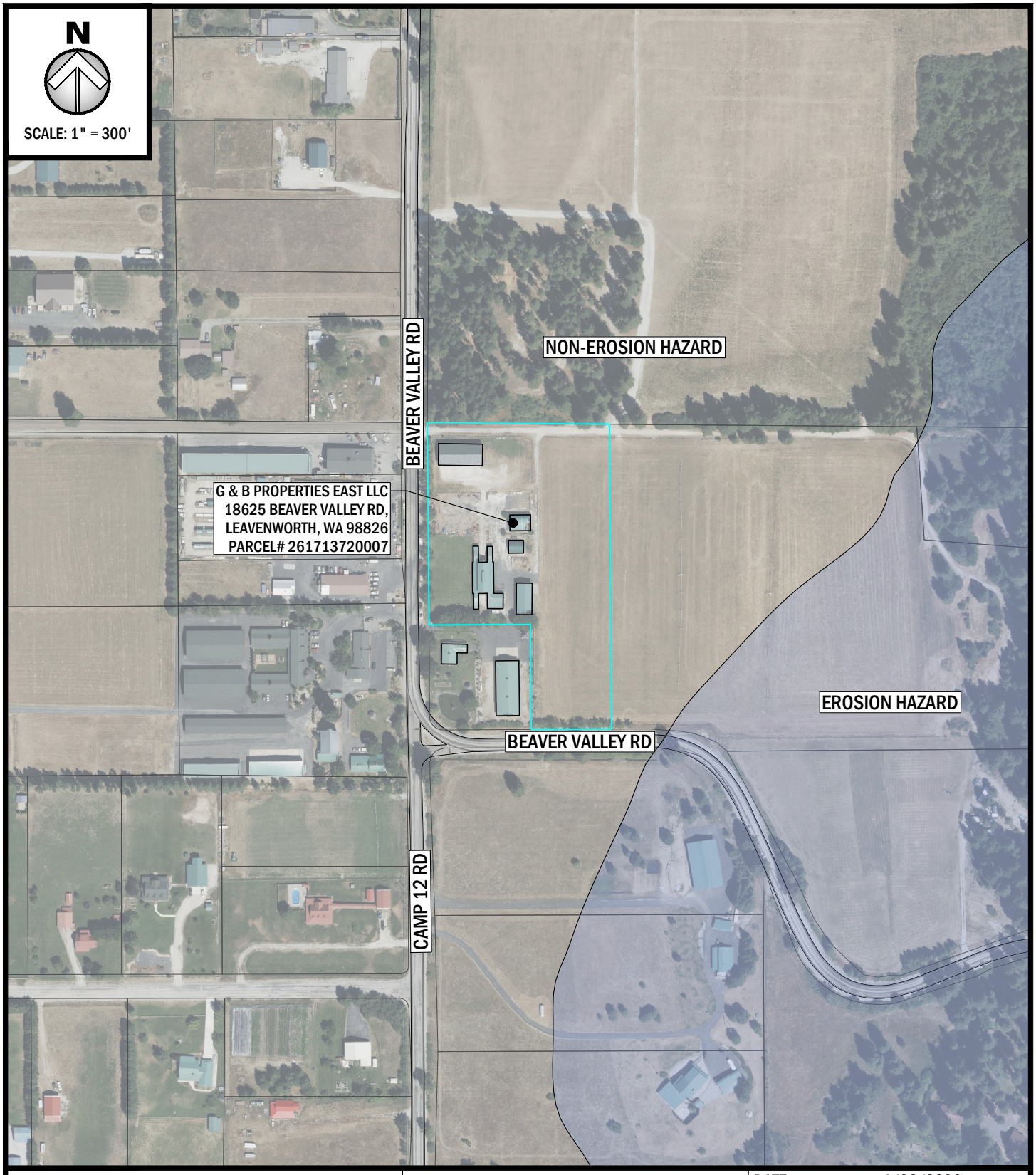
DATE:	1/28/2026
SHEET NO:	2 OF 5
SHEET TITLE:	PARCEL MAP
NEAR:	PLAIN
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	G&B PROPERTIES EAST LLC
NOTES:	



PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 18625 BEAVER VALLEY RD
LATITUDE: 47.7586424°
LONGITUDE: -120.6563581°
PARCEL NO#: 261713720007

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

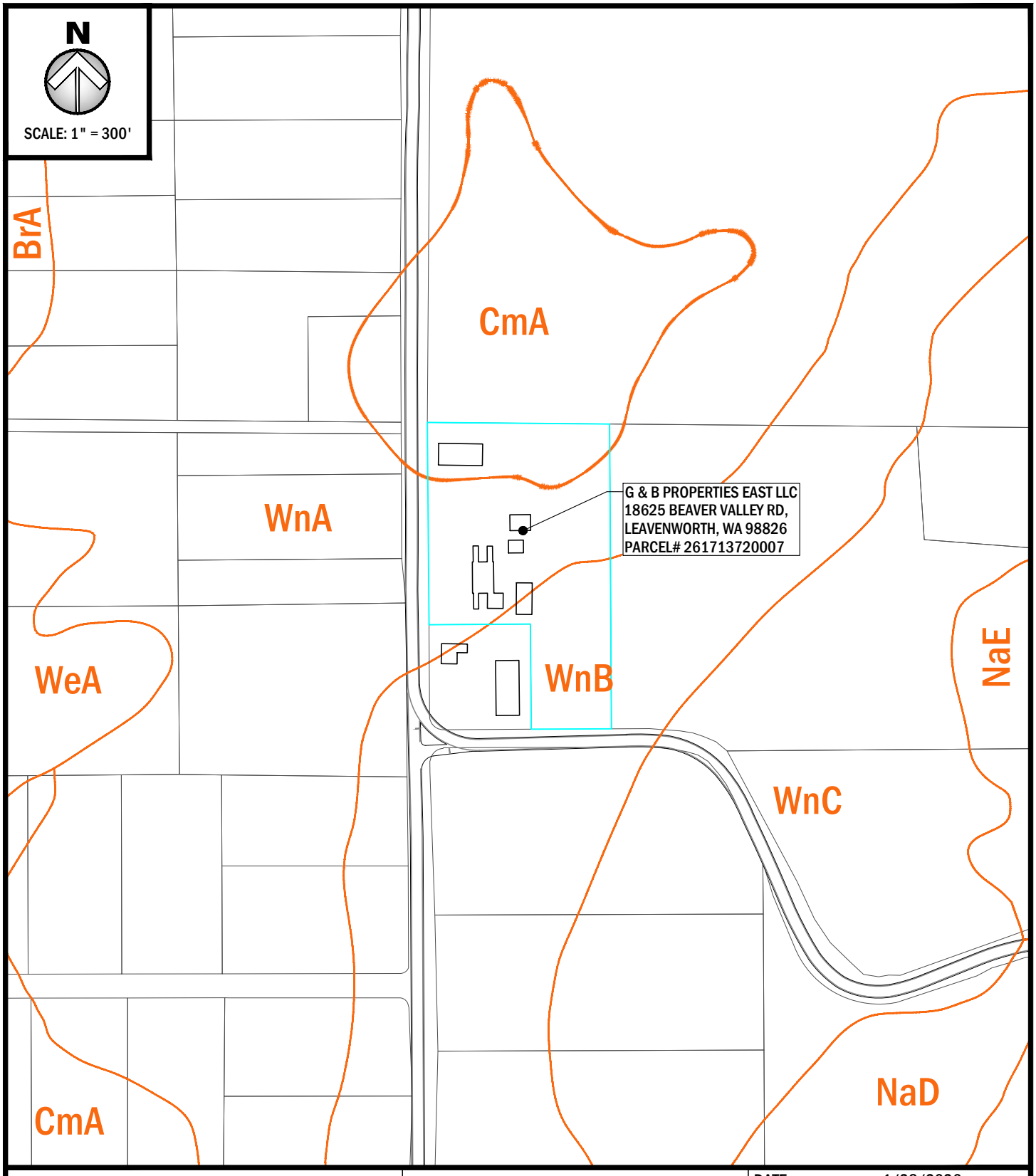
DATE:	1/28/2026
SHEET NO:	3 OF 5
SHEET TITLE:	ZONING MAP
NEAR:	PLAIN
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	G&B PROPERTIES EAST LLC
NOTES:	



PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 18625 BEAVER VALLEY RD
LATITUDE: 47.7586424°
LONGITUDE: -120.6563581°
PARCEL NO#: 261713720007

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	1/28/2026
SHEET NO:	4 OF 5
SHEET TITLE:	EROSIVE SOIL MAP
NEAR:	PLAIN
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	G&B PROPERTIES EAST LLC
NOTES:	

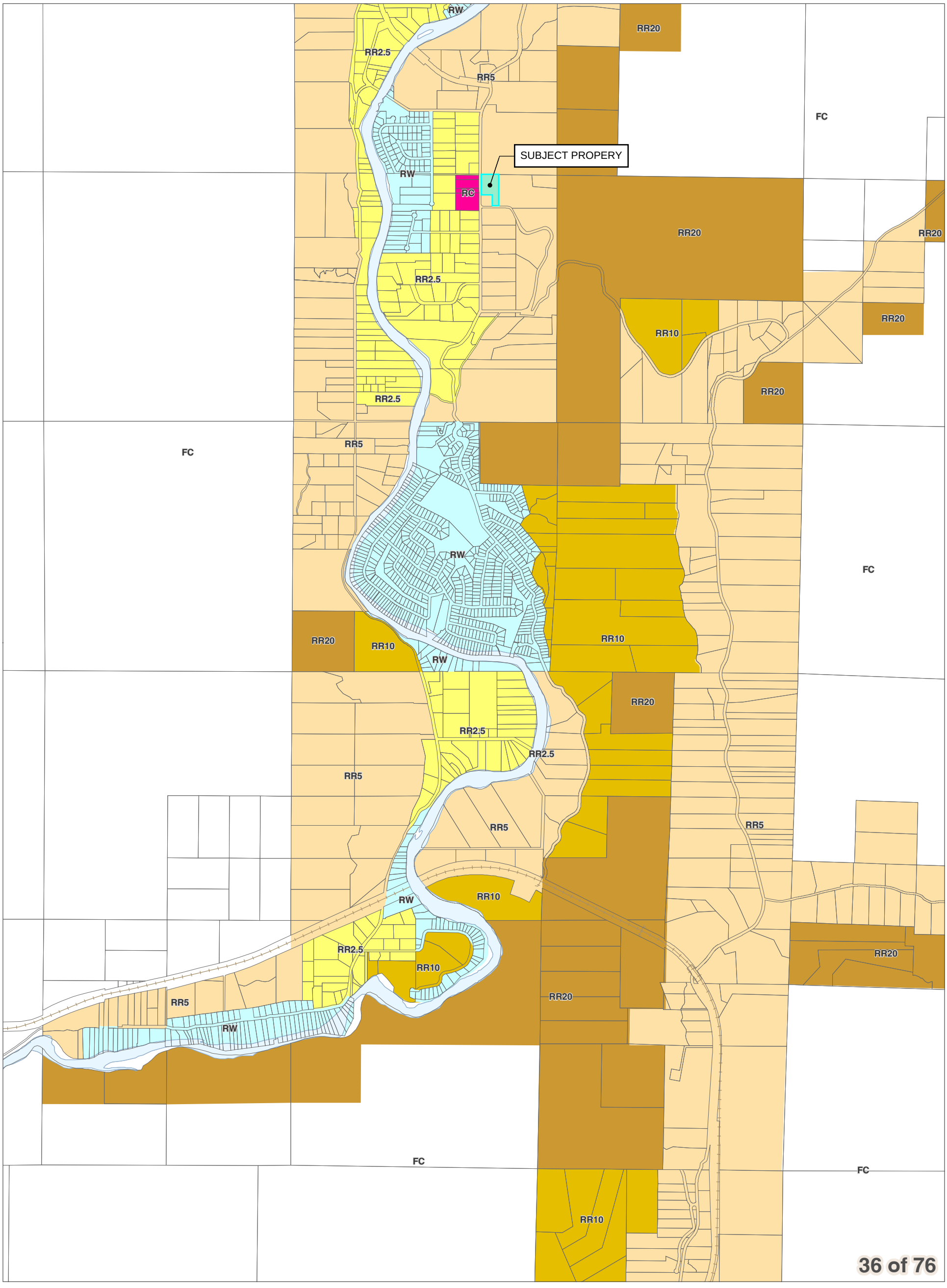


PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 18625 BEAVER VALLEY RD
LATITUDE: 47.7586424°
LONGITUDE: -120.6563581°
PARCEL NO#: 261713720007

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	1/28/2026
SHEET NO:	5 OF 5
SHEET TITLE:	SOIL SURVEY FIGURE
NEAR:	PLAIN
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	G&B PROPERTIES EAST LLC
NOTES:	

Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

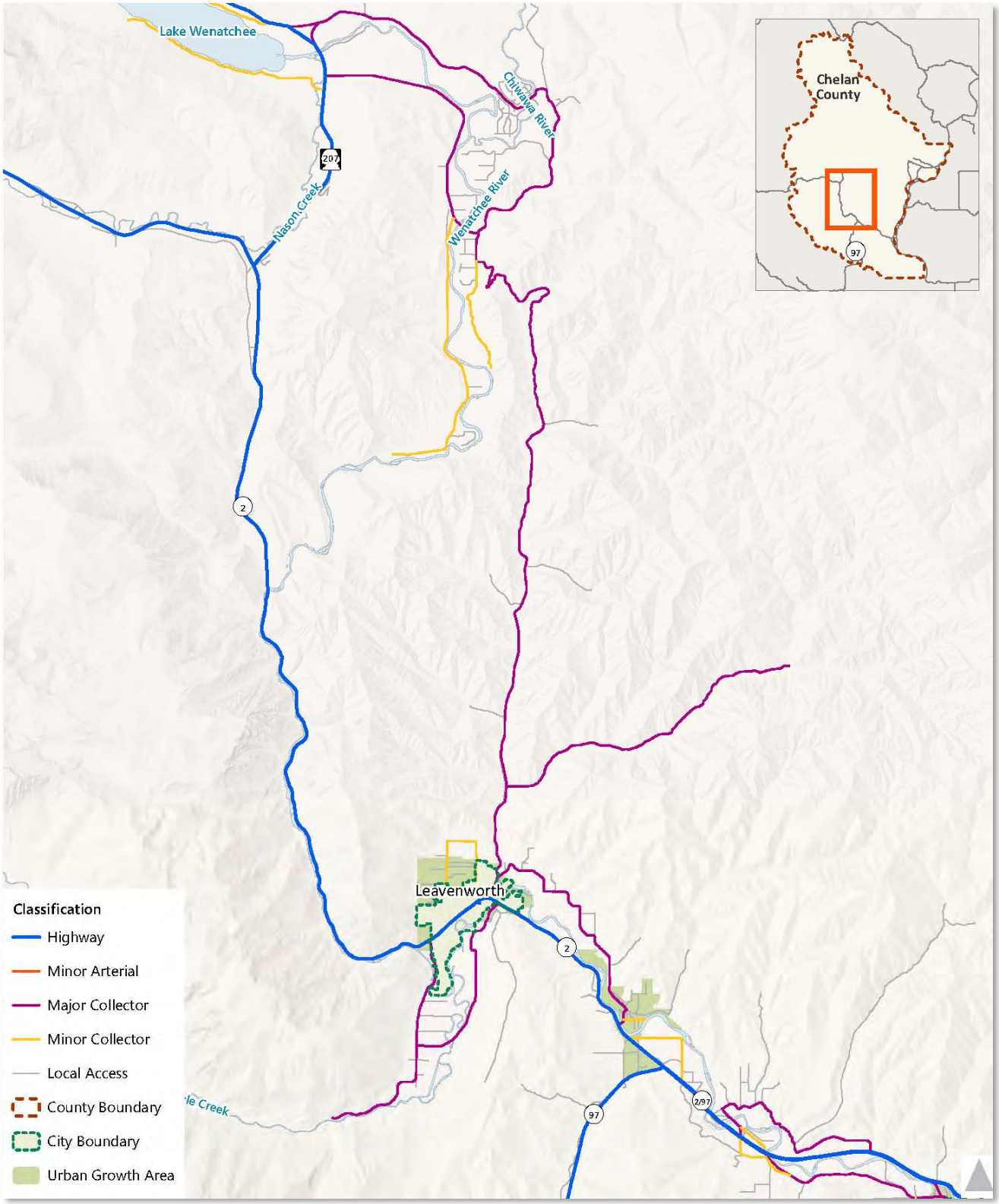
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT

Area of Interest in Red

Figure 7. Roadway Functional Classification (Leavenworth, Peshastin, and Plain Vicinity)



Glacier Peak Wilderness

Lake Chelan Sawtooth Wilderness

Lake Chelan

Henry M Jackson Wilderness

Okanogan-Wenatchee National Forest

ENTIAT RIVER RD

WHITE RIVER RD

LAKE WENATCHEE RD

Lake Wenatchee

WYE CONNECTOR RD

CHIWAWA LOOP RD

CEDAR BRAE RD

BEAVER VALLEY RD

207

2

Snohomish County
King County

Chelan County
Snohomish County

Wild Sky Wilderness

RIVER RD

CAMP 1 RD

CHUMSTICK HWY

Alpine Lakes Wilderness

N

Freight and Goods Transportation System

Roadways
2015

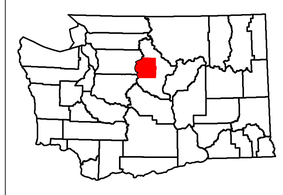
WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

TONNAGE CLASS
T1 - T5
ANNUAL TONS
(in thousands)

- T1 (over 10,000)
- T2 (4,000 to 10,000)
- T3 (300 to 4,000)
- T4 (100 to 300)
- T5 (over 20 in 60 days)

Other Roadways

Proposed Routes



Chelan County Sheet 2 of 5

Chelan County Sheet 2 of 5

2089939
Page: 1 of 7
03/20/2001 04:22P
Chelan Co, WA
HILLIS CLARK MARTIN & PET D $14.00

When Recorded, Return to:

HILLIS CLARK MARTIN & PETERSON, P.S.
Attention: David E. Myre, Jr.
500 Galland Building
1221 Second Avenue
Seattle, WA 98101-2925

109185

REAL ESTATE EXCISE TAX
EXEMPT
Chelan County Treasurer
David E. Griffiths, C.P.A.
By _____ Deputy 3-20-01

STATUTORY WARRANTY DEED

Grantor:	1) Watson, Grahame	2) Watson, Barbara
Grantee:	1) G & B Properties East, LLC	
Legal Description (abbreviated): ☑ Additional on EXHIBIT A	No. 1 Wenatchee Park	
Assessor's Tax Parcel ID #:	26 17 13 720005; 26 17 13 720006; 26 17 13 720007; 26 17 13 720010; 26 17 13 720011; 26 17 13 720014; 26 17 13 720015; 26 17 13 720016; 26 17 13 720020; 26 17 13 720035	
Reference Nos. of Documents Released or Assigned:	N/A	

Grantors, Grahame and Barbara Watson, husband and wife, in connection with a transfer where gain is not recognized under the Internal Revenue Code as described in WAC 458-61-376, convey, assign, transfer and warrant to G & B Properties East, LLC, the following-described properties situated in Chelan County, State of Washington:

See EXHIBIT A attached hereto and incorporated herein by this reference.

DATED this February 22, 2001.

GRANTORS:

Grahame Watson

Barbara Watson

HILLIS CLARK MARTIN & PET D $14.00

STATE OF WASHINGTON }
ss.
COUNTY OF King }

On this day personally appeared before me Grahame Watson and Barbara Watson, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this February 22 2001.

AMY M SMITH NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 10-9-03

Amy M. Smith

Printed Name Amy M. Smith
NOTARY PUBLIC in and for the State of Washington,
residing at Bothell
My Commission Expires 10-9-03

EXHIBIT A

LEGAL DESCRIPTION

WENATCHEE PARK PROPERTIES;
Parcel Nos. 26 17 13 720005; 26 17 13 720006; 26 17 13 720007

Parcel A

Lot 1 of Plat No. 1 of Wenatchee Park, according to the plat thereof recorded in Volume 3 of Plats, page 4, records of Chelan County, Washington;

EXCEPT Lot 1 of Chelan County Short Plat No. 1248, according to the plat thereof recorded in Book SP-3, page 23, Auditor's File No. 8508280004, records of Chelan County, Washington.

AND EXCEPT that portion dedicated to State of Washington for additional highway right of way by Short Plat No. 1248.

TOGETHER WITH the following described property:

Parcel B

Lot 1 of Chelan County Short Plat No. 1248, according to the plat thereof recorded in Book SP-3, page 23, Auditor's File No. 8508280004, records of Chelan County, Washington.

SUBJECT TO:

1. Mineral, coal and iron reservations contained in deed from the Northern Pacific Railroad Company recorded June 25, 1903, under Recording No. 6068.

2. Electric transmission easements granted to Chelan County Electric Cooperative under Chelan County Auditor's File Nos. 657292 and 657718.

3. Easements, restrictions and recitals set forth on the face of Short Plat recorded under Chelan County Recording No. 8508280004.

POOR COPY MAY NOT REPRODUCE

HILLIS CLARK MARTIN & PET
D
$14.00
2089939
Page 4 of 7
03/20/2001 04:22P
Chelan Co, WA

No. 1 Wenatchee Park;
Parcel Nos. 26 17 13 720010; 26 17 13 720011

In the County of Chelan, State of Washington

Lots 3 and 4, as described and delineated on Bruce Anderson Short Plat No. 685, recorded August 15, 1980, under auditor's no. 815611, being a portion of Lots 2 and 3, Plat of No. 1 Wenatchee Park, Chelan County, Washington, according to the plat thereof recorded in Volume 3 of Plats, Page 4,

TOGETHER with that portion vacated Pear Street adjoining said Lots 3 and 4; more particularly described as follows:

Beginning at a 5/8" iron pin at the Southeast corner of Tract 2 of said plat of No. 1, Wenatchee Park; thence South 30.0 feet to a fence, as it existed July 7, 1981, within vacated Pear Street; thence North 88°28'25" West 994.84 feet along said fence to the West end of said vacated Pear Street; thence North 3.5 feet to the Northwest corner of said vacated Pear Street; thence East along the North line of said vacated Pear Street 994.49 feet to the Point of Beginning.

SUBJECT TO the following:

1. Easement including its terms, covenants and provisions thereof for electric transmission and/or distribution line, together with necessary appurtenances, as granted by instrument;
   Recorded : OCTOBER 27, 1966,
   Auditor's No. : 657709
   In Favor of : Chelan County Electric Cooperative, a Corporation, its successors or assigns
   Affects : Portion of said premises & other property. Exact location of which is undefined of record.

2. Exceptions and reservations as contained in deed
   From : William Hulbert Mill Company and Parker Williams and Marjorie Williams, his wife
   Recorded : June 23, 1972 and August 7, 1979
   Auditor's Nos. : 720301 and 803363, respectively
   As follows : Sellers reserve the right to use in common with purchasers any water or irrigation pipes upon subject property and for which service is rendered to Tracts 5, 6, 10, 11, 16 and 17, all in Plat No. 1 of Wenatchee Park

3. Easement disclosed on plat;
   For : Ingress and egress
   Affects : Westerly portion of Lot 3

4. Waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of public roads, as contained in said short plat herein.

5. Easements and restrictions apparent upon the premises.

No. 1 Wenatchee Park
Parcel 26 17 13 720014

POOR COPY MAY NOT REPRODUCE

That portion of Lot 2 and Lot 3 of Plat No. 1 of Wenatchee Park described as follows:

Beginning at the northwest corner of said Lot 2; thence N 89°06'00" W 40.00 feet; thence south 25.00 feet to a 5/8" iron pin; thence continuing south 394.34 feet; thence east 60.00 feet to a 5/8" iron pin; thence continuing east 479.94 feet to a 5/8" iron pin; thence north 385.86 feet to a 5/8" iron pin; thence continuing north 25.00 feet; thence N 89°06'00" W 500.00 feet to the point of beginning.

EXCEPT the northerly 25.00 feet thereof. Also appearing of record as Tract 2 of Bruce Anderson Short Plat No. 685 recorded August 15, 1980 under Auditor's No. 815611.

SUBJECT TO:

1. Easement including its terms, covenants and provisions thereof for electric transmission and/or distribution line, together with necessary appurtenances, as granted by instrument;
   Recorded : OCTOBER 27, 1966,
   Auditor's No. : 657709
   In Favor of : Chelan County Electric Cooperative, a Corporation, its successors or assigns

2. Exceptions and reservations as contained in deed;
   From : William Wulbert Mill Company and Parker Williams and Marjorie Williams, his wife
   Recorded : June 23, 1972 and August 7, 1979
   Auditor's nos.: 720301 and 803363
   As follows : Sellers reserve the right to use in common with purchasers any water or irrigation pipes upon subject property and for which service is rendered to Tracts 5, 6, 10, 11, 16 and 17, all in Plat No. 1 of Wenatchee Park.

3. Easement disclosed on plat;
   For : Ingress and egress
   Affects : Westerly portion of Lot 2

4. Waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of public roads, as contained in said short plat herein.

No 1 Wenatchee Park
Parcel No. 26 17 13 720015

Lot 1 as delineated on Bruce Anderson Short Plat No. 1176, Chelan County, Washington, recorded on May 30, 1986, in Book SP-4 of Short Plats, Page 1, records of said County;

Together with a private access and utilities easement as described and delineated on said short plat;

Together with any and all water rights and all appurtenances thereunto belonging, including, but not limited to, any and all water rights Grantor may have in and to the Wenatchee/Chiwawa Irrigation District;

Subject to easements and restrictions apparent upon the premises as of the date hereof.

No. 1 Wenatchee Park
Parcel No 26 17 13 720016

LOT 3 as delineated on Robert Kuhlman Short Plat No. 1394, Chelan County, Washington, recorded May 21, 1986, in Book SP-3 of Short Plats, Page 99, records of said County;

SUBJECT TO covenants, conditions, agreements, waivers, future assessments, reservations, easements, and restrictions, if any, of record or apparent upon the premises and SUBJECT TO matters relating to water and water rights and rights of way for necessary facilities for the distribution of water and right of entry for repair and maintenance.

No. 1 Wenatchee Park
Parcel No 26 17 13 720020

Lot 2, as delineated on Bruce Anderson Short Plat No. 1176, Chelan County, Washington, recorded on May 30, 1986, in Book SP-4 of Short Plats, page 1, records of said County;

Together with a private access and utilities easement as described and delineated on said short plat;

Together with any and all water rights and all appurtenances thereunto belonging, including, but not limited to, any and all water rights Grantor may have in and to the Wenatchee/Chiwawa Irrigation District.

No. 1 Wenatchee Park
Parcel No 26 17 13 720035

Lot 3, as delineated on Bruce Anderson Short Plat No. 1176, Chelan County, Washington, recorded May 30, 1986, in Book SP-4 of Short Plats, page 1, records of said County;

Together with a private access and utilities easement as described and delineated on said short plat;

Together with any and all water rights and all appurtenances thereunto belonging, including, but not limited to, any and all water rights Grantor may have in and to the Wenatchee/Chiwawa Irrigation District.

SUBJECT TO the following:

1. Easement for electric transmission and/or distribution line in favor of Chelan County Electric Cooperative, Auditor's File No. 657709.

2. Terms, covenants and provisions of the private easement described and delineated on said short plat.

3. Restrictions contained on said short plat as follows: Private access and utilities easement (not maintained by Chelan County).

4. Easements and restrictions apparent upon the premises as of the date hereof.

File: SEPA 26-026

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

I, Ashley Fernandez, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on April 27, 2026, I personally mailed true and correct copies of the attached SEPA DETERMINATION OF NON-SIGNIFIGANCE to the following parties:

****SEE ATTACHED EMAIL****

Signature

4.27.2026
Date

ACKNOWLEDGEMENT

This is to certify that on 27th day of April, 2026.

Ashley Fernandez to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Breanne Hensley
Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

Ashley Fernandez

From: Ashley Fernandez
Sent: Monday, April 27, 2026 12:07 PM
To: 'gw@watsoniron.com'; 'ryanw@pacificengineering.net'; Assessor; FMO; 'ehsupport@cdhd.wa.gov'; Cindy Grubb; 'realestateservices@chelanpud.org'; 'ECYreSEAsmp@ecy.wa.gov'; 'azontek@cityofleavenworth.com'; 'bbain@cityofleavenworth.com'; 'selby@cityofleavenworth.com'; 'lwfr@lwfr.org'; 'jwinters@cascadesd.org'; 'enviroreview@yakama.com'; 'amelia.stanger.hsy@colvilletribes.com'; 'tracey.peone.hsy@colvilletribes.com'; 'joanne.wright@commerce.wa.gov'
Cc: Susan Dretke
Subject: Additional comment period for a SEPA Determination regarding CPA 26-026 - G&B Properties East, LLC - Chelan County Dept. of Community Development
Attachments: CPA 26-026 G&B Properties East LLC - SEPA -DNS.pdf

Good morning,

Please see the attached SEPA Determination of Non-significance regarding G&B Properties East, LLC's application, File# CPA 26-026. This is a notification of a decision that was made regarding the application. The comment period ends on May 14, 2026.

If you have any questions pertaining to this application please feel free to contact the Chelan County Planner associated with this file, Susan Dretke, at 509-667-6225 or susan.dretke@co.chelan.wa.us.

Have a great week!

Cheers,

Ashley Fernandez
Noticing Clerk
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
Ashley.Fernandez@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey: https://www.surveymonkey.com/r/FC638WT

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: jdL8NbWKaxgbkhXGXlae | **Proof Updated: Apr. 27, 2026 at 08:31am PDT**
Notice Name: CPA - SEPA - DNS

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Ashley Fernandez	Wenatchee World
ashley.fernandez@co.chelan.wa.us	
(509) 667-6225	

Columns Wide: 2 **Ad Class:** Legals

Total Column Inches: 9.14

Number of Lines: 47

4/30/2026: Custom notice (Thursday Rate)	231.55
Subtotal	$231.55
Tax	$0.00
Processing Fee	$23.16
Total	**$254.71**

See Proof on Next Page

DETERMINATION OF NON-SIGNIFICANCE

PURSUANT to R.C.W 43.21C, NOTICE IS HEREBY GIVEN THAT on April 30, 2026 Chelan County Community Development (LEAD AGENCY) did issue a determination of non-signif icance relative to the environmental impact for the applications listed below. The lead agency for these proposals has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.C.030 (2)(c). This decision was made after review of completed environmental checklist and other information on file with the lead agency.

CPA 26-063 Sanderson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 10 (RR10) to Rural Residential Resource 5 (RR5). **Site Address:** 172 Whitetail Way Chelan, WA 98816; **Parcel Numbers:** 28-22-34-410-100

CPA 26-067 WA DNR- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 20 (RR20) to Rural Residential Resource 10 (RR10). **Site Address:** Unassigned, Wenatchee, WA 98801; **Parcel Numbers:** 23-20-16-100-000

CPA 26-060 McMahon - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 10 (RR10) to Rural Residential Resource 2.5 (RR2.5). **Site Address:** 7948 East Leavenworth Rd. Leavenworth, WA 98826; **Parcel Numbers:** 24-17-23-510-480

CPA 26-054 Hellickson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). **Site Address:** 10705 Fox Rd. Leavenworth, WA 98826; **Parcel Numbers:** 25-18-32-330-200

CPA 26-041 Campbell- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5) **Site Address:** 24 Hugo Rd. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-330-175

CPA 26-048 HMJD-Collins LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 to Rural Residential/ Resource 2.5 (RR2.5) **Site Address:** Unassigned. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-430-050

CPA 26-026 G&B Properties East LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) to Rural Commercial (RC). **Site Address:** 18625 Beaver Valley Rd., Plain, WA 98826; **Parcel Numbers:** 26-17-13-720-007

CPA 26-007 Heart for Homes - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC). **Site Address:** 85 Chestnut St., Chelan Falls, WA 98817; **Parcel Numbers:** 27-23-32-515-096

This information is available to the public on request and may be reviewed at Chelan County Community Development, 316 Washington Street, #301, Wenatchee, WA, during normal business hours. **Comments on these determinations should be sent to the above listed address and must be received by May 14, 2026 at 5:00 PM.**

Date: April 30, 2026

#######

Skip navigation

DEPARTMENT OF ECOLOGY State of Washington

SEPA Record Submittal

My agency records | Add a SEPA record | Help | My account

Resources

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit | Copy | Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-026

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:
18625 Beaver Valley Rd
Leavenworth WA 98826

Parcel number:
26-17-13-720-007

Coordinates (Lat, Long):
47.758187 , -120.656292

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:
Nonproject

Related Ecology SEPA numbers:
202600604

Important dates

Issued date:
4/30/2026

Comments due to lead agency:
5/14/2026

SEPA Number: 202600604

Applicant name:
G&B Properties East LLC

Applicant contact information:

Document type:
CONSULT

Document sub type:
DNS

Proposal name:
G & B Properties East LLC Comprehensive Plan Map Amendment and Rezone

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 acres (RR5) to Rural Commercial (RC).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Ashley Fernandez

Date submitted to Ecology:
4/28/2026

Published date:

Attached files

File name	File description
CPA 26-026 Application Packet.pdf	Application Materials
CPA 26-026 GB Properties East LLC - SEPA -DNS.pdf	Issuance of DNS

Ecology home Ecology's SEPA website SEPA Register public search
Version: 1.0.0.0 Contact admin Privacy notice
Accessibility Copyright © Washington State Department of Ecology

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
)
COUNTY OF CHELAN)

CPA 26-026

Ryan Walker, being first duly sworn, deposes and says: That at all times mentioned herein she/he was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That the general notice of land use action containing the permit #, applicant name and a description of the proposal for a **Comprehensive Plan Amendment, CPA 26-026,** was maintained on the subject property, in accordance with the records of property ownership of the Chelan County Assessor, in good conditions from 2/19/26 (date of posting the project site by the Chelan County Department of Community Development), through 3/5/26 (the end of the public comment period), and the affidavit returned to the Chelan County Department of Community Development on 3/9/26.

Signature

3/9/26
Date

ACKNOWLEDGEMENT

This is to certify that on 9th day of March, 2026.

Ryan Walker to me known to be the person(s), who executed the foregoing Affidavit of Posting and acknowledged to me that they signed the same as their free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing in Chelan County

My commission expires 9-5-29

JENNIFER HINSON
Commission Expires
09-05-2029
NOTARY PUBLIC
License Number 195513
STATE OF WASHINGTON

File: CPA 26-026

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

Jessica Thompson, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on 2/18/2026, I personally mailed true and correct copies of the hereto attached:

- ☐ Notice of Shoreline Application
- ☑ Notice of Application
- ☐ Other _____

to all property owners within _____ feet (excluding 60 feet of Street rights of way pursuant to Section 14.08.060 (1)(B), Chelan County Code) of the project boundary in accordance with the records of property ownership of the Chelan County Assessor and any other interested parties. A copy of the mailing list is attached to this affidavit.

Signature

2/18/26
Date

ACKNOWLEDGEMENT

This is to certify that on 18th day of February, 2026

Jessica Thompson to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

Washington State Department of Commerce

THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2026-S-11534

Submittal Date Time: 02/19/2026

Submittal Information

Jurisdiction	Chelan County
Submittal Type	60-day Notice of Intent to Adopt Amendment
Amendment Type	Comprehensive Plan Amendment

Amendment Information

Brief Description
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC).

☐ **Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.**

☐ **Yes, this is action includes changes to Urban Growth Boundaries.**

Planning Commissions Date 03/25/2026 **Board of County Commissioners Date** 04/14/2026

Anticipated/Proposed Date of Adoption 04/21/2026

Categories

Submittal Category
Comprehensive Plan

Attachments

Attachment Type	File Name	Upload Date
Comprehensive Plan Amendment - Draft	CPA 26-026 Application Packet.pdf	02/19/2026 09:52 AM
Public Notice	CPA 26-026 NOA.pdf	02/19/2026 09:52 AM

Contact Information

Prefix	Ms.
First Name	Deanna
Last Name	Walter
Title	Community Development Director
Work	(509) 667-6228 Ext 6228
Cell	
Email	deannac.walter@co.chelan.wa.us

☐ **Yes, I would like to be contacted for Technical Assistance.**

Certification

■ **I certify that I am authorized to submit this Amendment for the Jurisdiction identified in this Submittal and all information provided is true and accurate to the best of my knowledge.**

Full Name	Jessica Thompson
Email	jessicak.thompson@co.chelan.wa.us

Close

THANK YOU

Printer Friendly Version

We have received your submitted amendment. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2026-S-11534

Submittal Date and Time: Feb 19, 2026, 12:00:00 AM

Submittal Information

Jurisdiction:	Chelan County (0400)
Submittal Type:	60-day Notice of Intent to Adopt Amendment
Amendment Type:	Comprehensive Plan Amendment

Amendment Information

Brief Description

An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC).

☐ **Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.**

☐ **Yes, this action includes changes to Urban Growth Boundaries?**

Planning Commissions Date	03-25-

Board of County Commissioners Date 04-14-2026

2026 © Washington State Department of Commerce -- Conditions of Use Privacy Policy Accessibility Statement

Anticipated/ Proposed Date of Adoption	04-21-2026

Categories

Submittal Category	
Comprehensive Plan	

Attachments

Attachment Type	File Name	Uploaded Date
Comprehensive Plan Amendment - Draft	CPA 26-026 Application Packet.pdf	2/19/26, 9:52 AM
Public Notice	CPA 26-026 NOA.pdf	2/19/26, 9:52 AM

Contact Information

Prefix	
First Name	Deanna
Last Name	Walter
Title	Community Development Director
Work Phone	(509) 667-6228 Ext 6228
Cell Phone	
Email	deannac.walter@co.chelan.wa.us

☐ **Yes. This is a consultant.**

Consulting Firm Name

☐ **Yes, I would like to be contacted for Technical Assistance.**

2026 © Washington State Department of Commerce -- **Conditions of Use** **Privacy Policy** **Accessibility Statement**

Close

2026 © Washington State Department of Commerce --

Jessica K. Thompson

From: Jessica K. Thompson
Sent: Tuesday, February 17, 2026 3:01 PM
To: 'gw@watsoniron.com'; 'Ryan Walker'
Cc: Susan Dretke
Subject: Notice of Application for CPA 26-026 G&B Properties East LLC - Chelan County Dept. of Community Development
Attachments: CPA 26-026 NOA.pdf; CPA 26-026 - Affidavit of Posting NOA.pdf

Greetings,

Please find the attached Notice of Application for a Comprehensive Plan Amendment regarding G&B Properties East LLC's property, File# CPA 26-026. This notice should be posted on the subject property by February 19th, or as soon as possible. Please place in a prominent position on site and maintain it for 14 days, starting from the first day of posting. If you need a sign for posting, you may pick one up at our office.

Also attached is the affidavit of posting that needs to be filled out with the appropriate information after the 14-day comment period, signed before a notary, and the original returned to your planner. If your affidavit of posting is not returned to your planner, your file may be placed on hold.

If you have any questions pertaining to your application, please contact the Chelan County Planner associated with this file, **Susan Dretke**, at 509-667-6225 or **Susan.Dretke@co.chelan.wa.us**.
Thank you,

Jessica Thompson
Permit Clerk
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

Jessica K. Thompson

From:	Jessica K. Thompson
Sent:	Tuesday, February 17, 2026 1:45 PM
To:	Assessor; FMO; EHSupport; Cindy Grubb; Real Estate Services; ECY RE CRO SEPA Coordinator; Andi Zontek-Backstrum; Brantley Bain; selby@cityofleavenworth.com; lwfrchief@nwi.net; lwfr@lwfr.org; jwinters@cascadesd.org; ENVIROREVIEW@YAKAMA.COM; guy.moura@colvilletribes.com; Tracey.peone.hsy@colvilletribes.com; Amelia.stanger.hsy@colvilletribes.com
Cc:	Susan Dretke
Subject:	Request for Comments – CPA 26-026 G&B Properties East LLC – Chelan County Dept. of Community Development
Attachments:	CPA 26-026 NOA.pdf; CPA 26-026 Application Packet.pdf

Greetings,

Chelan County has a **Comprehensive Plan Amendment** application in which we are requesting comments from agencies and special districts. Attached are all the materials for your review and the Notice of Application. Please respond by **5:00 pm on March 5, 2026.**

Project File No.:	CPA 26-026
Project Location:	18625 Beaver Valley Rd, Plain, WA 98826
Parcel Numbers:	26-17-13-720-007
Applicant/Owner:	G & B Properties East LLC
Application Date:	January 29, 2026
Determination of Complete:	February 2, 2026
Notice of Application Date:	February 19, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 acres (RR5) to Rural Commercial (RC).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Application Materials: Attached to this email or may be found on the Chelan County Public Notice Portal: https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

Return Comments To: Susan Dretke
Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Email: Susan.Dretke@co.chelan.wa.us

Sincerely,
Jessica Thompson
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit | Copy | Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-026 G&B Properties East LLC

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:

WA

Parcel number:
26-17-13-720-007

Coordinates (Lat, Long):

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:
Project

Related Ecology SEPA numbers:

Important dates

Issued date:
2/19/2026

Comments due to lead agency:

Applicant name:
G&B Properties East LLC

Applicant contact information:

Document type:
CONSULT

Document sub type:

Proposal name:
CPA 26-026 G&B Properties East LLC

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 acres (RR5) to Rural Commercial (RC).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Jessica Thompson

3/5/2026

Date submitted to Ecology:
2/17/2026

Published date:

Attached files

File name	File description
CPA 26-026 Application Packet.pdf	Application Materials
CPA 26-026 NOA.pdf	Notice of Application

 Copyright © Washington State Department of Ecology

Owner_Name CPA 26-026	Address_1	Address_2	City	State	Zip
ADKINS RYAN A & JAMIE P	18429 YEW WAY		SNOHOMISH	WA	98296
ALAN R & ROXANNE K SAGE LIVTRT	C/O ALAN & ROXANNE SAGE	18749 ALPINE ACRES RD	LEAVENWORTH	WA	98826
BACH MARK	12418 CHAPEL DR		LEAVENWORTH	WA	98826
BEIDLER KURT & CHEN FANG	7307 11TH AVE NW		SEATTLE	WA	98117
BELLEW ALLEN C & JANIECE A	18310 BEAVER VALLEY RD		LEAVENWORTH	WA	98826-9627
BETHEL INVESTMENTS LLC	7000 B OLALLA CANYON RD		CASHMERE	WA	98815
BRIDGMAN THOMAS R	1333 HARBOR AVE SW APT 301		SEATTLE	WA	98116
BUCK LISA & MICHAEL	18692 ALPINE ACRES RD		LEAVENWORTH	WA	98826
BUCK MICHAEL S & LISA	17924 2ND ST E		LAKE TAPPS	WA	98391
BURKE KERRI L	1627 GULLBERRY PL		THE VILLAGE	FL	32163
CARSON MARCELLE D ETAL	1520 N ANNE AVE		EAST WENATCHEE	WA	98802
CHELAN COUNTY PUBLIC WORKS	316 WASHINGTON ST STE 402		WENATCHEE	WA	98801
DAWSON JANINE A	18819 ALPINE ACRES RD		LEAVENWORTH	WA	98826
DENISON MAUREEN TRUSTEE	PO BOX 625		LEAVENWORTH	WA	98826
EWING KAREN & PATRICK	19612 109TH PL NE		BOTHELL	WA	98011
FIELD JEFFREY A & CHERYL P	20120 178TH AVE NE		WOODINVILLE	WA	98072
FLINT LISA C & WILLIAM M	5219 PANTHER LAKE RD		SNOHOMISH	WA	98290
FOX JAMES A	18724 FIR LOOP		LEAVENWORTH	WA	98826-9558
FRIES ROBERT J TRUSTE	351 19TH ST NE APT 23		EAST WENATCHEE	WA	98802
G & B PROPERTIES EAST LLC	18623 BEAVER VALLEY RD		LEAVENWORTH	WA	98826
GERBER FAMILY LLC ETAL	1998 CALICHE CREST		RICHLAND	WA	99352
GIBBS PROPERTIES LLC	18632 BEAVER VALLEY RD		LEAVENWORTH	WA	98826
GOEHNER LISA J	PO BOX 62		DRYDEN	WA	98821
GUTHRIDGE KATHRYN C	1633 WATER ST #11		PORT TOWNSEND	WA	98368
HABBEN RONALD & SUZANNE	2502 110TH ST SE		EVERETT	WA	98208
HARRISON JENNIFER ETAL	31128 NE 200TH ST		DUVALL	WA	98019
HELTON STACY J	10782 DODSON RD NW		EPHRATA	WA	98823
HINTZ BRUCE & JODIE	6810 125TH AVE SE		SNOHOMISH	WA	98290
HOLGATE ZELDA REVOCABLE LIVING TRUST	18720 FIR LOOP		LEAVENWORTH	WA	98826
JOOST LOUISE SPOUSAL TRUST	JOOST WILLIAM E TRUSTEE	5915 134TH PL SE	BELLEVUE	WA	98006
KAPPELMAN MICHAEL P	20518 MONUMENT RD SW		VASHON	WA	98070
KARTES RENEE J & PHILIP	24216 MORGAN ST		LEAVENWORTH	WA	98826
KELLEY KYLE	10541 FOX RD		LEAVENWORTH	WA	98826
KIDDER JAY S ETAL	PO BOX 1046		OCEAN PARK	WA	98640
KSC PROPERTIES LLC	PO BOX 549		LEAVENWORTH	WA	98826
LAMAR MICHAEL D & PATRICIA E	18508 HAZEL ST		LEAVENWORTH	WA	98826
LINDBLOM WILLIAM P	2486 DAFFODIL ST UNIT B		BOZEMAN	MT	59718
MARTIN STEVE ETAL	18702 FIR LOOP		LEAVENWORTH	WA	98826
MATSON CINDY & DON P	6101 CHENNAULT BEACH DR		MUKILTEO	WA	98275
MC MURRAY VERNON & CAROLYN	18350 BEAVER VALLEY RD		LEAVENWORTH	WA	98826
MILLER ZACHARY & CASSIE	18512 HAZEL ST		PLAIN	WA	98826
MOBLEY TROY & AMIE	18725 FIR LOOP		LEAVENWORTH	WA	98826
NASH MICHAEL	606 12TH ST		BELLINGHAM	WA	98225
NEWELL LAVETTA M	19115 BEAVER VALLEY RD		LEAVENWORTH	WA	98826
NEWELL WILLIAM R	19115 CHIWAWA LOOP RD		LEAVENWORTH	WA	98826
NYSETHER BRADLEY & KATHY	525 E DAVIES LOOP RD		LAKE STEVENS	WA	98258
OHL BEVERLY	18889 BEAVER VALLEY RD		PLAIN	WA	98826
OTTESEN JEFFREY MICHAEL	13057 NE 112TH ST		KIRKLAND	WA	98033
PETIT ANITA	12295 S SHUGART FLATS RD		LEAVENWORTH	WA	98826
PINE LOOP LLC	27509 NE 150TH PL		DUVALL	WA	98019
RICHARDS STEVE & LINDA ETAL	PO BOX 578		TRACYTON	WA	98393
ROSE ERNEST R	7626 UPPER RIDGE RD		EVERETT	WA	98203
RUEBEL CHASE W & SARAH J	18750 BEAVER VALLEY RD		LEAVENWORTH	WA	98826
SCHAIRER ELISE TRUST	C/O ELISE SCHAIRER	10780 NE COUNTRY CLUB RD	BAINBRIDGE ISLAND	WA	98110
SCHENCK KEVIN E	23102 81ST AVE SE		WOODINVILLE	WA	98072
SCHULTZ BRANDY L ETAL	15764 118TH AVE SE		RENTON	WA	98058
SCHWEIZER JOHN & MC SHANE COURTNEY	18727 PINE LOOP		LEAVENWORTH	WA	98226
SHERRY HENRY M	18737 FIR LOOP		LEAVENWORTH	WA	98826
SIEGL JULIA	18773 PINE LOOP		LEAVENWORTH	WA	98826
SMITH TRISTAN J & KALEI L COMBS	2310 216TH PL SW		BRIER	WA	98036
SUMMERSETT LIVING TRUST	TAD & KARIN SUMMERSETT	17304 SE 238TH ST	KENT	WA	98042
SWARTWOOD PENNE ETAL	18772 ALPINE ACRES RD		LEAVENWORTH	WA	98826
THE FOX FAMILY LLC	5714 163RD AVE SE		SNOHOMISH	WA	98290
THE KNERR LIVING TRUST	18516 HAZEL ST		LEAVENWORTH	WA	98826
THOMPSON ARMAND B III & BARBARA R	6909 NARROWS LN		TACOMA	WA	98407
UNITED STATES OF AMERICA	USDA FOREST SERVICE	215 MELODY LN	WENATCHEE	WA	98801

VALLOR ROBERT G & MICHELE C	18820 BEAVER VALLEY RD		LEAVENWORTH	WA	98826
WAGAR KENNETH E & CAROL L	710 N 68TH AVE		YAKIMA	WA	98908
WANNER JULIA A	18714 FIR LOOP		LEAVENWORTH	WA	98826
WATERS NICK & TINA	18840 BEAVER VALLEY RD		LEAVENWORTH	WA	98826
WATSON GRAHAME	18623 BEAVER VALLEY RD		LEAVENWORTH	WA	98826
WETHERHOLT ROBERT C REV TRT	C/O RAYMOND WETHERHOLT	21215 157TH AVE SE	MONROE	WA	98272
WILSON DARRELL W	18504 HAZEL ST		LEAVENWORTH	WA	98826

Date Referral Sent: _____ File Number: CPA 26-026

Agency Referrals	Date Received	Comments Received
☑ Assessor		Yes/No
☑ Fire Marshal		Yes/No
☐ Building Official		Yes/No
☑ CD Health District		Yes/No
☐ Water		Yes/No
☐ Septic		Yes/No
☐ Solid Waste		Yes/No
☐ Food Service		Yes/No
☑ Public Works		Yes/No
☑ PUD		Yes/No
☐ Power/Water		Yes/No
☐ Property		Yes/No
☐ Sewer		Yes/No
☐ WA State Dept of Natural Resources		Yes/No
☐ Aquatic		Yes/No
☐ Forest		Yes/No
☑ WA State Dept of Ecology		Yes/No
☐ Shorelines/Wetlands		Yes/No
☐ FEMA		Yes/No
☐ WA Dept of Fish & Wildlife		Yes/No
☐ US Fish & Wildlife		Yes/No
☐ WA State Dept of Transportation		Yes/No
☐ US Army Corps of Engineers		Yes/No
☑ Fire District # _____		Yes/No
☐ Sewer Purveyor: _____		Yes/No
☐ Water Purveyor: _____		Yes/No
☐ Irrigation District: _____		Yes/No
☐ Water District: _____		Yes/No
☑ School District: Cascade		Yes/No
☐ Hospital District: _____		Yes/No
☑ City of: Leavenworth		Yes/No
☐ Community Council: _____		Yes/No
☐ WA State Archaeology		Yes/No
☑ Yakima Nation		Yes/No
☑ Confederated Tribes of Colville		Yes/No
☐ Noxious Weed Control Board		Yes/No
☐ Port of Chelan County		Yes/No
☑ SEPA Register		Yes/No
☐ Bureau of Land Management		Yes/No
☐ Other: _____		

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: It6i0lUcXpQOUEP37ZUw | **Proof Updated: Feb. 17, 2026 at 08:18am PST**
Notice Name: Feb. 19th NOA - non optional

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Jessica Thompson	Wenatchee World
jessicak.thompson@co.chelan.wa.us	
(509) 667-6225	

Columns Wide: 2 **Ad Class:** Legals

Total Column Inches: 6.01

Number of Lines: 31

2/19/2026: Custom notice (Thursday Rate)	95.98
Subtotal	$95.98
Tax	$0.00
Processing Fee	$9.60
Total	**$105.58**

See Proof on Next Page

NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

Notice is hereby given that the Chelan County Department of Community Development has received and found the following land use application to be complete and ready for processing, public review, and comment. We have further determined that this proposal is unlikely to have a significant adverse impact on the environment. The department expects to issue a Determination of Non-Significance (DNS) in accordance with the DNS process found in WAC 197-11-340(2). The proposal may include mitigation measures under applicable codes and public review processes. Mitigation measures may be required regardless of whether an EIS is prepared; however, possible mitigation measures are unknown at the issuance of this notice. A copy of the subsequent threshold determination for this proposal may be obtained upon request to this department. **This may be the only opportunity to comment on the environmental impacts of these proposals.**

CPA 26-007 Heart for Homes - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC). 85 Chestnut St., Chelan Falls, WA 98817 also known as Assessor's Parcel No.: 27-23-32-515-096.

CPA 26-026 G&B Properties East LLC - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 acres (RR5) to Rural Commercial (RC). 18625 Beaver Valley Road, Plain, WA 98826 also known as Assessor's Parcel No.: 26-17-13-720-007.

On February 19, 2026, these applications were noticed to the public, and no action will be taken on these projects until the agency comment period ends March 5, 2026.

All reports and file of record are available at 316 Washington St., Suite 301, Wenatchee, WA 98801 for review. Public comments will be accepted at any time prior to the close of the public record on project permits. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, and original signature, should be as specific as possible, and may be mailed or personally delivered at the address listed above. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision, and appeal the decision as provided by law.

Date: February 19, 2026

######

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225 FAX: (509)667-6475

NOTICE OF APPLICATION

Project File No.:	CPA 26-026
Project Location:	18625 Beaver Valley Rd, Plain, WA 98826
Parcel Numbers:	26-17-13-720-007
Applicant/Owner:	G & B Properties East LLC
Application Date:	January 29, 2026
Determination of Complete:	February 2, 2026
Notice of Application Date:	February 19, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 acres (RR5) to Rural Commercial (RC)

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Public Review and Comment Period: PUBLIC COMMENT ON THIS PROPOSAL IS ENCOURAGED and no action will be taken on the project until the Agency comment period ends on **March 5, 2026**. Agencies, tribes, and the public are encouraged to review and comment on the proposed project. Public comments will be accepted at any time prior to the close of the public record. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, original signature, and should be as specific as possible. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision and appeal the decision as provided by law. Written comments must be submitted to the Department of Community Development, 316 Washington St., Suite 301 Wenatchee, WA 98801; Attention: Susan Dretke or email susan.dretke@co.chelan.wa.us for additional information or to review application materials.

The complete case file on this matter is available for review online at https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome; or during normal business hours at the offices of the Chelan County Community Development Department located at 316 Washington St., Suite 301 Wenatchee, WA 98801 Monday-Friday between the hours of 8:00 A.M. and 5:00 P.M. Please contact the on-call planner at (509) 667-6224 to arrange an inspection of the file.

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225 FAX: (509)667-6475

NOTICE OF APPLICATION

Project File No.:	CPA 26-026
Project Location:	18625 Beaver Valley Rd, Plain, WA 98826
Parcel Numbers:	26-17-13-720-007
Applicant/Owner:	G & B Properties East LLC
Application Date:	January 29, 2026
Determination of Complete:	February 2, 2026
Notice of Application Date:	February 19, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 acres (RR5) to Rural Commercial (RC)

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Public Review and Comment Period: PUBLIC COMMENT ON THIS PROPOSAL IS ENCOURAGED and no action will be taken on the project until the Agency comment period ends on **March 5, 2026**. Agencies, tribes, and the public are encouraged to review and comment on the proposed project. Public comments will be accepted at any time prior to the close of the public record. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, original signature, and should be as specific as possible. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision and appeal the decision as provided by law. Written comments must be submitted to the Department of Community Development, 316 Washington St., Suite 301 Wenatchee, WA 98801; Attention: Susan Dretke or email susan.dretke@co.chelan.wa.us for additional information or to review application materials.

The complete case file on this matter is available for review online at https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome; or during normal business hours at the offices of the Chelan County Community Development Department located at 316 Washington St., Suite 301 Wenatchee, WA 98801 Monday-Friday between the hours of 8:00 A.M. and 5:00 P.M. Please contact the on-call planner at (509) 667-6224 to arrange an inspection of the file.

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301
WENATCHEE, WA 98801
(509) 667-6225

DETERMINATION OF APPLICATION STATUS

Pursuant to Title 14, Development Permit Procedures & Administration, Section 14.08.030, Determination of Completeness. (CCBOR Resolution No. 2004-16, as amended)

Project Description: The proposal is a request to amend the current comprehensive plan map designation from Rural Industrial (RI) to Rural Commercial (RC).

File Number:	CPA 26-007
Related Files:	BP250717
Parcel Address:	85 Chestnut St., Chelan Falls, WA 98817
Parcel Zoning	Rural Industrial (RI)
Applicant/Owner:	Heart for Homes LLC
Mailing Address:	190 QuetilQuasoon Rd, Manson, WA 98831
Date Submitted:	1/12/26
Date Complete:	2/2/26

Upon Initial Review, The Above Referenced Application is Found To Be: COMPLETE

The required components of an application are present and are judged by the review authority to be technically accurate and contain sufficient information necessary to allow the processing of the application. All submittal fees have been paid.

Your application has been determined to be complete as of the date of this letter. Pursuant to Chelan County Code Section 14.08.030(5), a Determination of Completeness shall not preclude the department for requesting additional information or studies if the need for more information becomes apparent during processing of the proposed development.

Review Authority: Susan Dretke
Chelan County Community Development
316 Washington St., Suite 301, Wenatchee, WA 98801
Email: susan.dretke@co.chelan.wa.us
Phone: (509) 667-6586

Sincerely,

Susan Dretke 2/2/26

Fire Prevention and Investigation
CHELAN COUNTY
STATE OF WASHINGTON

Date: 2/18/26
Address: 85 Chestnut St. Parcel # 272332515096
Type: CPA 26-007

CODE REQUIREMENTS

The proposal/project shall conform to all applicable requirements of the International Fire Code and Chelan County Code administered by the Chelan County Fire Marshal.

FIRE FLOW FOR BUILDINGS

The minimum fire flow and flow duration requirements for one and two-family dwellings having a fire-flow calculation area which does not exceed three thousand six hundred square feet shall be seven hundred fifty gallons per minute. Fire flow and flow duration for dwellings having a fire-flow calculation area in excess of three thousand six hundred square feet shall not be less than that specified in Table B105.1(1) of the IFC, except that reduction in required fire flow of fifty percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system.

FIRE FLOW MODIFICATIONS

The Fire Marshal may modify Fire-flow requirements downward by applying fire protection credits for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire-flow requirements is impractical. Applicant is encouraged to contact this office to ascertain how the attached fire protection credits options apply to their project. A note on the face of the final short plat shall state: **"Without the installation of a fire hydrant capable of delivering the required fire flow and within the required distance to the lots in question, the applicant may choose one or any combination of alternatives using the installation of automatic fire sprinklers and/or fire protection credits as approved by the Fire Marshal."**

FIRE HYDRANTS

Fire hydrants serving single family or duplex dwellings shall have a maximum lateral spacing of 600 feet with no lot or parcel in excess of 300 feet from a fire hydrant when serving lots less than 43,560 square feet (one acre).

Fire hydrants serving single family or duplex dwellings shall have a maximum lateral spacing of 1000 feet with no lot or parcel in excess of 500 feet from a fire hydrant when serving lots greater than 43,560 square feet (one acre).

All fire hydrants shall be accessible to the fire department by roadways or accesses meeting the requirements of Chapter 15.30, Road Standards, and meet the requirements of 3.04.080 International Fire Code amended, Section 507.5.7, Fire Hydrant Installation and maintenance requirements.

BUILDINGS IN THE WILDLAND URBAN INTERFACE

Class A roofing/noncombustible roof covering, as defined in the International Building Code, shall be used in all areas of Chelan County. A note on the face of the final mylar shall state that **"All buildings that require a building permit within this short plat shall have Class A roofing materials."**

ADDRESS SIGNS

A note on the face of the final mylar shall state that **"New homes shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property."** The design of the proposed sign shall be submitted to the Fire District and/or Fire Marshal for approval prior to installation.

WILDLAND URBAN INTERFACE

A note on the face of the final mylar shall state that **"All buildings within this plat that require a building permit shall comply with the provisions of the Wildland-Urban Interface Code as adopted by Chelan County at the time the building permit is submitted".**

400 WASHINGTON STREET, WENATCHEE, WA 98801 EMAIL: fmo@co.chelan.wa.us PHONE: (509) 667-6464

From:	Patrick Ewing
To:	Susan Dretke
Subject:	Public comment regarding CPA 26-026
Date:	Thursday, March 5, 2026 3:41:46 AM
Attachments:	Watson_Boundry_Line_Adjustment_pg4.pdf

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Subject: Public comment regarding CPA 26-026, Chelan County Comprehensive Map amendment application for Tax Parcel #261713720007

The subject Comp Plan amendment requests rezoning Tax Parcel #261713720007 from the existing RR5 designation to RC. The application discusses in great detail the appropriateness of the rezone due to this parcel's adjacency to the existing RC zoning across the "main street" of Plain. I support the RC designation for a portion of the parcel, the already heavily developed portion adjacent to the "main street" area, as it seems to fit the rezone criteria.

Criteria for RC rezone, taken from Chelan County Compressive Plan, Chapter 3.VII.E on Page 59:

E. RURAL COMMERCIAL (RC):

(in part, emphasis added)

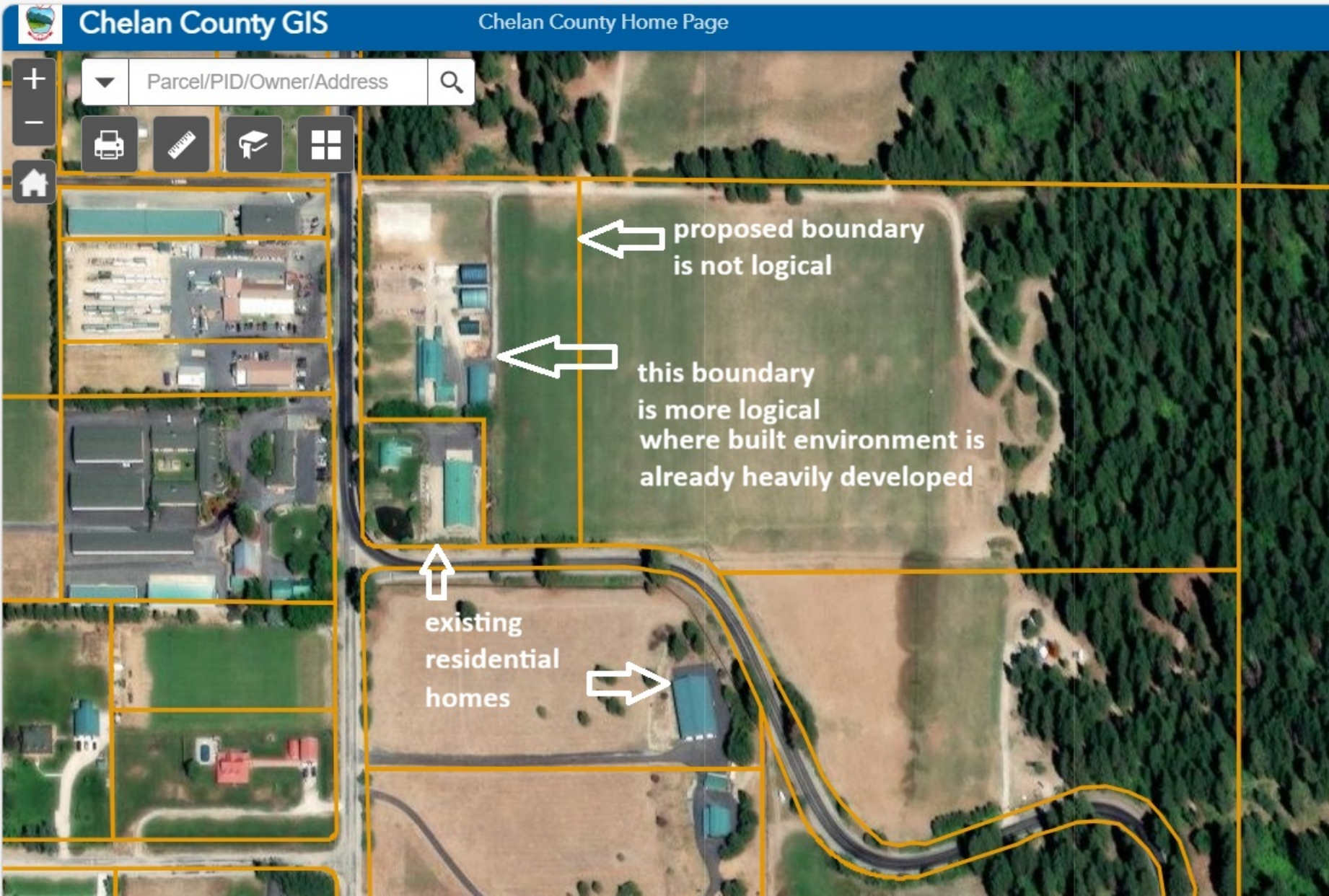
These areas must be clearly identifiable as existing rural commercial developments, mixed use areas or intensely developed residential developments; *where a logical boundary can be delineated and set by the built environment*. Such a boundary shall not permit or encourage new rural commercial development outside of these boundaries.

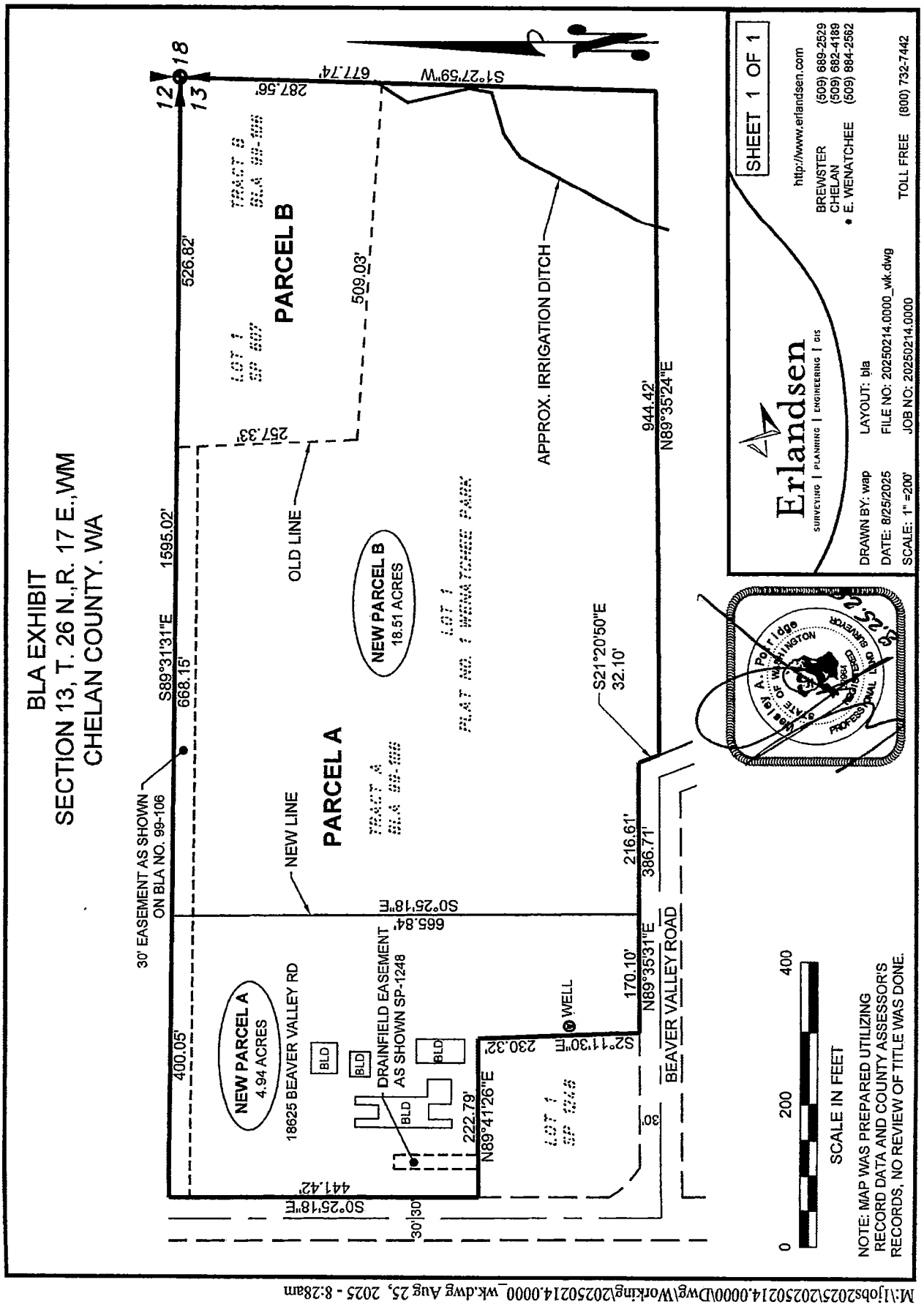
The remaining portion of the parcel is undeveloped, and also abuts Beaver Valley Road after it turns from running north-south, to east-west. The character of the road changes from "main street" back to a "country road." This portion of the road does NOT support commercial development because it becomes sloped and curvy, having limited sight distances, and increased vehicle speeds. This portion of the road can become quite slippery and hazardous; we observe cars in the ditch throughout the winter. It would be hazardous to locate any driveways here.

Recently, in November of 2025, the subject property (Tax Parcel #261713720007) underwent a Boundary Line Adjustment (BLA), apparently in preparation for this rezoning application. While the new lot lines meet the criteria for a BLA, they do NOT meet the criteria for a re-zone to RC. As shown on the attached maps, the new property boundary lines do NOT provide a "logical boundary" for a zoning map change, as it greatly exceeds the built environment, and would encourage new commercial development in a current pasture immediately adjacent to existing residential homes. The boundary also seems illogical, in that commercial zoning would completely surround one existing residence.

I believe the rezone should only be granted if the boundary line is limited to only the existing heavily developed portion of the property, and not the entire 4.94 acre parcel. If this requires another BLA, this should not be onerous on the applicant, because they just went through this process. (It is unclear to me the rationale for the

BLA generated a parcel which is just below the RR5 minimum lot size of 5 acres, but I suspect there might be one)
Patrick Ewing
18485 Beaver Valley Road
Leavenworth, WA 98826


Chelan County GIS
Chelan County Home Page
Parcel/PID/Owner/Address
proposed boundary
is not logical
this boundary
is more logical
where built environment is
already heavily developed
existing
residential
homes


BLA EXHIBIT
SECTION 13, T. 26 N.,R. 17 E.,WM
CHELAN COUNTY. WA
PARCEL A
PARCEL B
NEW PARCEL A
4.94 ACRES
NEW PARCEL B
18.51 ACRES
18625 BEAVER VALLEY RD
BEAVER VALLEY ROAD
NEW LINE
OLD LINE
APPROX. IRRIGATION DITCH
DRAINFIELD EASEMENT
AS SHOWN SP-1248
30' EASEMENT AS SHOWN
ON BLA NO. 99-106
WELL
BLD
S89°31'31"E 1595.02'
668.15'
400.05'
441.42'
S0°25'18"E
665.84'
N89°41'26"E 222.79'
S2°11'30"E 230.32'
N89°35'31"E 170.10'
216.61'
386.71'
S21°20'50"E 32.10'
944.42'
N89°35'24"E
509.03'
257.33'
526.82'
287.56'
677.74'
S1°27'59"W
30'
SCALE IN FEET
0
200
400
NOTE: MAP WAS PREPARED UTILIZING
RECORD DATA AND COUNTY ASSESSOR'S
RECORDS, NO REVIEW OF TITLE WAS DONE.
Erlandsen
SURVEYING | PLANNING | ENGINEERING | GIS
SHEET 1 OF 1
http://www.erlandsen.com
BREWSTER (509) 689-2529
CHELAN (509) 682-4189
E. WENATCHEE (509) 884-2562
TOLL FREE (800) 732-7442
DRAWN BY: wap
LAYOUT: bla
DATE: 8/25/2025
FILE NO: 20250214.0000_wk.dwg
SCALE: 1" =200'
JOB NO: 20250214.0000
M:\1jobs2025\20250214.0000\Dwg\Working\20250214.0000_wk.dwg Aug 25, 2025 - 8:28am

From:	Johnson, Deborah L (DOH)
To:	Susan Dretke
Cc:	ECY RE SEPA REGISTER; Wright, Jo Anne (COM); Atkins, Emily (ECY)
Subject:	G&B Properties East LLC CPA/rezone, CPA 26-026 (SEPA #202600604)
Date:	Tuesday, April 14, 2026 2:42:44 PM
Attachments:	image001.png image002.png image003.png Chelan-County-Final-Comment-Letter-2026-S-11534.pdf

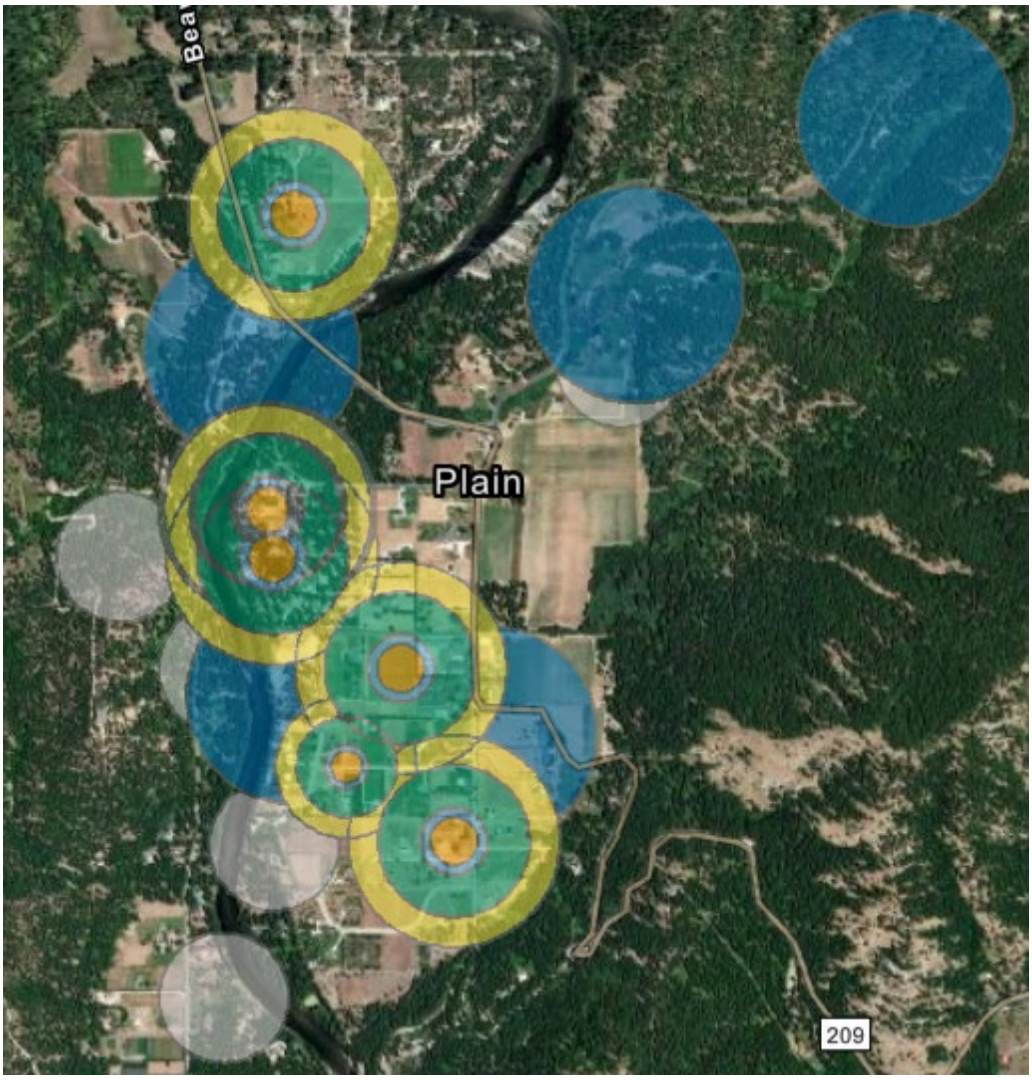
WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Commerce's attached response to this proposed rezone under 60-day notice (RCW 36.70A.106) brought this project to my attention. It doesn't appear that we received the SEPA consultation notice in our agency mailbox, so I'm providing you with information related to the proposal at a later stage than the requested March deadline.

I note that Commerce has expressed significant concerns about this proposal. In case it ultimately moves ahead, please be aware of potential utilities improvements that would be associated with future development. The SEPA checklist for the current proposal notes only a single-party well & on-site (septic) system serving the site. *Not* in terms of the rezoning proposal itself, but if future commercial use(s) are developed on the site, it seems probable this subsequent development would trigger a new Group A public water system & potentially improvements to the existing septic system. WAC 246-290-020 provides information about public system thresholds. Any new/additional water rights for a new system would need to be allocated by Ecology.

There are already several Group A & B sources in the Plain area whose wellhead protection areas (WHPA) are shown below. The creation of an additional system would, in turn, apply another WHPA overlapping others in the vicinity. Because of this, it appears that such development would also require compliance with Chapter 11.82 CCC.



Source: https://experience.arcgis.com/experience/9dc3fd45206d450f828ebd7ed9cdf7be

If this project is approved and proceeds into commercial development, we'd be happy to provide more targeted consultation on necessary improvements. Thank you for your consideration.

Deborah Johnson
Wellhead Protection Program Coordinator
Office of Drinking Water
Environmental Public Health Division
deborah.johnson@doh.wa.gov
doh.wa.gov | 253-433-4054

Washington State Department of HEALTH

From: Van Etten Leupold, Sarah (COM) <sarah.vanettenleupold@commerce.wa.gov>
Sent: Tuesday, April 14, 2026 11:28 AM
To: deannac.walter@co.chelan.wa.us
Cc: susan.dretke@co.chelan.wa.us; Wright, Jo Anne (COM) <joanne.wright@commerce.wa.gov>; Serr, Benjamin (COM) <benjamin.serr@commerce.wa.gov>; Holman, Carol (COM) <carol.holman@commerce.wa.gov>; Andersen, Dave (COM) <dave.andersen@commerce.wa.gov>; Smith, Valerie (COM) <valerie.smith@commerce.wa.gov>; Brooks, Allyson (DAHP) <Allyson.Brooks@dahp.wa.gov>; Klein, Darin M. (DOC) <darin.klein@doc1.wa.gov>; Johnson, Deborah L (DOH) <deborah.johnson@doh.wa.gov>; Atkins, Emily (ECY) <eatk461@ECY.WA.GOV>; FLORES, HUGO (DNR) <HUGO.FLORES@dnr.wa.gov>; Thompson, James (SCC) <jthompson@scc.wa.gov>; McLainAardal, Kelly (AGR) <kelly.mclainaardal@agr.wa.gov>; Chang, Teri <teri.chang@wsdot.wa.gov>; Christianson, Paul S (DFW) <Paul.Christianson@dfw.wa.gov>; Herzog, Peter (PARKS) <Peter.Herzog@PARKS.WA.GOV>
Subject: Commerce Comment Letter Email to Chelan County regarding Submittal ID: 2026-S-11534

Thank you for your submittal. Attached is our final comments regarding:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from RURAL RESIDENTIAL/RESOURCE 5 (RR5) to Rural Commercial (RC).

~~~ ONLINE TRACKING SYSTEM AVAILABLE ~~~~
Log into our new PlanView system at https://secureaccess.wa.gov/com/planview where you can keep up with this submittal status, reprint communications and update your contact information.

Don't have a user account? Reply to this email to request one and attach a completed PlanView User Request Form.

Have questions about using PlanView? Use the PlanView User Manual for assistance at https://www.commerce.wa.gov/growth-management/data-research/submitting-documents/.

Sincerely,

Jo Anne Wright
Growth Management Services
(509) 601-0385
~~~

STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • *PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000*
www.commerce.wa.gov

April 14, 2026

Ms. Deanna Walter
Community Development Director
Chelan County
316 Washington Street Suite 301
Wenatchee, WA 98801

Sent Via Electronic Mail

Re: Proposed Changes to Chelan County's 60-day Notice of Intent to Adopt Amendment--2026-S-11534

Dear Ms. Walter:

Thank you for the opportunity to comment on the proposed changes to Chelan County's comprehensive plan. We appreciate your coordination with our agency as you work to achieve the community's vision consistent with the goals and requirements of the Growth Management Act (GMA). We encourage you and your community to consider the following as you present these amendments to your appointed and elected officials.

The Department of Commerce has significant concerns about this amendment as proposed, which, if adopted, is a clear violation of Washington State's Growth Management Act (GMA). This amendment proposes to change the land use designation for 4.94 acres at 18625 Beaver Valley Road in Plain, WA from Rural Residential Resource 5 (RR5) to Rural Commercial (RC).

The GMA was amended in 1997 to provide flexibility in comprehensive plans for economic development while maintaining rural character. The amendments allowed counties to identify LAMIRDs, which are areas of higher intensity commercial, industrial, residential, or mixed-use development.[1] LAMIRDs are characterized as shoreline development, villages, hamlets, rural activity centers, or crossroads developments.

The GMA identifies three types of LAMIRDS. Type I contains existing commercial, industrial, residential, and mixed uses as described in RCW 36.70A.070(5)(d). GMA laws pertaining to LAMIRDS address the need to reduce low-density urban sprawl in rural areas, a main goal of the GMA.

When designating LAMIRDs, counties must "adopt measures to minimize and contain the existing areas or uses of areas of more intensive rural development."[2] The law is very specific

[1] RCW 36.70A.070(5)(d)
[2] RCW 36.70A.070(5)(d)(iv)

in limiting LAMIRDs to the existing development patterns on the landscape **as they existed on July 1, 1990**.[3] This is primarily determined by the built environment at that time. A core function of LAMIRDS is a logical outer boundary that does not allow for expansion of low-density rural sprawl.

In addition, these rules are clearly stated in the Chelan County Comprehensive Plan Land Use Chapter, Section IV, Designations/Siting Criteria – Rural, E. Rural Commercial (RC):

> "This designation is considered an implementation of a Type 1 LAMIRD as described above, consistent with the Growth Management Act where it is applied to existing mixed use areas."
>
> "Purpose: These areas must be clearly identifiable as rural commercial developments, mixed use areas or intensely developed residential developments where a logical boundary can be delineated and set by the built environment. **Such a boundary shall not permit or encourage new rural commercial development outside of these boundaries."**

And Section V. Limited Areas of More Intensive Rural Development (LAMIRD), Intent of the Chelan Comprehensive Plan:

> "LAMIRDS are not intended by the Legislature to be mini-UGAs, suburbs or areas for significant development. LAMIRDS are rural; they are contained and compact, and, with minor exceptions, were built before July 1, 1990."

The other two types of LAMIRDS) can be created new. Type II allows for the creation of **small-scale recreational or tourist uses.**[4] Type III allows development of isolated cottage industries and isolated small-scale businesses that are **not** principally designed to serve the existing and projected rural population.[5]

To reiterate, new Type I LAMIRDS are not allowed under the GMA, and this comprehensive plan amendment, if adopted, would clearly violate rural planning provisions in 36.70A.070(5) as well as the Chelan County Comprehensive Plan. The Washington State Department of Commerce, Growth Management Services, therefore advises Chelan County to **deny** this comprehensive plan amendment.

Effective Date

The effective date for decisions to create or expand a limited area of more intensive rural development, according to RCW 36.70A.067, must not go into effect until 60 days after notice of the decision has been published, or in cases where a petition has been filed with the hearings board, when the case has been resolved. The Dept. of Commerce interprets RCW 36.70A.067 as publication in the newspaper. Please see RCW 65.15.160, Publication of Ordinances for more information.

Thank you again for the opportunity to comment. If you have any questions or need technical assistance, please contact me at joanne.wright@commerce.wa.gov or (509) 601-0385.

[3] RCW 36.70A.070(5)(d)(v)
[4] RCW 36.70A.070(5)(d)(v)
[5] RCW 36.70A.070(5)(d)(iii)

Sincerely,



Jo Anne Wright, AICP
Senior Planner
Growth Management Services

cc: Susan Dretke, Senior Planner, Chelan County Community Development
David Andersen, AICP, Managing Director, Growth Management Services
Valerie Smith, AICP, Deputy Managing Director, Growth Management Services
Benjamin Serr, AICP, Eastern Regional Manager, Growth Management Services
Jo Anne Wright, AICP, Senior Planner, Growth Management Services

Chelan-Douglas Health District
200 Valley Mall Parkway, East Wenatchee, WA 98802

Memorandum

To: Susan Dretke, Chelan County

From: Richmond Petty, REHS

Date: 02/26/26

RE: G & B Properties East LLC (CPA 26-006) Comments

I have reviewed the above development proposal for a Comprehensive Plan Map Amendment. The request to change the land use designation for the subject property from Rural Residential/Resource 5 acres (RR5) to Rural Commercial (RC). The subject property is located at 18625 Beaver Valley Rd., Plain WA 98826 (county tax parcel: 261713720007)

As proposed, I have no objections to further approval of this project.

Any changes to the project may require additional Health District review.

Fees for review of land-use applications have been established by the Chelan-Douglas Health District Board of Health. The District will bill the applicant upon receipt of our comments (attached).

Project	CDHD 2026 fees
Other Land Use review (per hour)	$125
Administration Fee	$5

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 261713720007 Lot Size: 4.94 (Acres)
Parcel Address: 18625 Beaver Valley Road City/Zip Code: Plain, 98826
Property Owner(s): Grahame Watson and G&B Properties East LLC Zoning: RR 5
Mailing Address: 18623 Beaver Valley Road
City/State/Zip Code: Plain, WA 98826
Phone: 509-670-3796 E-mail: gw@watsoniron.com

Applicant/Agent (if different than owner)**:** Ryan Walker
Company and Mailing Address: Pacific Engineering and Design / 200 South Columbia St, Suite 300
City/State/Zip: Wenatchee, WA. 98801 Phone: 509-630-7917
E-mail: ryanw@pacificengineering.net
For multiple owners, applicants, or agents, provide additional sheets.

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ❑ Administrative Modification
- ❑ Administrative Determination
- ❑ Administrative Interpretation
- ❑ Binding Site Plan
- ☒ Comprehensive Plan Map Amendment
- ❑ Comprehensive Plan Text Amendment
- ❑ Conditional Use Permit
- ❑ Forest Practice/Conversion
- ❑ Open Space: Public Benefit Rating System
- ❑ Major Subdivision
- ❑ Master Planned Development
- ❑ Planned Development
- ❑ Plat Alteration or Vacation
- ❑ Short Plat
- ❑ Variance (zoning or critical areas)
- ❑ Zoning Change-Text Amendment/ Map Amendment
- ❑ Critical Area Determination
- ❑ Other: _____

APPLICABILITY SECTION

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership (Title holder signature is required on all applications. Properties being purchased on a Real Estate Contract require title holder signature.)
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

GENERAL INFORMATION

Please provide a narrative of the proposed project including, but not limited to, all proposed activities, uses and development (attach additional sheets if needed):

This proposal is to change the zoning and comprehensive plan land use designation map and zoning map of approximately 4.94 acres from to Rural Residential/Resource 5 (RR 5) to Rural Commercial (RC).

☐ Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): _____
2. Is the subject property located within an Urban Growth Area (UGA)? ☒ No ❑ Yes
   If "yes", which UGA? _____
3. Please describe adjacent land uses in all directions around the subject property:
   North: RR5 used for fire camps public cross country skiing and offroad rally events
   South: RR5 Residential
   East: RR 5 Open space, hay harming and offroad rally events
   West: RC commercial uses including grocery store, fuel sales, hardware store, restaurant farmers market, short term rentals and mini storage
4. What is the current use of the property? Residential, industrial metal fabrication, agricultural including agricultural support
5. Sanitation Disposal: ❑ N/A ☒ Septic Permit ❑ Sewer District: _____
6. Water Source: ❑ N/A ☒ Single Private Well ❑ Shared Private Well ❑ Group B
   ❑ Public Water Supplier: _____
7. Irrigation Water:
   ❑ N/A ❑ Yes (Private) ☒ Yes (Public) Irrigation District/Purveyor: Wenatchee Chiwawa Irrigation District
8. Fire District: Lake Wenatchee Fire and Rescue Former #4 & #9 School District: Cascade
9. Power Service: CCPUD
10. Are there critical areas or critical area buffers on the property?
    ❑ Airport Overlay: _____
    ❑ Aquifer Recharge Area (see attached)
    ❑ Floodplain / Floodway _____
    Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:
    ❑ Alluvial Fan (250') ❑ Known Historic Hazardous Area (250') ❑ Slopes > 40% (250')
    ❑ Erosive soils (on-site) ❑ Landslide ❑ Snow Avalanche (500')
    ❑ Habitat/Riparian Area, protected species/area: _____
    ❑ Streams / Waterbodies: _____ ❑Shoreline Environment Designation: _____
    ❑ Drainage or Seasonal Stream: _____ ❑ Wetland, if so what category: _____
    ❑ Cultural or Archeological: _____
11. Will landfill be required? ☒ No ❑ Yes, approximate _____(cubic yards)
12. Will excavation be required? ☒ No ❑ Yes, approximate _____(cubic yards)
13. Has site preparation been started on the site? If so, to what extent?
    No
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?
    Yes

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:

    Unknown

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property coverd by this proposal? ☒ No ❑ Yes, please list:

    _____

    _____

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Pursuant to Chelan County Code (CCC), Section 11.82.030: An applicant seeking to develop property which requires a development permit, not otherwise exempted from the requirements of this chapter, shall submit with the application this certified statement, which lists criteria (5)(A) through (5)(D), (6), and (7) as set forth in CCC, Section 11.82.040 and indicate whether the criteria apply or do not apply to the site or development.

*****Any development application that fails to contain this statement or fails to indicate whether any one of the criteria apply or do not apply shall be rejected and only accepted upon resubmission of the completed statement. "Unknown" or similar responses will not be accepted**.***

If the administrator determines the development meets one or more of criteria (1) through (4) of CCC, Section 11.82.040, or if the administrator determines the development meets criterion (5) of CCC, Section 11.82.040 and the applicant indicates the development meets one or more of criteria (5)(A) through (5)(D), or if the applicant indicates the development meets one or more of criteria (6) or (7) of CCC, Section 11.82.040, the development shall require a hydrogeologic evaluation as described in CCC, Section 11.82.050. If the development has a medium or high vulnerability rating, the development shall be subject to the performance standards of CCC, Section 11.82.060.

If the administrator determines that criteria (1) through (5) of CCC, Section 11.82.040 do not apply to the development and an applicant's statement asserts that criteria (6) and (7) of CCC, Section 11.82.040 do not apply to the development, the administrator will accept the statement and proceed with the permitting or approval process, except if the administrator has or obtains information prior to the permit or approval being finalized, which clearly establishes the applicant's statement is incorrect. In which case, the applicant will be advised in writing of the inconsistent information and advised to either (A) provide an amended statement adding the evaluation criteria as being applicable and complete a hydrogeologic evaluation of the development pursuant to CCC, Section 11.82.050, or (B) present sufficient countering information clearly establishing that the basis for the department's concern is incorrect. If the applicant selects to proceed under (B), upon receipt of the applicant's information, the administrator shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the administrator.

EVALUATION CRITERIA:

The applicant is required to determine the vulnerability rating for any development permit, not otherwise exempted, and meets any one of the criteria below. Please check the boxes that apply to your project:

- ☐ 1.Within a wellhead protection area designated under WAC 246-290-135
- ☐ 2. Within a critical aquifer recharge area mapped and identified by a qualified groundwater professional
- ☐ 3. Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act
- ☐ 4. Within an area established for special protection pursuant to a groundwater management program, Chapters 90.44, 90.48, and 90.54 RCW, and Chapters 173-100 and 173-200 WAC
- ☐ 5. The site contains highly permeable soils, which include types 1 ,2 and 3 under WAC 246-272A-0220, Table V or soils mapped by US Department of Agriculture Natural Resources Conservation Service as having saturated hydraulic conductivity (Ksat) classification of Moderately High or identified as Hydrologic Soil Group "A" and:
  - ☐ A. The site will be utilized for hazardous substance (defined in Chapter 70.105 RCW) processing, storage or handling in applications or quantities larger than is typical of household use; or
  - ☐ B. The site is currently or will be utilized for commercial or industrial activities listed in the US Environmental Protection Agency's Potential Sources of Drinking Water Contamination Index that can be found in Appendix A to Department of Ecology's Critical Aquifer Recharge Area Guidance Document; or
  - ☐ C. The development involves a major subdivision and includes present or future plans to construct dwelling units that will not be connected to a public sewer system and any of the lots are less than one net acre in size; or
  - ☐ D. The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds four thousand square feet;
- ☐ 6. The proposed use is as a commercial feedlot, landfill, junkyard, salvage yard, or auto wrecking yard, or
- ☐ 7. The site will be used for above ground application of sewage or sludge.

Development proposals for a single-family residential dwelling, accessory dwelling unit, or accessory building that is connected to a public sewer system or has a septic permit approved by the Chelan-Douglas health district shall be exempt from hydrogeologic evaluation under CCC, Section 11.82.050.

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there **IS NOT** or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled "**IS NOT**" above, proceed to Sub-Section III of this form.

If you circled "**IS**" above, proceed to Sub-Section II of this form.

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

_____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.

_____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.

_____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.

_____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

☒ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis- related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

- ❑ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.
- ❑ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).
- ❑ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.
- ❑ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.
- ❑ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.
- ❑ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

- ❑ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ❑ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ❑ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ❑ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ❑ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- ❑ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ❑ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ❑ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ❑ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ❑ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ❑ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEGEMENT SECTION

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

By submitting this application, I acknowledge and certify the following:

Initials
(Owner and, if applicable, Applicant)

gw RW 1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.

gw RW 2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.

gw RW 3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.

gw RW 4. Additional permit applications and approvals may be necessary to conduct specific activities.

gw RW 5. Application fees are non-refundable, except when approve by the Board.

gw RW 6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

gw RW 7. Chelan County is hereby given consent to enter the property(ies) listed above.

gw RW 8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.

gw RW 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.

gw RW 10. I certify that this application has been made with the consent of the lawful property owner(s).

gw RW 11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.

gw RW 12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature: Grahame Watson **Place:** Chelan County **Date:** 1/28/2026

Print Name: Grahame Watson; G&B Properties East, LLC

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: Ryan Walker

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

SEPA[1] Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A.Background

Find help answering background questions[2]

1. **Name of proposed project, if applicable:**

   G&B Properties East LLC Comprehensive Plan Map Amendment and Rezone

2. **Name of applicant:**

   G&B Properties East LLC; Grahame Watson

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

   Grahame Watson; G&B Properties East LLC
   18623 Beaver Valley Road
   Plain, WA 98826
   509-670-3796

   Agent:
   Ryan Walker
   Pacific Engineering and Design, PLLC
   200 South Columbia St, Suite 300
   Wenatchee, WA 98801
   5409-630-7917
   ryanw@pacificengineering.net

4. **Date checklist prepared:**

   January 2026

5. **Agency requesting checklist:**

   Chelan County

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

   The application will follow the Chelan County process for Comprehensive Plan Map Amendments.

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

   Rural commercial uses such as a public market may be proposed in the future.

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

   Stream Typing (Pacific Engineering 2025)

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.**

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

No.

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

Comprehensive Plan Map Amendment and Zoning Map Amendment.

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.)

This proposal is to change the zoning and comprehensive plan land use designation and zoning map of approximately 4.94 acres from to Rural Residential/Resource 5 (RR 5) to Rural Commercial (RC).

The zoning and comprehensive plan designations are proposed to be changed to align the property with the rural commercial nature of Plain. The adjacent property to the west is zoned Rural Commercial, which is the zone that the subject property is proposed to be changed to.

Beaver Valley Road runs north/south between the commercial zone and the subject property. The road has become the de facto main street of Plain as the community has grown and demand for commercial uses has expanded. Because the subject property is immediately across the street from the commercial core of Plain the more appropriate zoning is for them to also be zoned commercial based on the nature of the existing development district uses and a logical outer boundary.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The property is located at 18625 Beaver Valley Road in Plain, WA, within Section 13, T 26N, R 17E.W.M.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. General description of the site:

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

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

5%

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.

Soil mapped for the property on the USGS soil survey website (https://websoilsurvey.nrcs.usda.gov) is Chiwawa gravelly fine sandy loam, 0-3 percent slopes (CmA); Wintoner silt loam, 0-3 percent slopes (WnA); and Wintoner silt loam, 3 to 8 percent slopes (WnB). CmA is prime farmland; WnA is prime farmland if irrigated and WnB is farmland of statewide importance.

None of the soil will be removed.

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

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.

No filling, excavation or grading is proposed.

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

No.

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

There will be no change in the impervious surface.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

None.

2. Air

Find help answering air questions[4]

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.

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air

None.

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

No.

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

None.

3. Water

Find help answering water questions[5]

a. Surface:

Find help answering surface water questions[6]

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.

No. The DNR stream typing map shows a type N stream but it has been determined to not be present.

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.

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.

None.

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

No.

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

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.

[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water
[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

No.

b. Ground:

Find help answering ground water questions[7]

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 a general description, purpose, and approximate quantities if known.**

   No.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

   No waste material will be discharged.

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.**

   There will be no change in stormwater runoff.

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

   No.

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

   No.

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

None.

4. Plants

Find help answering plants questions

a. Check the types of vegetation found on the site:

☒ **deciduous tree: alder, maple, aspen, other**

☒ **evergreen tree: fir, cedar, pine, other**

☒ **shrubs**

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

☒ **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?

None.

c. List threatened and endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

None.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. Animals

Find help answering animal questions[8]

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

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.

None known.

c. Is the site part of a migration route? If so, explain.

No.

d. Proposed measures to preserve or enhance wildlife, if any.

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

None.

e. **List any invasive animal species known to be on or near the site.**

None known.

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

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.**

The plan amendment does not have energy needs.

b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No.

c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

None.

7. Environmental health

Health Find help with answering environmental health questions[10]

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

No.

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

   None known.

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.**

   None known.

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.**

   None known.

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou
[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

4. **Describe special emergency services that might be required.**

   None known.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

   None.

b. Noise

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

   Beaver Valley Road is adjacent to the property to the west. It is a primary route between Leavenworth and Plain. It is the alternate state highway route when State Route 2 is closed in Tumwater Canyon which causes vehicle noise.

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)?**

   The comprehensive plan map amendment will not generate noise.

3. **Proposed measures to reduce or control noise impacts, if any:**

   None.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use of the site is residential and agricultural. The adjacent properties to the west are used for commercial purposes. Properties to the north, east and south are used for residential and agricultural purposes. Additionally, the properties to the north and east host several large gatherings each summer which bring thousands of tourists to Plain for the Northwest Overland Rally (https://overlandadventurerallies.com/nwor/) and Touratech Rally (https://www.touratechrally.com/). The adjacent properties are routinely used as a fire camp in the summer months which results in the establishment of a temporary city providing lodging, bathing facilities, food service and logistics for hundreds of employees. In the winter months the adjacent properties are used for public Nordic skiing including groomed trails and parking available for pass holders managed through Plain Valley Ski Trails (https://www.skiplain.com/)

The surrounding area is currently used for commercial purposes and events and therefore the proposal will not affect existing land uses.

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 because of the proposal, if any? If resource lands have

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Yes. The property has been used as a hay farm including growing, harvesting and storage of agricultural products.

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?**

   No.

c. Describe any structures on the site.

Parcel no. 261713720007: Two hay storage structures, 4,608 sq ft steel frame storage building, 2,160 sq ft storage building, two agricultural buildings.

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

No.

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

Rural Residential/Resource 5.

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

Rural Residential/Resource 5.

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

N/A

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

No.

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

None.

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

None.

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

None proposed.

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

None proposed.

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

None proposed.

9. Housing

Find help answering housing questions[12]

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

   None.

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

   None.

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

   None proposed.

10. Aesthetics

Find help answering aesthetics questions[13]

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

   No structures proposed.

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

   No.

c. **Proposed measures to reduce or control aesthetic impacts, if any:**

   None proposed.

11. Light and glare

Find help answering light and glare questions[14]

a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

   None.

b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

   No.

c. **What existing off-site sources of light or glare may affect your proposal?**

   None.

d. **Proposed measures to reduce or control light and glare impacts, if any:**

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing
[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics
[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

None proposed.

12. Recreation

Find help answering recreation questions

a. What designated and informal recreational opportunities are in the immediate vicinity?

Hiking, bicycling, Nordic skiing and rafting occur in the vicinity.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None proposed.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

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.

No.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

According to the DAHP WISAARD online mapping tool, the Wenatchee Chiwawa Irrigation canal located to the east is an eligible historic feature. The Burgess homestead and sawmill are located to the north.

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.

The DAHP WISAARD online mapping tool was used.

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.

None proposed.

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

14. Transportation

Find help with answering transportation questions[16]

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.

Beaver Valley Road fronts the property on the west and south sides. No new access is proposed.

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?

No. The nearest transit stop is in Leavenworth.

c. 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).

No.

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

e. 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?

None.

f. 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.

No.

g. Proposed measures to reduce or control transportation impacts, if any:

None proposed.

15. Public services

Find help answering public service questions[17]

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.

No.

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation
[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services

b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed.

16. Utilities

Find help answering utilities questions[18]

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None proposed.

[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities

C.Signature

Find help about who should sign[19]

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.

x Grahame Watson

Type name of signee: Grahame Watson

Position and agency/organization: Owner

Date submitted: 1/28/2026

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section for project actions.

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

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

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

   The proposal may result in construction of a new onsite septic system in the future. Future construction could increase storm water runoff and emissions during construction.

   - **Proposed measures to avoid or reduce such increases are:**

     All future development will comply with local state and federal regulations including critical areas, storm water management and onsite septic requirements.

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

[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature
[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

Future development would not affect plants, animals, fish or marine life. The property is currently intensively used for agriculture, farm machinery and are adjacent to commercial uses which receive hundreds of customers per day.

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

  Compliance with Chelan County Critical area regulations at the time of development.

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

The proposal would not deplete energy or natural resources. Plain is served by Chelan County PUD which provides abundant clean, renewable energy.

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

  Future development is likely to use low energy lighting such as LEDs and will comply with the energy code in effect at the time of building.

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?

Future use of the property may reduce hay farming on approximately 2.4 acres of prime farmland.

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

  Compliance with Chelan County Critical area regulations at the time of development.

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

The property is not located in the shoreline zone and are not regulated by the Shoreline Management Act or Chelan County Shoreline Master Program.

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

  Future development of the property would meet all county regulations for land use.

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

Future commercial uses could increase trips to the Plain community thereby adding more vehicle trips to area roads and the potential for more emergency service needs. Future customers are likely to be residents or guests from the Plain and Lake Wenatchee area who would otherwise need to travel to Leavenworth. Therefore, the future commercial use of the property may reduce the length of vehicular trips and decease traffic in Tumwater Canyon and Chumstick Highway.

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

  Compliance with Chelan County Code at the time of development. Future development would include construction of a cistern to provide onsite fire flow.

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

The proposal will not conflict with any laws for the protection of the environment.

TECHNICAL MEMORANDUM

January 28, 2026

TO: Chelan County Planning Commission
316 Washington Street Suite 301
Wenatchee, WA 98801

FROM: Ryan Walker, Environmental Department Manager
Pacific Engineering & Design P.L.L.C.

SUBJECT: G&B Properties East LLC Application for Comprehensive Plan Map Amendment

Chelan County Code 14.14.050 Application for Comprehensive Plan Map Amendment Review Criteria.

1. A detailed statement of what is proposed to be changed and why. Identify the specific Comprehensive Plan Land Use Designation map number and Zoning map number that would be amended.

This proposal is to change the zoning and comprehensive plan land use designation and zoning map of approximately 4.94 acres from to Rural Residential/Resource 5 (RR 5) to Rural Commercial (RC). The property is located on Beaver Valley Road in Plan, within Section 03, T 26N, R 17E.W.M.

The official Chelan County Zoning and Comprehensive Plan map is no. 36.

The zoning and comprehensive plan designations are proposed to be changed to align the property with the rural commercial nature of Plain. The adjacent properties to the west are zoned Rural Commercial, which is the zone that the subject property is proposed to be changed to.

Beaver Valley Road runs north/south between the commercial zone and the subject property. The road has become the de facto main street of Plain as the community has grown and demand for commercial uses has expanded. Because the subject property is immediately across the street from the commercial core of Plain the more appropriate zoning is to also be zoned commercial based on the nature of the existing development district uses and a logical outer boundary.

2. Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (RCW 36.70A.020 as amended) and any applicable County Wide Planning Policies.

Growth Management Act Goals

RCW 36.70A specifies 15 Planning Goals for the State of Washington. When reviewing compatibility with these stated goals, it is important to acknowledge the unique circumstances in Chelan County. Eighty-eight percent (88%) of Chelan County is in public ownership, either state or federal. That leaves twelve percent (12%) of the County in private ownership. Of the property remaining in private ownership, approximately 10% is reserved for roads and utilities. An

additional reduction is taken for those areas in private ownership, but encumbered by protected critical areas, such as steep slopes, wetlands, riparian areas, flood plain, and shoreline. This leaves a very small overall percentage of Chelan County available for commercial use, while the demand for rural commercial services in the Plain and greater Lake Wenatchee area is high.

The high demand and low inventory of commercial property is causing Plain to burst at its seams. During the winter, vehicles are parked on both sides of Beaver Valley Road to visit the hardware store, restaurant, grocery store and gas station. Demand for Nordic ski rentals and groomed trails—both available in Plain—is a significant driving factor. In the winter months the adjacent properties are used for public Nordic skiing including groomed trails and parking available for pass holders managed through Plain Valley Ski Trails (https://www.skiplain.com/). In the summer months, parking along the road is even more over-capacity on weekends for the popular Plan Valley Farmers Market. The properties across the road from the commercial zone host several large gatherings each summer which bring thousands of tourists to Plain for the Northwest Overland Rally (https://overlandadventurerallies.com/nwor/) and Touratech Rally (https://www.touratechrally.com/). The adjacent properties are routinely used as a fire camp in the summer months which results in the establishment of a temporary city providing lodging, bathing facilities, food service and logistics for hundreds of employees.

Plain Cellars Winery and Tasting Room is located nearby which serves food and beverages and hosts weekly live music events (https://www.plaincellars.com/).

RCW 36.70A.020(1) encourages urban growth. The property is not located in an urban growth area but are located in the epicenter of commercial property in the Plain and Lake Wenatchee area. Encouraging growth adjacent to existing commercial uses concentrates that use in an appropriate setting.

RCW 36.70A.020(2) aims to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

The subject property for this zone change and comp plan map amendment request would not be converted to sprawling, low density development but rather a well-planned efficient use of available land that would be concentrated in a commercial area. The best use for this land is allowing commercial growth from within to expand to a logical boundary while preserving open space and critical areas outside the commercial core.

RCW 36.70A.020(3) encourages reducing greenhouse gas emissions from transportation and minimizing per capita vehicle miles travelled. Future increases in commercial services would be intended to serve residents or guests from the Plain and Lake Wenatchee area who would otherwise need to travel to Leavenworth. Therefore, the future commercial use of the property may reduce the length of vehicular trips and decease traffic in Tumwater Canyon and Chumstick Highway resulting in a reduction in emissions and miles travelled.

RCW 36.70A.020(5) encourages economic development throughout the state that is consistent with adopted comprehensive plans, promotes economic opportunity for all citizens of this state including recruitment of new businesses and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

Approval of this rezone encourages rural economic development by allowing business expansion and new recruitment that is consistent with the local context. Rural-based economies

enhance the state's desirability and quality of life. In order to continue to meet the goal, expanded commercial uses need to maintain the visual and social character of the rural community which can be achieved through approval of this application to align the zoning districts on both sides of Beaver Valley Road.

RCW 36.70A.020(11) emphasizes public participation and coordination. This application will be publicized per CCC Title 14 including posting a public notice on the site, mailing to nearby property owners and publishing in the Wenatchee World newspaper. The Planning Commission and Chelan County Commissioner meetings will be publicized and encourage public participation. The residents of Plain should determine its future.

RCW 36.70A.020(14) urges to consider climate change and resiliency by mitigating the effects of a changing climate; supporting reductions in greenhouse gas emissions and per capita vehicle miles traveled. Providing opportunity for expanded local commercial services reduces the need for residents to drive long distances (e.g., to Leavenworth or Wenatchee), which aligns with not only this GMA goal but also the county's new 2026 Climate Resilience Sub-Element aimed at reducing environmental impacts.

County Wide Planning Policies

Policy 4: The proposal is consistent with the policies for county-wide transportation facilities and strategies, through compliance with the Transportation Element discussed below. Beaver Valley Road is classified as a Major Collector under the Roadway Functional Classification within the Transportation Element.

Beaver Valley Road is identified on the Freight and Goods Transportation System Map within the Transportation Element as a T3 Tonnage Class (up to 4,000 annual tons) which is one of the highest classifications in the county.

Policy 7: The proposal is consistent with the county-wide policies for economic development and employment. Specifically, subsection III states: “consideration should be given to diversification of the economic base to provide opportunities for economic growth in all communities on the county-wide basis to ensure a healthy stable economic base.”

3. A statement of how the proposed map amendment complies with or supports the Chelan County Comprehensive Plan’s goals and policies.

The Comprehensive Plan recognizes the county’s long-standing rural economic base, including agriculture, tourism, and small-scale rural commercial activities. The Plan notes that many rural areas have transitioned toward “vineyards, wineries, smaller-scale agricultural production, and agricultural and recreational tourism” over the last two decades.

Expansion of the Rural Commercial designation allows appropriately scaled commercial uses that directly serve rural residents and tourists. This supports the Plan’s emphasis on maintaining and diversifying the rural economy while providing services compatible with rural character. A Rural Commercial designation provides a mechanism for limited commercial activity that fits within this established rural pattern, aligning with the Rural Element’s purpose of encouraging local services while avoiding sprawl.

The proposed map amendment to Rural Commercial is consistent with the Chelan County Comprehensive Plan because it:

- Promotes rural economic vitality,
- Supports rural-appropriate commercial activity,
- Aligns with GMA-based planning principles,
- Conforms to County map amendment criteria, and
- Advances the Comprehensive Plan's long-term vision for rural communities.

The following goals and policies are directly supported by the proposed map amendment

Land Use Element; Industrial and Commercial Development

"Rural industrial land uses are common throughout the County, including orchard processing and packaging facilities and mining. Rural commercial areas provide areas for necessary services and/or recreational support in isolated regions of the County. Both rural commercial and industrial are appropriate for Chelan County's unique land uses and provide rural employment opportunities. When appropriate with the area these types of uses are vital to residents and visitors."

Rural Element

Goal RE 4: Encourage rural economic development consistent with the goals and policies of the Chelan County Comprehensive Plan and the Growth Management Act.

Rationale: The comprehensive plan provides for a range of rural economic activities including: rural agriculture, forestry, and mineral resource industries as well as a range of rural development opportunities consistent with the Growth Management Act.

Policy RE 4.1: Permit rural development of small scale recreational, tourist, and resort uses that rely on a rural location and setting, including commercial facilities to serve such uses, provided they do not include new residential development and are otherwise consistent with other goals and policies of this plan.

Rationale: These uses are appropriate in rural areas when it can be demonstrated that they are compatible with the goals and policies of the comprehensive plan. Public services and public facilities shall be limited to those necessary to serve the recreational or tourist use and shall be provided in a manner that does not permit low density sprawl.

Policy RE 4.2: Additional commercial centers or activities may be considered in existing rural activity centers, villages, hamlets, or crossroad developments in the rural area during the yearly amendment process for the comprehensive plan when consistent with RCW 36.70A.070(5) and the goals and policies of the comprehensive plan.

Rationale: Limited commercial development may be appropriate in some rural areas to meet the needs of residents and visitors.

Economic Development Element

Goal ED 1: Encourage efforts to diversify the existing economic base to focus on long-term sustainable economic development throughout the County.

Rationale: The diversification of the economic base through sustainable economic development can help provide expanded job opportunities as well as a healthy, stable and growing economy. Diversification will reduce negative impacts during shifts in industries.

Policy ED 1.1: Seek to attract businesses and industries that complement and build upon existing business and industry.

Rationale: Building upon relationships with existing business and industries can diversify the economic base and strengthen positions for existing businesses and industries.

Policy ED 1.2: Incentivize development that creates local re-investment funds and provides jobs in the local community.

Rationale: Diversification and expansion of the County's economic base will expand job opportunities and bring additional resources for the growth and development of the County.

4. A detailed statement on how the land use designation amendment complies with the Chelan County Comprehensive Plan land use designation/siting criteria.

The Comprehensive Plan emphasizes supporting rural character, facilitating rural-appropriate commercial and residential uses, and accommodating long-standing economic activities such as agriculture, tourism, and small-scale commercial enterprises. The proposed amendment aligns with the Comprehensive Plan's intent by supporting rural-appropriate development compatible with surrounding land uses and the County's economic and cultural landscape.

The Comprehensive Plan's land use elements articulate that Chelan County's rural environment is characterized by "residential rural living; forest practices, rural industrial activities, mining, and small-town settlements," with commercial uses generally allowed when they support or complement these patterns. The proposed designation supports uses of a rural scale and intensity that fit within the established pattern of rural commercial services in Plain ensuring that future development remains consistent with rural service levels and avoids urban-level impacts

Future commercial development will be designed and intended to serve the rural population of Plain and Lake Wenatchee. There is a logical outer boundary to define the limits of the commercial area established by Beaver Valley Road passing through Plain. Locating commercial zones on both sides of the road (instead of commercial on one side and residential on the other) is a clearly identifiable and contained boundary as specified by the General LAMIRD Criteria. It is not intended to draw visitors from farther reaches such as Leavenworth or Wenatchee which is consistent with the goal and policies for LAMIRDs and Rural Commercial designation and siting criteria summarized below.

General LAMIRD Criteria

Type 1 LAMIRD- commercial, industrial, residential, or mixed-use. Type 1 LAMIRDs are described as rural development consisting of existing and potential infill of commercial, industrial, residential, or mixed use, whether characterized as shoreline developments, villages, hamlets, rural activity centers, or crossroads developments. These LAMIRDs must be principally designed to serve the existing and projected rural population. It is also important that these designations are consistent with the character of the existing uses, particularly in terms of building size, scale, use or intensity. Changes in use from vacant land or some previous use may be allowed, provided the new use complies with these requirements.

Rural Commercial Designation/Siting Criteria

The Rural Commercial designation is considered an implementation of a Type 1 LAMIRD as described above, consistent with the Growth Management Act where it is applied to existing mixed use areas.

Purpose: To provide for a range of commercial uses to meet the needs of local residents, and small scale tourist or recreational uses including commercial facilities to serve those recreational or tourist uses within the rural areas to meet the needs of local residents and visitors. This designation will provide the opportunity for the development, redevelopment and infill of commercial uses in existing rural commercial developments, mixed use areas or intensely developed residential areas consistent with the rural character and rural development provisions outlined in the goals and policies of this comprehensive plan.

5. A detailed statement of how the amendment is consistent with and supported by the Capital Facilities Element and the Transportation Element of the Comprehensive Plan, of if not, what changes to these elements would be required.

Both the Capital Facilities and Transportation elements of the Comprehensive plan speak more to goals and objectives for agencies of jurisdiction when development is proposed. At the time any additional development is proposed, application(s) will have to be in compliance with the concurrency requirements of GMA and the Chelan County comp plan goals and objectives for all elements of the comp plan.

The RC zone expressly relies on on-site or rural-scaled utilities. Minimum lot size in RC is determined by Chelan-Douglas Health District standards for public or community water and on-site sewage disposal, not by urban utility assumptions. Setbacks, height, and coverage standards are also calibrated to a rural context. This standards framework avoids the need for urban capital facility extensions and ensures the scale and intensity of commercial activity remains consistent with rural infrastructure.

Because RC relies on health-district–governed water/septic capacity and site design that must comply with County development standards and critical areas regulations, the map amendment does not create a need for unplanned capital expansions. Any future development would be reviewed against the Comprehensive Plan and implementing codes (e.g., development standards, stormwater, and critical areas overlays), ensuring that facility adequacy and concurrency are maintained at the rural level of service contemplated by the Plan.

Re-designating to RC in Plain concentrates commercial trips and access where the Transportation Element already recognizes travel demand (Plain/Chiwawa/Beaver Valley

corridors) and where future spot investments are prioritized by the Public Works Department to improve safety, maintenance, and connectivity. This reduces trip dispersion across rural roads and makes it easier to plan for and fund targeted safety and access upgrades.

The Transportation Element includes specific mapping within its 20-year program, along with functional classifications and collision analyses for the Leavenworth–Peshastin–Plain area. By acknowledging Plain as a travel node and identifying corridor-level projects, the plan anticipates incremental improvements that can serve localized commercial activity typical of RC (e.g., lodging, retail, eating/drinking establishments scaled to rural standards). This shows that transportation planning assumptions already accommodate the level and pattern of trips expected from an expanded Rural Commercial designation in Plain

The RC district includes parking ratios, setbacks, and site design expectations that channel vehicle movements and parking on-site, avoiding spillover onto Beaver Valley Road as is the current case for commercial parking. Maximum building height, rural setbacks, and landscaping requirements further support safe ingress/egress and context-sensitive site design. These standards work in tandem with the County's roadway functional classifications and safety goals to maintain an adequate level of service and to minimize conflicts on state and county routes serving Plain.

6. For land use map designation amendments, identify the land uses surrounding the affected property, and describe how the proposed change would affect the surrounding land uses. Explain why the proposed amendment is more appropriate than the existing land use designation.

Surrounding properties are used for commercial purposes and large gatherings that are commercial in nature. A Hardware store, restaurant, grocery store and gas station are located immediately across the road from the subject property. Customers of those businesses commonly park vehicles on both sides of Beaver Valley Road during high demand in the winter and summer. Demand for Nordic ski rentals and groomed trails—both available in Plain—is high. In the winter months the adjacent properties are used for public Nordic skiing including groomed trails and parking available for pass holders managed through Plain Valley Ski Trails. In the summer months, parking along the road is even more over-capacity on weekends for the popular Plan Valley Farmers Market. The properties across the road from the commercial zone host several large gatherings each summer which bring thousands of tourists to Plain for the Northwest Overland Rally and Touratech Rally. The adjacent properties are routinely used as a fire camp in the summer months which results in the establishment of a temporary city providing lodging, bathing facilities, food service and logistics for hundreds of employees.

Plain Cellars Winery and Tasting Room is located nearby which serves food and beverages and hosts weekly live music events.

The proposed change would make the land more compatible with surrounding land uses based on density and existing development. The proposed designation is more appropriate because it is within a logical outer boundary of existing commercial uses with access to transportation infrastructure. The amendment would formalize the land use that is already occurring and provide for onsite parking and utilities that would alleviate congestion that is currently occurring on the roadway.

Commercial activity in Plain has always been shaped by its geography, early settlement patterns, and changing economic conditions. The region began with logging, trapping, and

small-scale agriculture, then slowly transitioned toward tourism and outdoor-recreation–based commerce. The community opened the Plain Post Office in 1913, serving as one of the valley's first civic and commercial hubs.

7. Will the proposed map amendment affect lands designated as resource lands of long term commercial significance and/or critical areas? If so, how will the proposed amendment impact these areas?

Neither the subject property nor the adjacent properties have been designated as resource lands of long-term commercial significance. The subject property have not been designated as critical areas. No impact to resource lands or critical areas is anticipated.

8. Explain how the proposed amendment would affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.

The existing designation, RR5, provides low-density rural housing opportunities. Converting a small, discrete parcel from RR5 to RC does not materially alter the countywide or subarea supply of rural residential land because:

- Chelan County's Comprehensive Plan allocates residential growth primarily to Urban Growth Areas (UGAs) and designated rural residential lands outside urban areas. RR5 constitutes a very large portion of rural lands, and the loss of two parcel totaling less than seven acres will have a negligible effect on overall land capacity for rural housing.

- The County's Land Use designations and associated maps cover thousands of acres of RR20, RR10, RR5, and RR2.5 outside Plain. A single reclassification does not meaningfully diminish the county's ability to meet expected rural residential demand identified in the Plan's land-capacity analysis.

Thus, the amendment does not constrain residential growth over the 20-year planning period because the rural residential land base remains abundant and widely distributed.

The Comprehensive Plan identifies the Plain–Lake Wenatchee Study Area as a recreation-supported rural community where residents and visitors rely on localized services. The Plan's rural vision statements emphasize:

- Allowing localized commercial services to support community needs while maintaining rural character.
- Clustering commercial activity in suitable centers to avoid strip development and rural sprawl.

The existing RC lands in the Plain area are limited. Adding to the RC land available provides:

- Capacity for small-scale commercial services that the Plan anticipates (e.g., small markets, outfitters, lodging, food service, or recreation-related retail;
- Support for the area's tourism economy, which is an explicit rural development objective.

Shifting a single parcel from RR5 to RC therefore enhances the mix of land uses needed to support long-term rural economic and service needs without oversupplying commercial land.

9. Explain how the proposed change would serve the interests of not only the applicant, but also the public as a whole, including health, safety or welfare.

The Comprehensive Plan recognizes the Plain–Lake Wenatchee area as a rural community where residents and visitors depend on localized access to basic goods, services, and visitor-support amenities. The Plan's vision for this study area emphasizes maintaining the rural lifestyle while allowing localized services that meet community needs. Concentrating commercial uses in appropriate locations—rather than dispersing them across large-lot residential areas—advances that policy direction. Allowing an RC designation helps ensure the public can access essential rural-scaled commercial services without long travel distances, improving convenience, economic vitality, and community resilience such as has been the need resulting from the State Highway 2 closures and damage to Chumstick Highway in December 2025.

The RC zoning district is specifically designed for commercial activity in rural settings without requiring urban utilities. These requirements protect public health by preventing contamination risks, maintaining proper waste disposal, and ensuring safe driveway spacing and circulation—all of which would become more challenging if similar commercial activity were scattered throughout RR5-zoned lands.

The Comprehensive Plan emphasizes the importance of supporting a balanced rural economy, including recreation-based and agricultural tourism sectors that rely on small-scale rural commercial activity.

An expanded RC zone allows community-serving businesses—such as small markets, outfitters, lodging, food service, or recreation-related retail—to operate in a manner that:

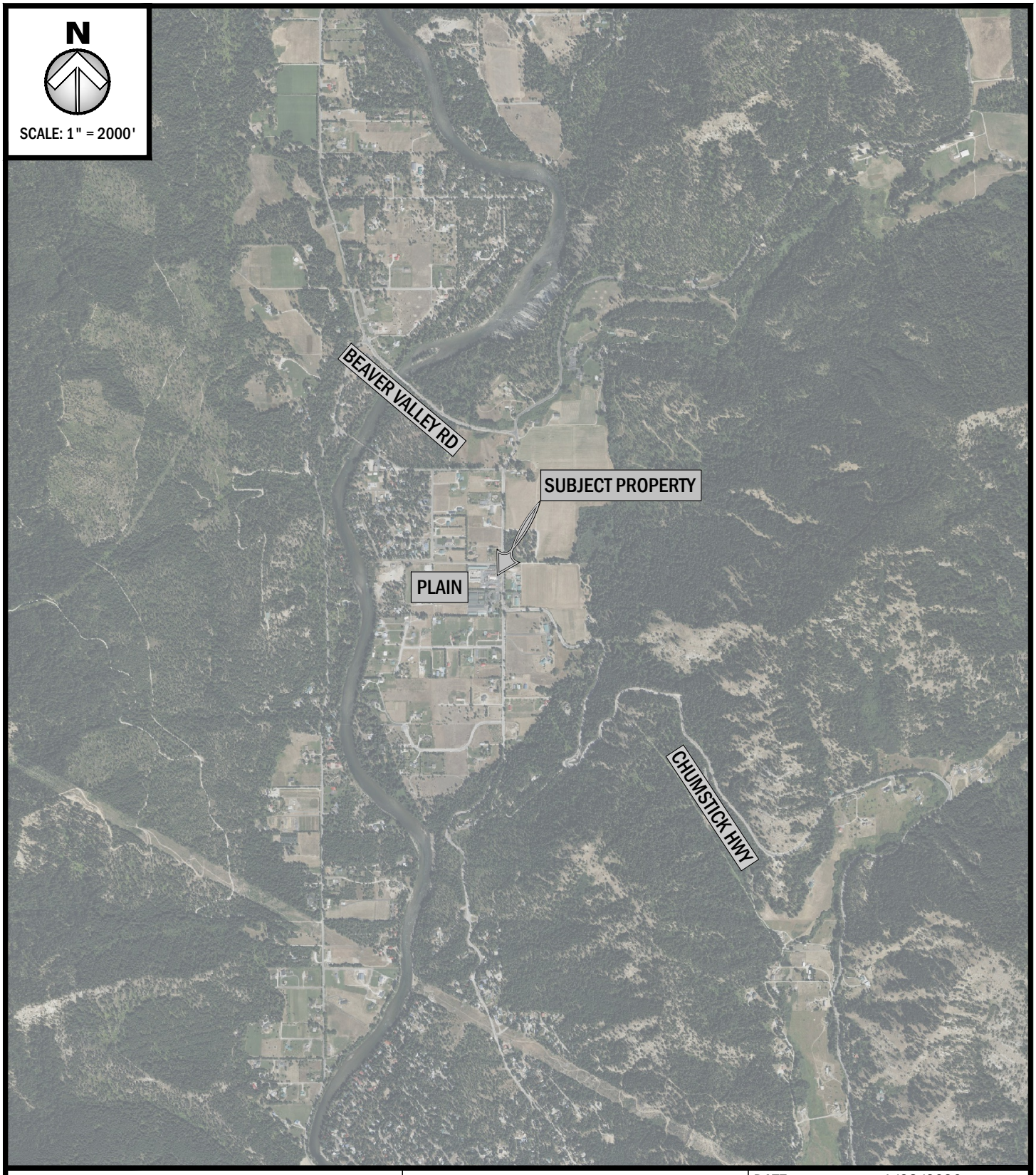
- Supports local employment;
- Provides goods/services to both residents and visitors, and;
- Reduces unnecessary long-distance trips to larger urban centers (which reduces traffic, fuel consumption, and emissions).

This contributes directly to the general welfare by enabling a functioning, sustainable rural community.

The Plan and zoning code both emphasize orderly, predictable development patterns. RC is one of the rural designations specifically created for commercial activities, whereas RR5 is intended for low-density rural residential use. The proposed change:

- Directs commercial activity into a zone where it is already occurring;
- Minimizes land-use conflicts between homes and businesses, and;
- Maintains compatibility with the broader Plain community's rural character.

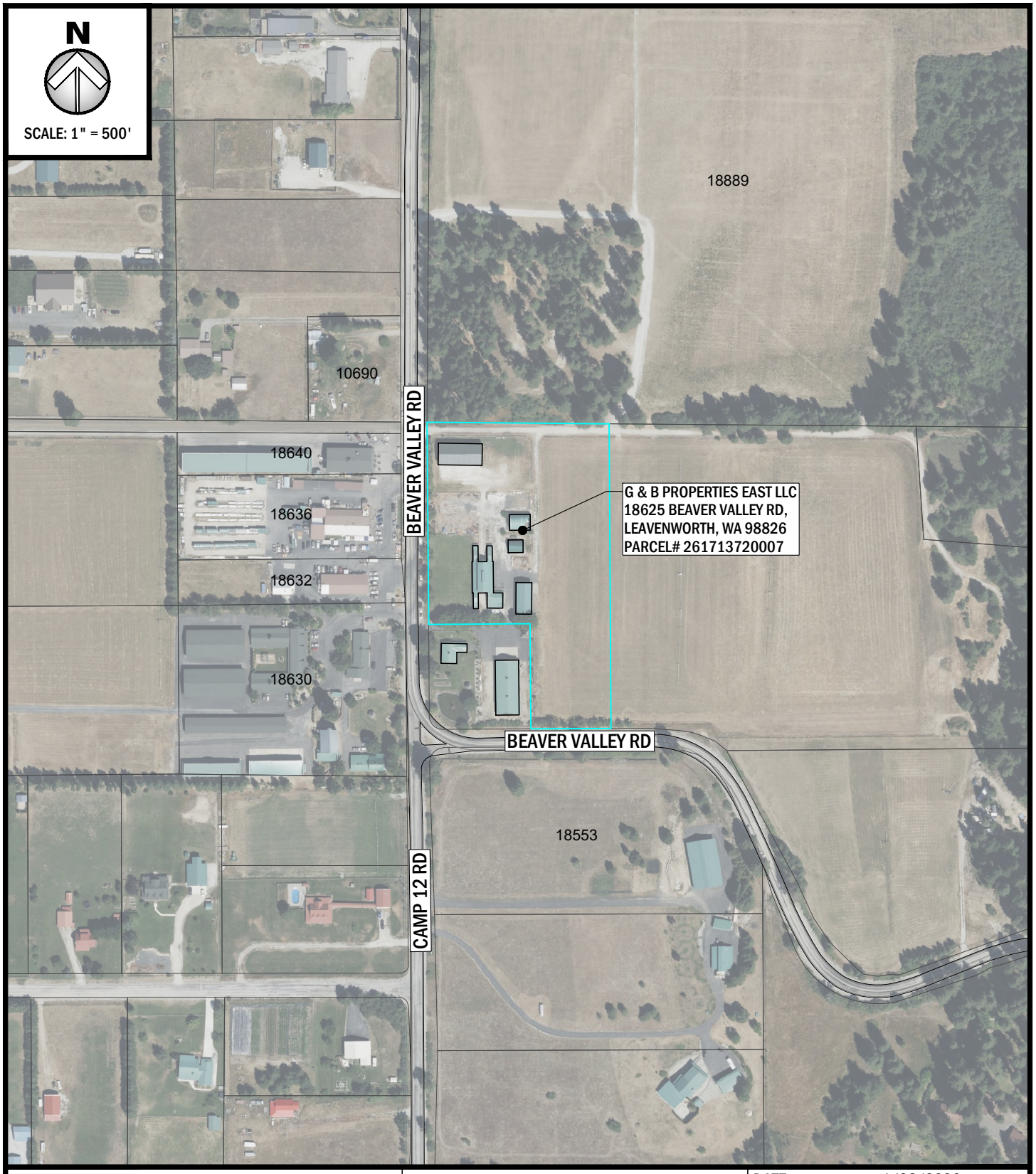
This reduces nuisances, protects property values, and improves long-term community compatibility—key elements of the public's welfare.



PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 18625 BEAVER VALLEY RD
LATITUDE: 47.7586424°
LONGITUDE: -120.6563581°
PARCEL NO#: 261713720007

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

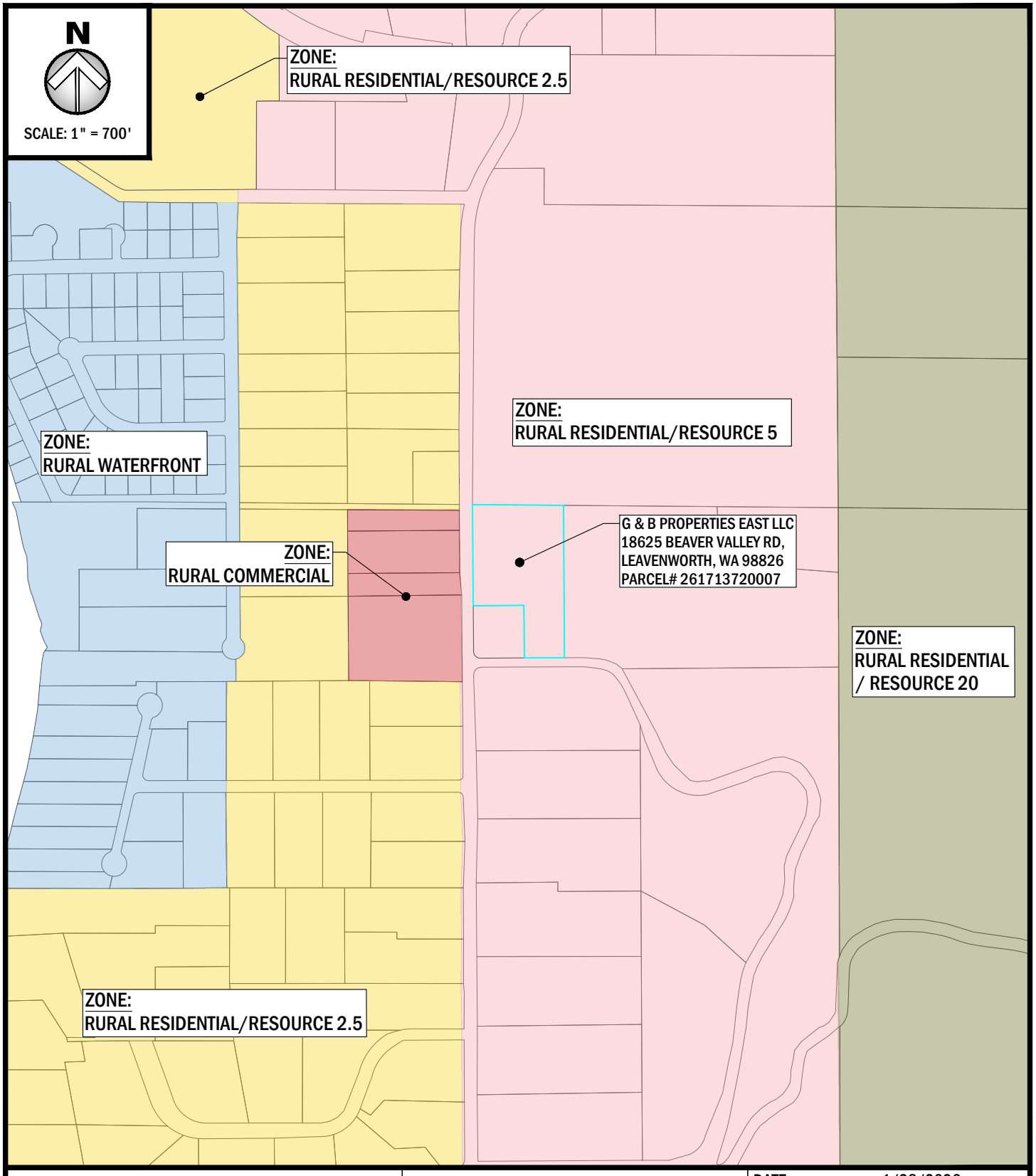
DATE:	1/28/2026
SHEET NO:	1 OF 5
SHEET TITLE:	VICINITY
NEAR:	PLAIN
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	G&B PROPERTIES EAST LLC
NOTES:	



PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 18625 BEAVER VALLEY RD
LATITUDE: 47.7586424°
LONGITUDE: -120.6563581°
PARCEL NO#: 261713720007

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

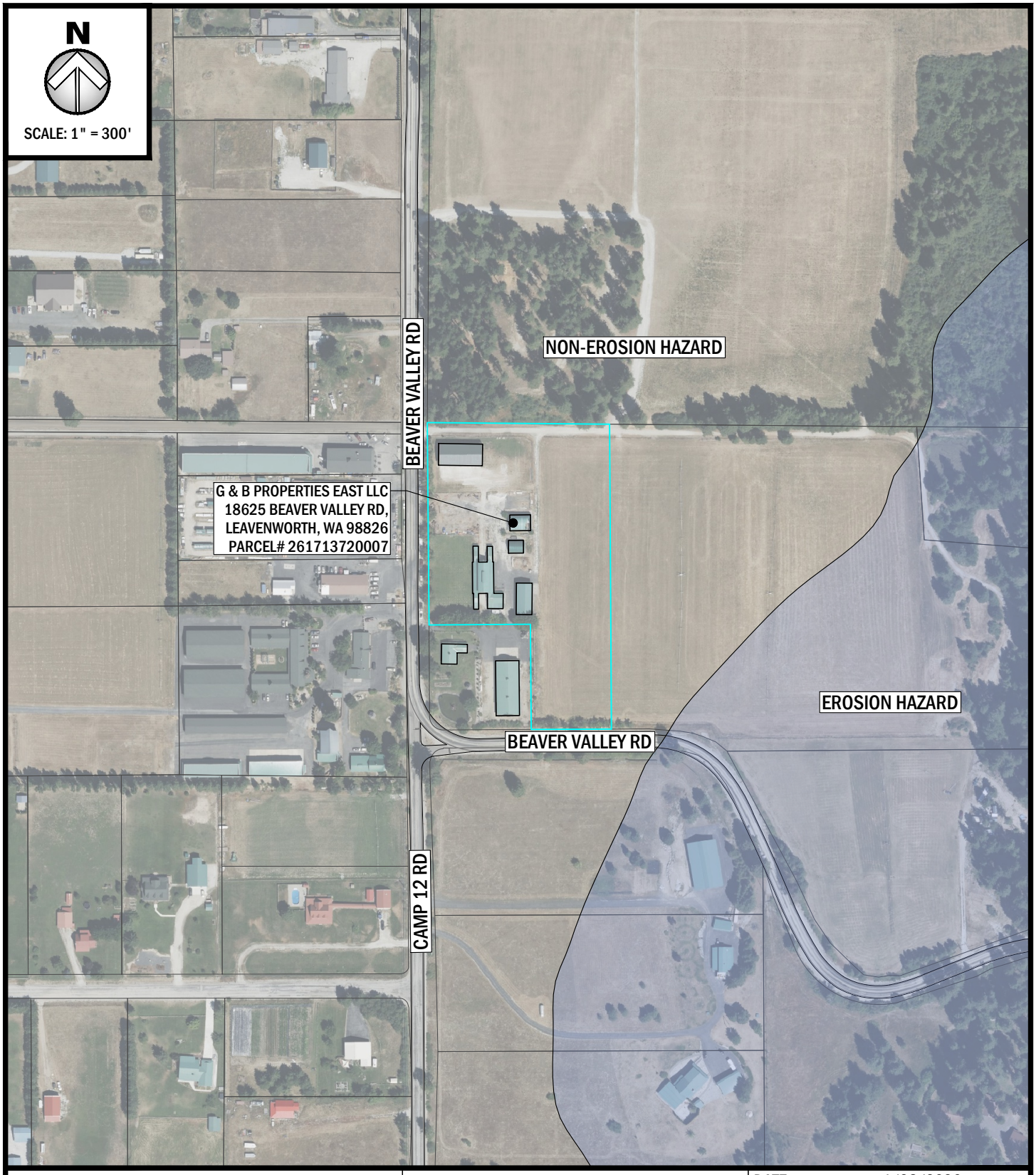
DATE:	1/28/2026
SHEET NO:	2 OF 5
SHEET TITLE:	PARCEL MAP
NEAR:	PLAIN
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	G&B PROPERTIES EAST LLC
NOTES:	



PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 18625 BEAVER VALLEY RD
LATITUDE: 47.7586424°
LONGITUDE: -120.6563581°
PARCEL NO#: 261713720007

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

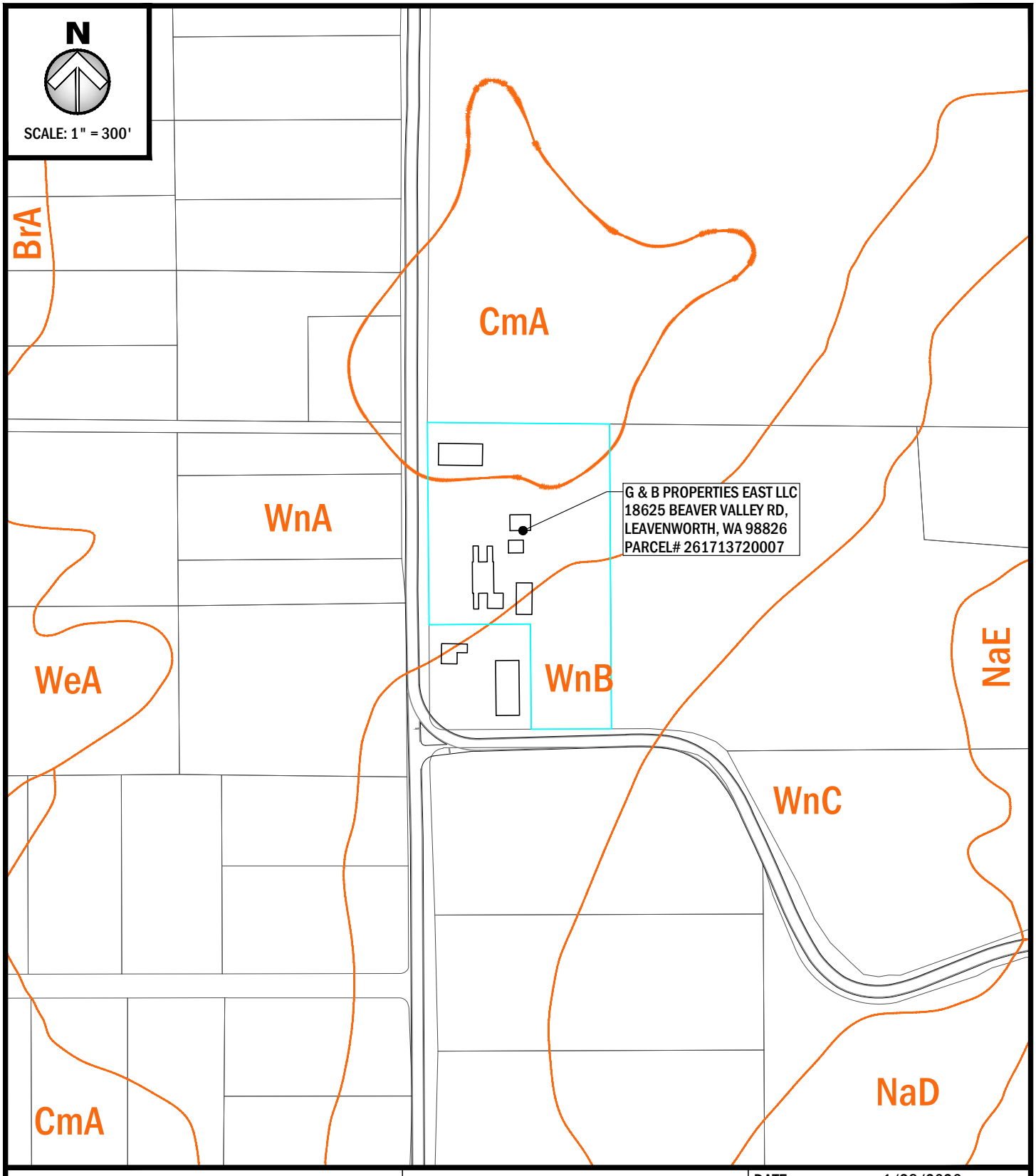
DATE:	1/28/2026
SHEET NO:	3 OF 5
SHEET TITLE:	ZONING MAP
NEAR:	PLAIN
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	G&B PROPERTIES EAST LLC
NOTES:	



PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 18625 BEAVER VALLEY RD
LATITUDE: 47.7586424°
LONGITUDE: -120.6563581°
PARCEL NO#: 261713720007

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	1/28/2026
SHEET NO:	4 OF 5
SHEET TITLE:	EROSIVE SOIL MAP
NEAR:	PLAIN
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	G&B PROPERTIES EAST LLC
NOTES:	

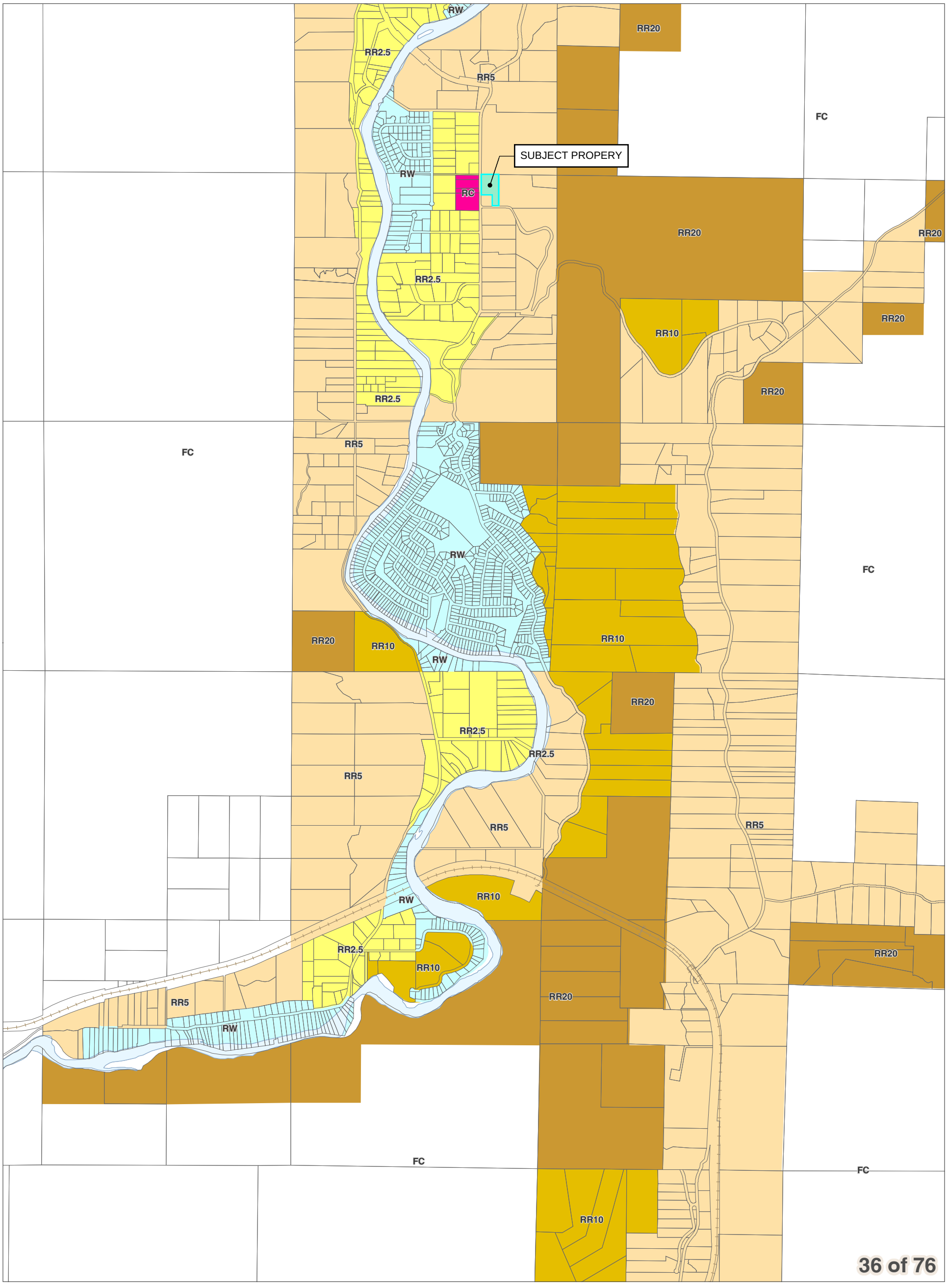


PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 18625 BEAVER VALLEY RD
LATITUDE: 47.7586424°
LONGITUDE: -120.6563581°
PARCEL NO#: 261713720007

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	1/28/2026
SHEET NO:	5 OF 5
SHEET TITLE:	SOIL SURVEY FIGURE
NEAR:	PLAIN
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	G&B PROPERTIES EAST LLC
NOTES:	

Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

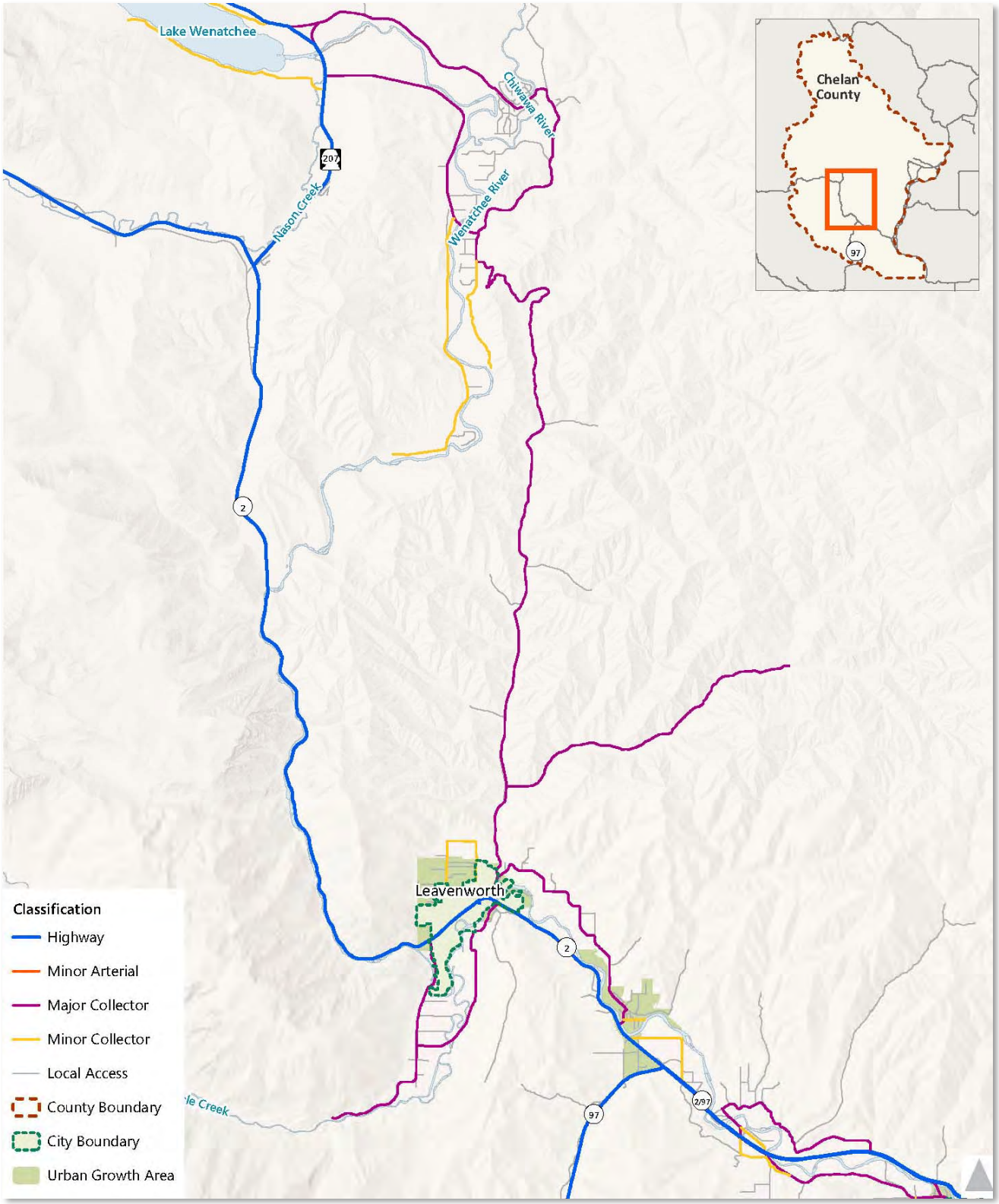
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT

Area of Interest in Red

Figure 7. Roadway Functional Classification (Leavenworth, Peshastin, and Plain Vicinity)



Glacier Peak Wilderness

Lake Chelan Sawtooth Wilderness

Lake Chelan

Henry M Jackson Wilderness

Okanogan-Wenatchee National Forest

ENTIAT RIVER RD

WHITE RIVER RD

LAKE WENATCHEE RD

Lake Wenatchee

WYE CONNECTOR RD

CHIWAWA LOOP RD

CEDAR BRAE RD

BEAVER VALLEY RD

207

2

Snohomish County
King County

Chelan County
Snohomish County

Wild Sky Wilderness

RIVER RD

CAMP 1 RD

CHUMSTICK HWY

Alpine Lakes Wilderness

N

Freight and Goods Transportation System

Roadways
2015

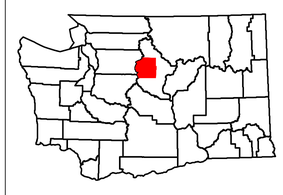
WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

TONNAGE CLASS
T1 - T5
ANNUAL TONS
(in thousands)

- T1 (over 10,000)
- T2 (4,000 to 10,000)
- T3 (300 to 4,000)
- T4 (100 to 300)
- T5 (over 20 in 60 days)

Other Roadways

Proposed Routes



Chelan County Sheet 2 of 5

Chelan County Sheet 2 of 5

2089939
Page: 1 of 7
03/20/2001 04:22P
Chelan Co, WA
HILLIS CLARK MARTIN & PET D $14.00

When Recorded, Return to:

HILLIS CLARK MARTIN & PETERSON, P.S.
Attention: David E. Myre, Jr.
500 Galland Building
1221 Second Avenue
Seattle, WA 98101-2925

109185

REAL ESTATE EXCISE TAX
EXEMPT
Chelan County Treasurer
David E. Griffiths, C.P.A.
By _____ Deputy 3-20-01

STATUTORY WARRANTY DEED

Grantor:	1) Watson, Grahame	2) Watson, Barbara
Grantee:	1) G & B Properties East, LLC	
Legal Description (abbreviated): ☑ Additional on EXHIBIT A	No. 1 Wenatchee Park	
Assessor's Tax Parcel ID #:	26 17 13 720005; 26 17 13 720006; 26 17 13 720007; 26 17 13 720010; 26 17 13 720011; 26 17 13 720014; 26 17 13 720015; 26 17 13 720016; 26 17 13 720020; 26 17 13 720035	
Reference Nos. of Documents Released or Assigned:	N/A	

Grantors, Grahame and Barbara Watson, husband and wife, in connection with a transfer where gain is not recognized under the Internal Revenue Code as described in WAC 458-61-376, convey, assign, transfer and warrant to G & B Properties East, LLC, the following-described properties situated in Chelan County, State of Washington:

See EXHIBIT A attached hereto and incorporated herein by this reference.

DATED this February 22, 2001.

GRANTORS:

Grahame Watson

Barbara Watson

HILLIS CLARK MARTIN & PET D $14.00

STATE OF WASHINGTON }
ss.
COUNTY OF King }

On this day personally appeared before me Grahame Watson and Barbara Watson, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this February 22 2001.

AMY M SMITH NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 10-9-03

Amy M. Smith

Printed Name Amy M. Smith
NOTARY PUBLIC in and for the State of Washington,
residing at Bothell
My Commission Expires 10-9-03

EXHIBIT A

LEGAL DESCRIPTION

WENATCHEE PARK PROPERTIES;
Parcel Nos. 26 17 13 720005; 26 17 13 720006; 26 17 13 720007

Parcel A

Lot 1 of Plat No. 1 of Wenatchee Park, according to the plat thereof recorded in Volume 3 of Plats, page 4, records of Chelan County, Washington;

EXCEPT Lot 1 of Chelan County Short Plat No. 1248, according to the plat thereof recorded in Book SP-3, page 23, Auditor's File No. 8508280004, records of Chelan County, Washington.

AND EXCEPT that portion dedicated to State of Washington for additional highway right of way by Short Plat No. 1248.

TOGETHER WITH the following described property:

Parcel B

Lot 1 of Chelan County Short Plat No. 1248, according to the plat thereof recorded in Book SP-3, page 23, Auditor's File No. 8508280004, records of Chelan County, Washington.

SUBJECT TO:

1. Mineral, coal and iron reservations contained in deed from the Northern Pacific Railroad Company recorded June 25, 1903, under Recording No. 6068.

2. Electric transmission easements granted to Chelan County Electric Cooperative under Chelan County Auditor's File Nos. 657292 and 657718.

3. Easements, restrictions and recitals set forth on the face of Short Plat recorded under Chelan County Recording No. 8508280004.

POOR COPY MAY NOT REPRODUCE

HILLIS CLARK MARTIN & PET
D
$14.00
2089939
Page 4 of 7
03/20/2001 04:22P
Chelan Co, WA

No. 1 Wenatchee Park;
Parcel Nos. 26 17 13 720010; 26 17 13 720011

In the County of Chelan, State of Washington

Lots 3 and 4, as described and delineated on Bruce Anderson Short Plat No. 685, recorded August 15, 1980, under auditor's no. 815611, being a portion of Lots 2 and 3, Plat of No. 1 Wenatchee Park, Chelan County, Washington, according to the plat thereof recorded in Volume 3 of Plats, Page 4,

TOGETHER with that portion vacated Pear Street adjoining said Lots 3 and 4; more particularly described as follows:

Beginning at a 5/8" iron pin at the Southeast corner of Tract 2 of said plat of No. 1, Wenatchee Park; thence South 30.0 feet to a fence, as it existed July 7, 1981, within vacated Pear Street; thence North 88°28'25" West 994.84 feet along said fence to the West end of said vacated Pear Street; thence North 3.5 feet to the Northwest corner of said vacated Pear Street; thence East along the North line of said vacated Pear Street 994.49 feet to the Point of Beginning.

SUBJECT TO the following:

1. Easement including its terms, covenants and provisions thereof for electric transmission and/or distribution line, together with necessary appurtenances, as granted by instrument;
   Recorded : OCTOBER 27, 1966,
   Auditor's No. : 657709
   In Favor of : Chelan County Electric Cooperative, a Corporation, its successors or assigns
   Affects : Portion of said premises & other property. Exact location of which is undefined of record.

2. Exceptions and reservations as contained in deed
   From : William Hulbert Mill Company and Parker Williams and Marjorie Williams, his wife
   Recorded : June 23, 1972 and August 7, 1979
   Auditor's Nos. : 720301 and 803363, respectively
   As follows : Sellers reserve the right to use in common with purchasers any water or irrigation pipes upon subject property and for which service is rendered to Tracts 5, 6, 10, 11, 16 and 17, all in Plat No. 1 of Wenatchee Park

3. Easement disclosed on plat;
   For : Ingress and egress
   Affects : Westerly portion of Lot 3

4. Waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of public roads, as contained in said short plat herein.

5. Easements and restrictions apparent upon the premises.

No. 1 Wenatchee Park
Parcel 26 17 13 720014

POOR COPY MAY NOT REPRODUCE

That portion of Lot 2 and Lot 3 of Plat No. 1 of Wenatchee Park described as follows:

Beginning at the northwest corner of said Lot 2; thence N 89°06'00" W 40.00 feet; thence south 25.00 feet to a 5/8" iron pin; thence continuing south 394.34 feet; thence east 60.00 feet to a 5/8" iron pin; thence continuing east 479.94 feet to a 5/8" iron pin; thence north 385.86 feet to a 5/8" iron pin; thence continuing north 25.00 feet; thence N 89°06'00" W 500.00 feet to the point of beginning.

EXCEPT the northerly 25.00 feet thereof. Also appearing of record as Tract 2 of Bruce Anderson Short Plat No. 685 recorded August 15, 1980 under Auditor's No. 815611.

SUBJECT TO:

1. Easement including its terms, covenants and provisions thereof for electric transmission and/or distribution line, together with necessary appurtenances, as granted by instrument;
   Recorded : OCTOBER 27, 1966,
   Auditor's No. : 657709
   In Favor of : Chelan County Electric Cooperative, a Corporation, its successors or assigns

2. Exceptions and reservations as contained in deed;
   From : William Wulbert Mill Company and Parker Williams and Marjorie Williams, his wife
   Recorded : June 23, 1972 and August 7, 1979
   Auditor's nos.: 720301 and 803363
   As follows : Sellers reserve the right to use in common with purchasers any water or irrigation pipes upon subject property and for which service is rendered to Tracts 5, 6, 10, 11, 16 and 17, all in Plat No. 1 of Wenatchee Park.

3. Easement disclosed on plat;
   For : Ingress and egress
   Affects : Westerly portion of Lot 2

4. Waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of public roads, as contained in said short plat herein.

No 1 Wenatchee Park
Parcel No. 26 17 13 720015

Lot 1 as delineated on Bruce Anderson Short Plat No. 1176, Chelan County, Washington, recorded on May 30, 1986, in Book SP-4 of Short Plats, Page 1, records of said County;

Together with a private access and utilities easement as described and delineated on said short plat;

Together with any and all water rights and all appurtenances thereunto belonging, including, but not limited to, any and all water rights Grantor may have in and to the Wenatchee/Chiwawa Irrigation District;

Subject to easements and restrictions apparent upon the premises as of the date hereof.

No. 1 Wenatchee Park
Parcel No 26 17 13 720016

LOT 3 as delineated on Robert Kuhlman Short Plat No. 1394, Chelan County, Washington, recorded May 21, 1986, in Book SP-3 of Short Plats, Page 99, records of said County;

SUBJECT TO covenants, conditions, agreements, waivers, future assessments, reservations, easements, and restrictions, if any, of record or apparent upon the premises and SUBJECT TO matters relating to water and water rights and rights of way for necessary facilities for the distribution of water and right of entry for repair and maintenance.

No. 1 Wenatchee Park
Parcel No 26 17 13 720020

Lot 2, as delineated on Bruce Anderson Short Plat No. 1176, Chelan County, Washington, recorded on May 30, 1986, in Book SP-4 of Short Plats, page 1, records of said County;

Together with a private access and utilities easement as described and delineated on said short plat;

Together with any and all water rights and all appurtenances thereunto belonging, including, but not limited to, any and all water rights Grantor may have in and to the Wenatchee/Chiwawa Irrigation District.

No. 1 Wenatchee Park
Parcel No 26 17 13 720035

Lot 3, as delineated on Bruce Anderson Short Plat No. 1176, Chelan County, Washington, recorded May 30, 1986, in Book SP-4 of Short Plats, page 1, records of said County;

Together with a private access and utilities easement as described and delineated on said short plat;

Together with any and all water rights and all appurtenances thereunto belonging, including, but not limited to, any and all water rights Grantor may have in and to the Wenatchee/Chiwawa Irrigation District.

SUBJECT TO the following:

1. Easement for electric transmission and/or distribution line in favor of Chelan County Electric Cooperative, Auditor's File No. 657709.

2. Terms, covenants and provisions of the private easement described and delineated on said short plat.

3. Restrictions contained on said short plat as follows: Private access and utilities easement (not maintained by Chelan County).

4. Easements and restrictions apparent upon the premises as of the date hereof.

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301
WENATCHEE, WA 98801
(509) 667-6225

TO: Chelan County Board of County Commissioners
FROM: Chelan County Community Development
HEARING DATE: November 10, 2026
FILE NUMBER: CPA 26-041 Campbell

RECOMMENDED MOTION

The Chelan County Planning Commission, at their duly advertised public hearing on September 23, 2026 made a motion to recommend approval (Attachment 1) of CPA 26-041 Campbell requested comprehensive plan map amendment from Rural Residential/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5).

GENERAL INFORMATION

Applicant	Patricia and Christopher Campbell
Planning Commission Notice of Hearing Published	September 12, 2026
Planning Commission Hearing	September 23, 2026
Board of County Commissioners Hearing	November 10, 2026
60-day State agency review	July 20, 2026
SEPA Determination	April 30, 2026

SEPA Environmental Review

A Determination of Non-Significance was issued under WAC 107-11-340 on April 30, 2026. The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after a review of a completed environmental checklist and other information on file with the lead agency.

Agency Comments:

The Chelan Douglas Health District commented that they have no objections to the approval of this project.
The Colville Tribe's Department of History and Archaeology indicated they look forward to reviewing future building plans should the amendment be approved.

Public Comment:

A neighboring property commented on this proposal as well as the adjoining proposal filed under CPA 26-048 expressing support for both projects.

60-Day Notice
Sent to Department of Commerce July 20, 2026.

PROJECT DESCRIPTION – CPA 26-041 Campbell
The applicant is requesting a comprehensive plan map amendment to change the designation of a 5.14-acre property from Rural Residential/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5). The property is located at 24 Hugo Road, Chelan, WA 98816 and is currently developed with 1,600 sf double wide mobile home. The parcel is also known as Assessor's Parcel Number 27-23-03-330-175.

COMPREHENSIVE PLAN

Chelan County conducts an annual review of development regulation text amendments for compliance with the adopted Comprehensive Plan. The Comprehensive Plan represents the long-term vision for future land uses and development. For the county-initiated text amendments, the merits of the requested change must be demonstrated as being consistent with adopted goals and policies.
The following Comprehensive Plan goals and policies are relevant to the proposal:

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Goal RE 2: Maintain natural environment features that support and enhance natural resource-based economic activities, wildlife habitats, traditional rural lifestyles, outdoor recreation, and open space.

Policy RE 2.2: Rural development should not preclude use of rural lands for agriculture and timber production and should avoid or mitigate impacts on existing agriculture or timber operations.

Policy RE 2.6: To achieve a variety of rural densities and uses, allow for development clustering, density transfer, design guidelines, conservation easements, and other innovative techniques to accommodate growth consistent with rural character.

Goal H 1: Encourage the availability of affordable housing to all economic segments of the population of the county.

Goal H 2: Promote a variety of residential densities and housing types.

REVIEW CRITERIA
The map amendment was analyzed based on information provided by the applicant or when readily available, within existing County resources. Agency and public comment also play a role in understanding how the amendment may advance the Comprehensive Plan goals and policies and how it may serve the general public's interest.

Pursuant to Chelan County Code (CCC) Section 14.14.060(1), the following general review criteria were used to evaluate the proposed amendment:

(A) The proposal is consistent with the goals of the Growth Management Act (Chapter 36.70A RCW), and any applicable county-wide planning policies.

Finding of Fact: The Growth Management Act under RCW 36.70A.020 contains planning goals that include, but are not limited to, 2) Reduce Sprawl, 3) Transportation, and 4) Housing. The Growth Management Act (GMA) encourages the provision of a variety of housing densities in order to accommodate projected growth while maintaining the rural character.

The requested map amendment to RR2.5 would allow the site to be divided to provide housing at densities equal to the property to the northeast currently zoned RR2.5 and developed as 2-2.5 acre lots.

Conclusion: The proposal would be consistent with the goals of the Growth Management Act and the applicable county-wide planning policies.

(B) The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies.

Finding of Fact: The proposed land use change would support the comprehensive plan goals and policies which encourage a variety of housing densities in the rural area.

Conclusion: The proposal would be consistent with the GMA goals and with County-wide Planning Policies.

(C) The amendment complies with comprehensive plan land use designation/siting criteria.

Finding of Fact: The comprehensive plan states that the purpose of the RR2.5 zoning is "To maintain the range of rural development opportunities consistent with the rural character and rural development provisions outlined in the goals and policies of this comprehensive plan. These areas can provide buffering or transitions between existing rural developments and areas of higher or lower densities…" The two lots north of the subject property are both zoned RR2.5 and are 2.5 acres in size. Extending the RR2.5 zoning to the subject 5-acre parcel could result in similar development.

Conclusion: Additional 2.5 acre lots would be consistent with providing a variety of densities while maintaining the rural character of the area.

(D) The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended.

Finding of Fact: The subject parcel has frontage along both Hugo Road and US Hwy 97A and would at most, contribute 2 additional single-family residence to Hugo Road.

Conclusion: No change in the Capital Facility Element or Transportation Element has been identified. The proposed amendment would be supported by and consistent with the existing capital facility element and transportation element.

(E) The amendment does not adversely affect the surrounding land uses.

Finding of Fact: The areas surrounding the subject property are all zoned Rural Residential/Resource at varying densities. Land uses in the vicinity of the parcel are developed with single family residence or are under cultivation as orchards.

Conclusion: The designation of the site from RR5 to RR2.5 would not adversely affect the surrounding area as the site, at most, could only be developed with 2 additional lots, assuming an alternative subdivision method such as rural cluster, were used.

(F) The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

Finding of Fact: Although a portion of the site has been used for agriculture, that area consists of less than half of the total lot area.

Conclusion: The amendment would not adversely affect resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

(G) The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan.

Finding of Fact: The proposed amendment would allow the applicant to potentially develop one, at most two additional lots depending on the method of subdivision used.

Conclusion: The proposed amendment would not have an adverse impact on projected growth; and it would not contribute to the possibility of sprawl.

(H) The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

Finding of Fact: The proposed amendment could increase the availability of additional housing at rural densities.

Conclusion: The proposed amendment could provide additional housing opportunities while retaining the rural character of the area.

FINDINGS OF FACT

1. Chelan County adopted Title 14, Development Permit Procedures and Administration outlining provisions relating to the amendment of the Comprehensive Plan consistent with RCW 36.70A. The County followed the procedures required for amendment of the Comprehensive Plan.
2. Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and Chelan County Code outline provisions relating to the adoption and amendments to the Comprehensive Plan. The County used the applicable guidelines and regulatory review criteria for each amendment.
3. RCW 36.70A.210 requires that the Comprehensive Plan be consistent with the provisions of the adopted County-Wide Planning Policies.
4. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11, SEPA Rules, have been satisfied. To comply with the requirements of the State Environmental

Policy Act for environmental review of a non-project action, the County, as lead agency issued a Determination of Non-significance for the application on April 30, 2026.

5. The required State agency review with the Department of Commerce (COM) and other State agencies was initiated on July 20, 2026, (Attachment 3), pursuant to RCW 36.70A.106.
6. A request for a Comprehensive Plan Map Amendment was submitted by Erin Burgess (agent) on behalf of Patricia and Christopher Campbell to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) to Rural Residential 2.5 (RR2.5). The subject property is located at 24 Hugo Road, Chelan, WA 98816 and further identified by Assessor Parcel No: 27-23-03-330-175.
    a. The location and characteristics are consistent with Chelan County Comprehensive Plan designation for Rural Residential/Resource 2.5 as outlined in this staff report.

CONCLUSIONS OF LAW

1. The amendment to the Chelan County Comprehensive Plan would be consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.
2. The amendment would comply with the Comprehensive Plan designation/siting criteria.
3. The amendment would not adversely affect the surrounding land uses.
4. The amendment would not adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
5. The amendment would not adversely affect the supply of land for various purposes available to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.
6. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.
7. The amendments are consistent with Chelan County Code Title 14 Development Permit Procedures and Administration.
8. The requirements of RCW 43.21C, the State Environmental Policy Act and WAC 197-11, SEPA Rules have been satisfied.

ATTACHMENTS

1. Planning Commission Recommendation

Chelan County
Planning Commission

District 1	District 2	District 3
Nik Moushon	Cherie' Warren, Chair	Doug England, Vice Chair
James W. Wiggs	Nelson Brinckerhoff	Chris Willoughby
Tammy Donaghue	Ken Hemberry	Jesse Redell

FILE NUMBER:	CPA 26-041
APPLICANT:	Patricia and Christopher Campbell
60-DAY STATE AGENCY REVIEW:	July 20, 2026
SEPA DETERMINATION & DATE:	April 30, 2026
PC PUBLIC HEARING DATE:	September 23, 2026
PUBLIC COMMENT:	Yes
AGENCY COMMENT:	Yes

PLANNING COMMISSION RECOMMENDATION:

Motion by: Doug England

Motion to: Approve applicant re-designation from RR5 to RR2.5

2nd to motion: Tammy Donaghue

Vote 8 aye–0 nay

Chris R Warren

CHAIR
CHELAN COUNTY PLANNING COMMISSION

October 10, 2026
DATE

Attachments: Staff Report

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

2026 Comprehensive Plan Map Amendment
Staff Report

TO:	Chelan County Planning Commission
FROM:	Chelan County Community Development
HEARING DATE:	September 23, 2026
FILE NUMBER:	CPA 26-026 Campbell

RECOMMENDED MOTION

The Chelan County Planning Commission may make a motion to recommend approval or denial of the proposed Comprehensive Plan Amendments to the Chelan County Board of County Commissioners, pursuant to Chelan County Code Section 14.10.050. Suggested Findings of Fact and Conclusions of Law, which may be modified, are included in this staff report. Staff finds:

A. Re-designation of the site from Rural Residential/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5) would comply with applicable Chelan County goals and policies pursuant to the findings of fact and conclusions of law cited below.

GENERAL INFORMATION

Planning Commission Workshop	August 26, 2026
Notice of Application to Surrounding Properties	February 19, 2026
Planning Commission Notice of Hearing Published	September 12, 2026
Planning Commission Hearing on	September 23, 2026
60-day State agency review	July 20, 2026
SEPA Determination	April 30, 2026

SEPA Environmental Review

A Determination of Non-Significance (DNS) was issued under WAC 197-11-340(2) for CPA 26-026 on April 30, 2026 (Attachment 1). The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2)(c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency.

Agency Comments:

The Chelan Douglas Health District commented that they have no objections to the approval of this project.

The Colville Tribe's Department of History and Archaeology indicated they look forward to reviewing future building plans should the amendment be approved.

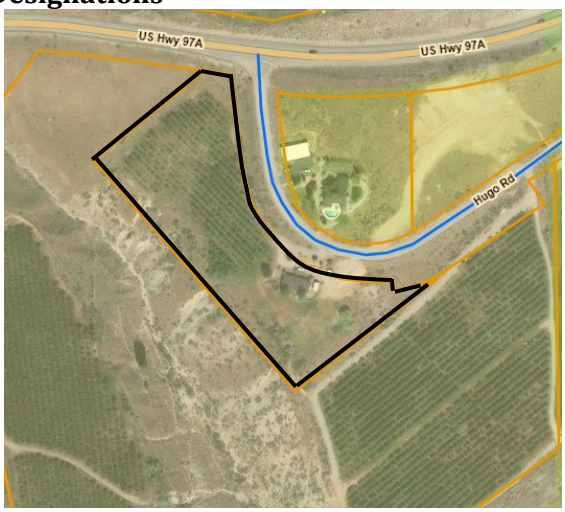
Public Comment:

A neighboring property commented on this proposal as well as the adjoining proposal filed under CPA 26-048 expressing support for both projects.

PROJECT DESCRIPTION – CPA 26-041 Campbell

Proposal: The applicant is requesting a comprehensive plan map amendment to change the designation of a 5.14-acre property from Rural Residential/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5). The property is located at 24 Hugo Road, Chelan, WA 98816 and is currently developed with 1,600 sf double wide mobile home. The parcel is also known as Assessor's Parcel Number 27-23-03-330-175.

Chelan County Land Use Designations



Density: The existing Rural Residential/Resource 5 (RR5) zone allows 1 dwelling unit per five acres. The site is 5.14 acres. Re-designating the site would potentially allow 2 additional lots depending on method of subdivision.

Comprehensive Plan

Chelan County conducts an annual concurrent review of proposals to amend the Comprehensive Plan. The Plan represents the long-term vision for future land uses and development. Applicants must demonstrate the merits of the requested change as being consistent with adopted goals and policies.

The following Comprehensive Plan policies are relevant to the proposed request:

> **Goal LU 1:** Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.
>
> **Goal RE 2:** Maintain natural environment features that support and enhance natural resource-based economic activities, wildlife habitats, traditional rural lifestyles, outdoor recreation, and open space.

Policy RE 2.2: Rural development should not preclude use of rural lands for agriculture and timber production and should avoid or mitigate impacts on existing agriculture or timber operations.

Policy RE 2.6: To achieve a variety of rural densities and uses, allow for development clustering, density transfer, design guidelines, conservation easements, and other innovative techniques to accommodate growth consistent with rural character.

Goal H 1: Encourage the availability of affordable housing to all economic segments of the population of the county.

Goal H 2: Promote a variety of residential densities and housing types.

Review Criteria

The map amendment was analyzed based on information provided by the applicant or when readily available, within existing County resources. Agency and public comment also play a role in understanding how the amendment may advance the Comprehensive Plan goals and policies and how it may serve the general public's interest.

Pursuant to Chelan County Code (CCC) Section 14.14.060(1), the following general review criteria were used to evaluate the proposed amendment:

(A) The proposal is consistent with the goals of the Growth Management Act (Chapter 36.70A RCW), and any applicable county-wide planning policies.

Finding of Fact: The Growth Management Act under RCW 36.70A.020 contains planning goals that include, but are not limited to, 2) Reduce Sprawl, 3) Transportation, and 4) Housing. The Growth Management Act (GMA) encourages the provision of a variety of housing densities in order to accommodate projected growth while maintaining the rural character.

The requested map amendment to RR2.5 would allow the site to be divided to provide housing at densities equal to the property to the northeast currently zoned RR2.5 and developed as 2- 2.5 acre lots.

Conclusion: The proposal would be consistent with the goals of the Growth Management Act and the applicable county-wide planning policies.

(B) The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies.

Finding of Fact: The proposed land use change would support the comprehensive plan goals and policies which encourage a variety of housing densities in the rural area.

Conclusion: The proposal would be consistent with the GMA goals and with County-wide Planning Policies.

(C) The amendment complies with comprehensive plan land use designation/siting criteria.

Finding of Fact: The comprehensive plan states that the purpose of the RR2.5 zoning is "To maintain the range of rural development opportunities consistent with the rural character and rural development provisions outlined in the goals and policies of this comprehensive plan. These areas can provide buffering or transitions between existing rural developments and areas of higher or lower densities…" The two lots north of the subject property are both zoned RR2.5 and are 2.5

acres in size. Extending the RR2.5 zoning to the subject 5-acre parcel could result in similar development.

Conclusion: Additional 2.5 acre lots would be consistent with providing a variety of densities while maintaining the rural character of the area.

(D) The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended.

Finding of Fact: The subject parcel has frontage along both Hugo Road and US Hwy 97A and would at most, contribute 2 additional single-family residence to Hugo Road.

Conclusion: No change in the Capital Facility Element or Transportation Element has been identified. The proposed amendment would be supported by and consistent with the existing capital facility element and transportation element.

(E) The amendment does not adversely affect the surrounding land uses.

Finding of Fact: The areas surrounding the subject property are all zoned Rural Residential/Resource at varying densities. Land uses in the vicinity of the parcel are developed with single family residence or are under cultivation as orchards.

Conclusion: The designation of the site from RR5 to RR2.5 would not adversely affect the surrounding area as the site, at most, could only be developed with 2 additional lots, assuming an alternative subdivision method such as rural cluster, were used.

(F) The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

Finding of Fact: Although a portion of the site has been used for agriculture, that area consists of less than half of the total lot area.

Conclusion: The amendment would not adversely affect resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

(G) The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan.

Finding of Fact: The proposed amendment would allow the applicant to potentially develop one, at most two additional lots depending on the method of subdivision used.

Conclusion: The proposed amendment would not have an adverse impact on projected growth; and it would not contribute to the possibility of sprawl.

(H) The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

Finding of Fact: The proposed amendment could increase the availability of additional housing at rural densities.

Conclusion: The proposed amendment could provide additional housing opportunities while retaining the rural character of the area.

FINDINGS OF FACT

1. Chelan County adopted Title 14, Development Permit Procedures and Administration outlining provisions relating to the amendment of the Comprehensive Plan consistent with RCW 36.70A. The County followed the procedures required for amendment of the Comprehensive Plan.
2. Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and Chelan County Code outline provisions relating to the adoption and amendments to the Comprehensive Plan. The County used the applicable guidelines and regulatory review criteria for each amendment.
3. RCW 36.70A.210 requires that the Comprehensive Plan be consistent with the provisions of the adopted County-Wide Planning Policies.
4. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11, SEPA Rules, have been satisfied. To comply with the requirements of the State Environmental Policy Act for environmental review of a non-project action, the County, as lead agency issued a Determination of Non-significance for the application on April 30, 2026.
5. The required State agency review with the Department of Commerce (COM) and other State agencies was initiated on July 20, 2026, (Attachment 3), pursuant to RCW 36.70A.106.
6. A request for a Comprehensive Plan Map Amendment was submitted by Erin Burgess (agent) on behalf of Patricia and Christopher Campbell to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) to Rural Residential 2.5 (RR2.5). The subject property is located at 24 Hugo Road, Chelan, WA 98816 and further identified by Assessor Parcel No: 27-23-03-330-175.
    a. The location and characteristics are consistent with Chelan County Comprehensive Plan designation for Rural Residential/Resource 2.5 as outlined in this staff report.

CONCLUSIONS OF LAW

1. The amendment to the Chelan County Comprehensive Plan would be consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.
2. The amendment would comply with the Comprehensive Plan designation/siting criteria.
3. The amendment would not adversely affect the surrounding land uses.
4. The amendment would not adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
5. The amendment would not adversely affect the supply of land for various purposes available to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.
6. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.
7. The amendments are consistent with Chelan County Code Title 14 Development Permit Procedures and Administration.
8. The requirements of RCW 43.21C, the State Environmental Policy Act and WAC 197-11, SEPA Rules have been satisfied.

STAFF Finding

The Chelan County Planning Commission may make a motion to recommend approval or denial of the proposed Comprehensive Plan Amendments to the Chelan County Board of County Commissioners, pursuant to Chelan County Code Section 14.10.050. Suggested Findings of Fact and Conclusions of Law, which may be modified, are included in this staff report. Staff finds:

The Comprehensive Plan Amendment to change the subject property's land use designation from Rural Residential/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5), given file number CPA 2026-041, based upon the findings of fact and conclusions of law contained would comply with relevant adopted county goals and policies.

ATTACHMENTS

1. SEPA Determination
2. Comment letters
3. 60-day Review Acknowledgment Letter from WA Dept. of Commerce
4. File of Record for CPA 26-041

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301
WENATCHEE, WA 98801
(509) 667-6225

SEPA NOTICE ISSUANCE OF DETERMINATION OF NON-SIGNIFICANCE (DNS)

Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5)

File Number:	CPA 26-041
Parcel Numbers:	27-23-03-330-175
Site Address:	24 Hugo Rd. Chelan, WA 98816
Owners:	Patricia and Christopher Campbell, PO Box 2131, Kingston, WA 98346
Agent:	Erin Burgess, Farallon Consulting, LLC DBA Grette Associates PO Box 94147, Seattle, WA 98124
Lead Agency:	CHELAN COUNTY

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

This Determination of Non-Significance is issued under WAC 197-11-340, DNS. The lead agency will not act on this proposal for fourteen (14) days from the date of publication. Comments must be submitted by May 14, 2026 for consideration.

Responsible Official: Deanna Walter, Director / SEPA Responsible Official
Address: Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: (509) 667-6225

Signature: Deanna Walter Date: 4/30/26
Deanna Walter, SEPA Responsible Official

From: Connor Armi
To: Susan Dretke
Cc: Amelia Stanger; Rob.Whitlam@dahp.wa.gov
Subject: CTCT Consultation CPA 26-041 Campbell
Date: Thursday, May 7, 2026 1:16:06 PM

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Susan,

This consultation is in response to CPA 26-041 Campbell, SEPA Determination of Non-significance. This land use change allows an additional dwelling unit to be constructed with the ratio of 1 residence per 2.5 acres. If and when there is a planned development we look forward to reviewing those future plans.

On behalf of Amelia Stanger, Interim Tribal Historic Preservation Officer.

--
Connor Armi
Archaeologist Senior
CTCR History & Archaeology
509-634-2691

Chelan-Douglas Health District
200 Valley Mall Parkway, East Wenatchee, WA 98802

Memorandum

To: Susan Dretke, Chelan County

From: Richmond Petty, REHS

Date: 03/13/26

RE: Campbell (CPA 26-041) Comments

I have reviewed the above development proposal for a Comprehensive Plan Map Amendment. The request to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5). The subject property is located at 24 Hugo Rd., Chelan, WA 98816 (county tax parcel: 272303330175)

As proposed, I have no objections to further approval of this project.

- Existing permitted septic system 906-4C3B-0309 and new Group B Water System (Nielsen WS – AE511) serves lot.

Any changes to the project may require additional Health District review.

Fees for review of land-use applications have been established by the Chelan-Douglas Health District Board of Health. The District will bill the applicant upon receipt of our comments (attached).

Project	CDHD 2026 fees
Other Land Use review (per hour)	$125
Administration Fee	$5

From: Chris Pedersen
To: Susan Dretke
Subject: CPA 26-041
Date: Monday, March 9, 2026 3:43:03 PM

Susan,

The fire marshals office has no comment on the above mentioned project.

Chris Pedersen, CFI²
Chelan County Fire Marshal
Department of Fire Prevention and Investigation
400 Douglas St.
Wenatchee, WA 98801
Cell: 509-630-9259
Email: chris.pedersen@co.chelan.wa.us

To Susan Dretke, Chelan Department of Community Development

Fr Thomas Nielsen, Adjacent Land Owner Thomas Nielsen

Re Project File #'s CPA 26-048 and CPA 26-041

Date March 14, 2026

The purpose of this memorandum is to write in support of the proposed applications for a Comprehensive Plan Amendment to change the two subject properties zoning to Rural Residential 2.5 (RR2.5). With continued population growth in the greater Chelan area, there is a need for more affordable housing. The RR2.5 designation will maintain the rural nature of the area, but allow more families to live in the area.

I am the owner of two parcels of land adjacent to the proposed parcels and whole heartedly support their application. My properties are located at 25 Hugo Road and 109 Hugo Road. I welcome new neighbors!

Washington State Department of Commerce

THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2026-S-13072

Submittal Date Time: 07/20/2026

Submittal Information

Jurisdiction	Chelan County
Submittal Type	60-day Notice of Intent to Adopt Amendment
Amendment Type	Comprehensive Plan Amendment

Amendment Information

Brief Description
Proposed comprehensive plan amendment for the GMA periodic update

- **Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.**
- **Yes, this is action includes changes to Urban Growth Boundaries.**

Planning Commissions Date 07/22/2026
Planning Commissions Date 08/26/2026

Anticipated/Proposed Date of Adoption 12/31/2026

Categories

Submittal Category
Comprehensive Plan

Attachments

Attachment Type	File Name	Upload Date
Comprehensive Plan Amendment - Draft	Chelan County 2026-2046 Comp Plan_Appx K_20260715.pdf	07/20/2026 10:53 AM
Comprehensive Plan Amendment - Draft	Chelan County 2026-2046 Comp Plan_Appx L_20260716.pdf	07/20/2026 10:53 AM
Comprehensive Plan Amendment - Draft	Chelan County 2026-2046 Comp Plan_Redlines_20260717.pdf	07/20/2026 10:53 AM
Comprehensive Plan Amendment - Draft	Chelan County Citizen Initiated Comp Plan Amendments.pdf	07/20/2026 10:57 AM

Contact Information

Prefix Ms.
First Name Deanna
Last Name Walter
Title Director
Work (509) 667-6225
Cell
Email deannac.walter@co.chelan.wa.us

☐ **Yes, I would like to be contacted for Technical Assistance.**

Certification

■ **I certify that I am authorized to submit this Amendment for the Jurisdiction identified in this Submittal and all information provided is true and accurate to the best of my knowledge.**

Full Name Ashley Fernandez
Email ashley.fernandez@co.chelan.wa.us

File: SEPA 26-041

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

I, Ashley Fernandez, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on April 27, 2026, I personally mailed true and correct copies of the attached SEPA DETERMINATION OF NON-SIGNIFIGANCE to the following parties:

****SEE ATTACHED EMAIL****

Signature

4.27.2026
Date

ACKNOWLEDGEMENT

This is to certify that on 27th day of April, 2026.

Ashley Fernandez to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Breanne Hensley
Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

Ashley Fernandez

From: Ashley Fernandez
Sent: Monday, April 27, 2026 1:32 PM
To: 'pinewoodcottages@msn.com'; 'eburgess@farallonconsulting.com'; FMO; 'ehsupport@cdhd.wa.gov'; Cindy Grubb; 'realestateservices@chelanpud.org'; 'aquaticleasing.rivers@dnr.wa.gov'; 'ECYreSEAsmp@ecy.wa.gov'; 'jajax@cityofchelan.us'; 'mayor@cityofchelan.us'; 'lauram@cityofchelan.gov'; 'enviroreview@yakama.com'; 'amelia.stanger.hsy@colvilletribes.com'; 'tracey.peone.hsy@colvilletribes.com'
Cc: Susan Dretke
Subject: Additional comment period for a SEPA Determination regarding CPA 26-041 - Campbell - Chelan County Dept. of Community Development
Attachments: CPA 26-041 - Campbell - SEPA - DNS.pdf

Good afternoon,

Please see the attached SEPA Determination of Non-significance regarding Patricia & Christopher Campbell's application, File# CPA 26-041. This is a notification of a decision that was made regarding the application. The comment period ends on May 14, 2026.

If you have any questions pertaining to this application please feel free to contact the Chelan County Planner associated with this file, Susan Dretke, at 509-667-6225 or susan.dretke@co.chelan.wa.us.

Have a great week!

Cheers,

Ashley Fernandez
Noticing Clerk
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
Ashley.Fernandez@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey: https://www.surveymonkey.com/r/FC638WT

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: jdL8NbWKaxgbkhXGXlae | **Proof Updated: Apr. 27, 2026 at 08:31am PDT**
Notice Name: CPA - SEPA - DNS

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER

Ashley Fernandez
ashley.fernandez@co.chelan.wa.us
(509) 667-6225

FILING FOR

Wenatchee World

Columns Wide: 2
Ad Class: Legals
Total Column Inches: 9.14
Number of Lines: 47

4/30/2026: Custom notice (Thursday Rate)	231.55
Subtotal	$231.55
Tax	$0.00
Processing Fee	$23.16
Total	**$254.71**

See Proof on Next Page

DETERMINATION OF NON-SIGNIFICANCE

PURSUANT to R.C.W 43.21C, NOTICE IS HEREBY GIVEN THAT on April 30, 2026 Chelan County Community Development (LEAD AGENCY) did issue a determination of non-signif icance relative to the environmental impact for the applications listed below. The lead agency for these proposals has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.C.030 (2)(c). This decision was made after review of completed environmental checklist and other information on file with the lead agency.

CPA 26-063 Sanderson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 10 (RR10) to Rural Residential Resource 5 (RR5). **Site Address:** 172 Whitetail Way Chelan, WA 98816; **Parcel Numbers:** 28-22-34-410-100

CPA 26-067 WA DNR- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 20 (RR20) to Rural Residential Resource 10 (RR10). **Site Address:** Unassigned, Wenatchee, WA 98801; **Parcel Numbers:** 23-20-16-100-000

CPA 26-060 McMahon - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 10 (RR10) to Rural Residential Resource 2.5 (RR2.5). **Site Address:** 7948 East Leavenworth Rd. Leavenworth, WA 98826; **Parcel Numbers:** 24-17-23-510-480

CPA 26-054 Hellickson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). **Site Address:** 10705 Fox Rd. Leavenworth, WA 98826; **Parcel Numbers:** 25-18-32-330-200

CPA 26-041 Campbell- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5) **Site Address:** 24 Hugo Rd. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-330-175

CPA 26-048 HMJD-Collins LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 to Rural Residential/ Resource 2.5 (RR2.5) **Site Address:** Unassigned. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-430-050

CPA 26-026 G&B Properties East LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) to Rural Commercial (RC). **Site Address:** 18625 Beaver Valley Rd., Plain, WA 98826; **Parcel Numbers:** 26-17-13-720-007

CPA 26-007 Heart for Homes - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC). **Site Address:** 85 Chestnut St., Chelan Falls, WA 98817; **Parcel Numbers:** 27-23-32-515-096

This information is available to the public on request and may be reviewed at Chelan County Community Development, 316 Washington Street, #301, Wenatchee, WA, during normal business hours. **Comments on these determinations should be sent to the above listed address and must be received by May 14, 2026 at 5:00 PM.**

Date: April 30, 2026

#######

Skip navigation

DEPARTMENT OF ECOLOGY State of Washington

SEPA Record Submittal

My agency records | Add a SEPA record | Help | My account

Resources

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit | Copy | Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-041

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:
24 Hugo Rd
Chelan WA 98816

Parcel number:
27-23-03-330-175

Coordinates (Lat, Long):
47.861001 , -119.934367

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:
Nonproject

Related Ecology SEPA numbers:
202600814

Important dates

Issued date:
4/30/2026

Comments due to lead agency:
5/14/2026

SEPA Number: 202600814

Applicant name:
Patricia and Christopher Campbell

Applicant contact information:

Document type:
CONSULT

Document sub type:
DNS

Proposal name:
Campbell Comprehensive Plan Map Amendment

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR2.5).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Ashley Fernandez

Date submitted to Ecology:
4/28/2026

Published date:

Attached files

File name	File description
Application Materials for NOA.pdf	Application Materials
CPA 26-041 - Campbell - SEPA - DNS.pdf	Issuance of DNS

Ecology home Ecology's SEPA website SEPA Register public search
Version: 1.0.0.0 Contact admin Privacy notice
Accessibility Copyright © Washington State Department of Ecology

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
)
COUNTY OF CHELAN)

CPA 26-041

Erin A. Burgess, being first duly sworn, deposes and says: That at all times mentioned herein she/he was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That the general notice of land use action containing the permit #, applicant name and a description of the proposal for a **Comprehensive Plan Amendment, CPA 26-041**, was maintained on the subject property, in accordance with the records of property ownership of the Chelan County Assessor, in good conditions from March 4, 2026 (date of posting on the project site by the Chelan County Department of Community Development), through March 18, 2026 (the end of the public comment period), and affidavit returned to the Chelan County Department of Community Development on March 25, 2026.

E A. Burgess
Signature

3/25/2026
Date

ACKNOWLEDGEMENT

This is to certify that on 25 day of March, 2026.

ERIN BURGESS to me known to be the person(s), who executed the foregoing Affidavit of Posting and acknowledged to me that they signed the same as their free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Sydney Gebers
Notary Public in and for the State of Washington,
residing in Wenatchee, WA

My commission expires 7/15/28

SYDNEY GEBERS
NOTARY PUBLIC
STATE OF WASHINGTON
COMM. NO. 24022458
MY COMM. EXP 07-15-28

File: CPA 26-041

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

Jessica Thompson, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on 3/4/2026, I personally mailed true and correct copies of the hereto attached:

- ☐ Notice of Shoreline Application
- ☑ Notice of Application
- ☐ Other _____

to all property owners within 800 feet (excluding 60 feet of Street rights of way pursuant to Section 14.08.060 (1)(B), Chelan County Code) of the project boundary in accordance with the records of property ownership of the Chelan County Assessor and any other interested parties. A copy of the mailing list is attached to this affidavit.

Signature _____ Date 3/4/26

ACKNOWLEDGEMENT

This is to certify that on 4th day of March, 20 26

Jessica Thompson to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

Owner_Name CPA 26-041	Address_1	Address_2	City	State	Zip
4C INVESTMENTS LLC ETAL	C/O HUGO 24 ENTERPRISES LLC	20316 10TH AVE W	LYNNWOOD	WA	98036
CHELAN COUNTY PUD	PO BOX 1231		WENATCHEE	WA	98807
COLLINS CASEY C & KRISTI L	PO BOX 1194		CHELAN	WA	98816
COLLINS FAMILY REVOCABLE TRUST	REGGIE & CAROLE COLLINS	246 W MANSON HWY #288	CHELAN	WA	98816
EKENBARGER ORCHARDS INC	C/O EKENBARGER ALYCE A	PO BOX 1778	CHELAN	WA	98816
GOMEZ RAMON & ESPERANZA	250 HIGHWAY 97A		CHELAN	WA	98816
GREATER WENATCHEE IRRIGATION DISTRICT	3300 SE 8TH ST		EAST WENATCHEE	WA	98802
GROVER L COLLINS ORCHARD INC	PO BOX 1756		CHELAN	WA	98816
HMJD-COLLINS LLC	PO BOX 9		BREWSTER	WA	98812
J G ORCHARD	PO BOX 2146		CHELAN	WA	98816
JONES SEQUOIA & JAYME S	5071 NEW SWEDEN RD NE		BAINBRIDGE ISLAND	WA	98110
KANSAS INVESTMENTS LLC	PO BOX 187		MANSON	WA	98831
KING BILL & HEATHER	PO BOX 2881		CHELAN	WA	98816
KOESTER DON N	254 APPLETON LN		CHELAN	WA	98816
LAKE CHELAN AIRPORT	C/O CITY OF CHELAN	PO BOX 1407	CHELAN	WA	98816
NIELSEN THOMAS C	PO BOX 2131		KINGSTON	WA	98346
PEEBLES MARRIAN L & DIANE P	PO BOX 1015		CHELAN	WA	98816
ROBISON ORCHARDS INC	PO BOX 1329		CHELAN	WA	98816
TROUT-BLUE CHELAN-MAGI INC	PO BOX 669		CHELAN	WA	98816
WASHINGTON STATE DEPT OF TRANSPORTATION	NORTH CENTRAL REGION	2830 EUCLID AVE	WENATCHEE	WA	98801

Date Referral Sent: 3/3 ✓ File Number: CPA 26-041

Agency Referrals	Date Received	Comments Received
☐ Assessor		Yes/No
☑ Fire Marshal		Yes/No
☐ Building Official		Yes/No
☑ CD Health District		Yes/No
☐ Water		Yes/No
☐ Septic		Yes/No
☐ Solid Waste		Yes/No
☐ Food Service		Yes/No
☑ Public Works		Yes/No
☑ PUD		Yes/No
☐ Power/Water		Yes/No
☐ Property		Yes/No
☐ Sewer		Yes/No
☑ WA State Dept of Natural Resources		Yes/No
☐ Aquatic		Yes/No
☐ Forest		Yes/No
☑ WA State Dept of Ecology		Yes/No
☐ Shorelines/Wetlands		Yes/No
☐ FEMA		Yes/No
☐ WA Dept of Fish & Wildlife		Yes/No
☐ US Fish & Wildlife		Yes/No
☐ WA State Dept of Transportation		Yes/No
☐ US Army Corps of Engineers		Yes/No
☐ Fire District #		Yes/No
☐ Sewer Purveyor:		Yes/No
☐ Water Purveyor:		Yes/No
☐ Irrigation District:		Yes/No
☐ Water District:		Yes/No
☐ School District:		Yes/No
☐ Hospital District:		Yes/No
☑ City of: Chelan		Yes/No
☐ Community Council:		Yes/No
☐ WA State Archaeology		Yes/No
☑ Yakima Nation		Yes/No
☑ Confederated Tribes of Colville		Yes/No
☐ Noxious Weed Control Board		Yes/No
☐ Port of Chelan County		Yes/No
☑ SEPA Register		Yes/No
☐ Bureau of Land Management		Yes/No
☐ Other:		Yes/No

Jessica K. Thompson

From: Jessica K. Thompson
Sent: Tuesday, March 3, 2026 2:13 PM
To: 'pinewoodcottages@msn.com'; 'eburgess@farallonconsulting.com'
Cc: Susan Dretke
Subject: Notice of Application for CPA 26-041 Campbell - Chelan County Dept. of Community Development
Attachments: CPA 26-041 NOA.pdf; CPA 26-041 - Affidavit of posting.pdf

Greetings,

Please find the attached Notice of Application for a Comprehensive Plan Amendment regarding Patricia and Christopher Campbell's property, File# CPA 26-041. This notice should be posted on the *subject property by March 5th, or as soon as possible. Please place in a prominent position on site and maintain it for 14 days,* starting from the first day of posting. If you need a sign for posting, you may pick one up at our office.

Also attached is the affidavit of posting that needs to be filled out with the appropriate information after the 14-day comment period, signed before a notary, and the original returned to your planner. If your affidavit of posting is not returned to your planner, your file may be placed on hold.

If you have any questions pertaining to your application please contact the Chelan County Planner associated with this file, **Susan Dretke**, at 509-667-6225 or **Susan.Dretke@co.chelan.wa.us**.

Thank you,

Jessica Thompson
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

Jessica K. Thompson

From: Jessica K. Thompson
Sent: Tuesday, March 3, 2026 10:47 AM
To: FMO; 'EHSupport'; Cindy Grubb; 'Real Estate Services'; 'AquaticLeasing.Rivers@dnr.wa.gov'; 'ECY RE CRO SEPA Coordinator'; 'jajax@cityofchelan.us'; 'Mayor McCardle'; Laura McAloon; 'ENVIROREVIEW@YAKAMA.COM'; 'guy.moura@colvilletribes.com'
Cc: Susan Dretke
Subject: Request for Comments – CPA 26-041 Campbell – Chelan County Dept. of Community Development
Attachments: CPA 26-041 NOA.pdf; Application Materials for NOA.pdf

Greetings,

Chelan County has a **Comprehensive Plan Amendment** application in which we are requesting comments from agencies and special districts. Attached are all the materials for your review and the Notice of Application. Please respond by **5:00 pm on March 19, 2026.**

Project File No.: CPA 26-041
Project Location: 24 Hugo Road, Chelan, WA 98816
Parcel Number: 27-23-03-330-175
Applicant/Owner: Patricia and Christopher Campbell
Application Date: February 11, 2026
Determination of Complete: February 24, 2026
Notice of Application Date: March 5, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR2.5).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Application Materials: Attached to this email or may be found on the Chelan County Public Notice Portal: https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

Return Comments To: **Susan Dretke**

Chelan County Department of Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Email: **Susan.Dretke@co.chelan.wa.us**

Sincerely,

Jessica Thompson

Community Development Department

316 Washington Street, Suite 301,

Wenatchee, WA 98801

Phone: (509) 667-6231

JessicaK.thompson@co.chelan.wa.us

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit | Copy | Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-041 Campbell

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:
24 Hugo Rd
Chelan WA 98816

Parcel number:

Coordinates (Lat, Long):
47.861001 , -119.934367

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:
Project

Related Ecology SEPA numbers:

Important dates

Issued date:
3/5/2026

Comments due to lead agency:

Applicant name:
Patricia and Christopher Campbell

Applicant contact information:

Document type:
CONSULT

Document sub type:

Proposal name:
CPA 26-041 Campbell

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR2.5).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Jessica Thompson

3/19/2026

Date submitted to Ecology:
3/3/2026

Published date:

Attached files

File name	File description
Application Materials for NOA.pdf	Application Materials
CPA 26-041 NOA.pdf	Notice of Application

 Copyright © Washington State Department of Ecology

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: buHEAlshXnyv7p3c47kq | **Proof Updated: Mar. 03, 2026 at 07:23am PST**
Notice Name: March 5th NOA NonOp.

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Jessica Thompson	Wenatchee World
jessicak.thompson@co.chelan.wa.us	
(509) 667-6225	

Columns Wide:	2	**Ad Class:**	Legals
Total Column Inches:	7.77		
Number of Lines:	40		

3/5/2026: Custom notice (Thursday Rate)	124.04
Subtotal	$124.04
Tax	$0.00
Processing Fee	$12.40
Total	**$136.44**

See Proof on Next Page

NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

Notice is hereby given that the Chelan County Department of Community Development has received and found the following land use application to be complete and ready for processing, public review, and comment. We have further determined that this proposal is unlikely to have a significant adverse impact on the environment. The department expects to issue a Determination of Non-Significance (DNS) in accordance with the DNS process found in WAC 197-11-340(2). The proposal may include mitigation measures under applicable codes and public review processes. Mitigation measures may be required regardless of whether an EIS is prepared; however, possible mitigation measures are unknown at the issuance of this notice. A copy of the subsequent threshold determination for this proposal may be obtained upon request to this department. **This may be the only opportunity to comment on the environmental impact of this proposal.**

CPA 26-041 Campbell - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR2.5). 24 Hugo Road, Chelan, WA 98816 also identified as Assessor's Parcel No.: 27-23-03-330-175.

CPA 26-048 HMJD Collins, LLC - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 (RR10) to Rural Residentia l/Resource 2.5 (RR2.5). Unassigned, Chelan, WA 98816 also identified as Assessor's Parcel No.: 27-23-03-430-050.

CPA 26-054 Hellickson - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). Unassigned, Chelan, WA 98816 also identified as Assessor's Parcel No.: 25-18-32-330-200.

CPA 26-060 McMahon - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/ Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5). 7948 East Leavenworth Rd., Leavenworth, WA 98826 also identified as Assessor's Parcel No.: 24-17-23-510-480.

On March 5, 2026, this application was noticed to the public, and no action will be taken on this project until the agency comment period ends March 19, 2026.

All reports and file of record are available at 316 Washington St., Suite 301, Wenatchee, WA 98801 for review. Public comments will be accepted at any time prior to the close of the public record on project permits. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, and original signature, should be as specific as possible, and may be mailed or personally delivered at the address listed above. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision, and appeal the decision as provided by law.

Date: March 5, 2026

######

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225 FAX: (509)667-6475

NOTICE OF APPLICATION

Project File No.:	CPA 26-041
Project Location:	24 Hugo Road, Chelan, WA 98816
Parcel Number:	27-23-03-330-175
Applicant/Owner:	Patricia and Christopher Campbell
Application Date:	February 11, 2026
Determination of Complete:	February 24, 2026
Notice of Application Date:	March 5, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR2.5).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Public Review and Comment Period: PUBLIC COMMENT ON THIS PROPOSAL IS ENCOURAGED and no action will be taken on the project until the Agency comment period ends on **March 19, 2026**. Agencies, tribes, and the public are encouraged to review and comment on the proposed project. Public comments will be accepted at any time prior to the close of the public record. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, original signature, and should be as specific as possible. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision and appeal the decision as provided by law. Written comments must be submitted to the Department of Community Development, 316 Washington St., Suite 301 Wenatchee, WA 98801; Attention: Susan Dretke or email susan.dretke@co.chelan.wa.us for additional information or to review application materials.

The complete case file on this matter is available for review online at https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome; or during normal business hours at the offices of the Chelan County Community Development Department located at 316 Washington St., Suite 301 Wenatchee, WA 98801 Monday-Friday between the hours of 8:00 A.M. and 5:00 P.M. Please contact the on-call planner at (509) 667-6224 to arrange an inspection of the file.

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301
WENATCHEE, WA 98801
(509) 667-6225

VIA EMAIL

DETERMINATION OF APPLICATION STATUS

Pursuant to Title 14, Development Permit Procedures & Administration, Section 14.08.030, Determination of Completeness. (CCBOR Resolution No. 2004-16, as amended)

Project Description: The proposal is a request to amend the current comprehensive plan map designation from Rural Residential/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5).

File Number:	CPA 26-041
Related Files:	None
Parcel Address:	24 Hugo Rd., Chelan, WA 98816
Parcel Zoning	Rural Residential/Resource 5 (RR5)
Applicant/Owner:	Patricia and Christopher Campbell
Mailing Address:	PO Box 2131, Kingston, WA98346
Date Submitted:	2/11/26
Date Complete:	2/24/26

Upon Initial Review, The Above Referenced Application is Found To Be: COMPLETE

The required components of an application are present and are judged by the review authority to be technically accurate and contain sufficient information necessary to allow the processing of the application. All submittal fees have been paid.

Your application has been determined to be complete as of the date of this letter. Pursuant to Chelan County Code Section 14.08.030(5), a Determination of Completeness shall not preclude the department for requesting additional information or studies if the need for more information becomes apparent during processing of the proposed development.

Review Authority: Susan Dretke
Chelan County Community Development
316 Washington St., Suite 301, Wenatchee, WA 98801
Email: susan.dretke@co.chelan.wa.us
Phone: (509) 667-6586

Sincerely,

Susan Dretke 2/24/26

Chelan County Code 14.14.050

1. A detailed statement of what is proposed to be changed and why. Identify the specific Comprehensive Plan Land Use Designation map number and Zoning map number that would be amended.

This proposal is to change the zoning and comprehensive plan land use designation map and zoning map of parcel no. 272303330175 at 5.14 acres from Rural Residential/Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR 2.5). The property is located east of Chelan, within Section 03, T 27N, R 23E.W.M.

The official Chelan County Zoning and Comprehensive Plan map is no. 18. Parcel no 272303330175 is adjacent to 168 acres zoned RR 2.5 to the east of the subject property and, in addition to 54 acres zoned RR 2.5 occurring northwest of the subject property directly north of US Highway 97A.

The zoning and comprehensive plan designations are proposed to be changed to align the property with more appropriate zoning based on the property locations adjacent to Highway 97A, Hugo Road, existing residential use and adjacent zoning. The total area proposed to be rezoned is 5.14 acres.

2. Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (RCW 36.70A.020 as amended) and any applicable County Wide Planning Policies.

RCW 36.70A specifies 15 Planning Goals for the State of Washington. When reviewing compatibility with these stated goals, it is important to acknowledge the unique circumstances in Chelan County. Eighty-eight percent (88%) of Chelan County is in public ownership, either state or federal. That leaves twelve percent (12%) of the County in private ownership. Of the property remaining in private ownership, approximately 10% is reserved for roads and utilities. An additional reduction is taken for those areas in private ownership, but encumbered by protected critical areas, such as steep slopes, wetlands, riparian areas, flood plain, shrub steppe, and shoreline. This leaves a very small overall percentage of Chelan County available for residential use, while the demand for housing remains high. This lack of inventory is driving the price of residential property which negatively affects affordability of housing for those who live and work in Chelan County.

RCW 36.70A.020(1) encourages urban growth. The subject property is not located in an urban growth area but rather located near the Chelan UGA and adjacent to the same zoning district as that which is proposed.

RCW 36.70A.020(2) aims to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development. The subject property for this zone change and comp plan map amendment request would not be converted to sprawling, low density development but rather a well-planned efficient use of available land. The best use for this land is allowing the density to increase in the developable areas while preserving the open space and critical areas.

RCW 36.70A.020(4) encourages the promotion of a variety of residential densities and housing types. Given the fact that only 12% of Chelan County is in private ownership, residential development will continue, whether it be as a standard subdivision

encouraging inefficient use of land with large lots, or the use of innovative development through clusters and planned developments, encouraging more manageable lots sizes and open space preservation.

The proposal is also consistent with the county-wide planning policies:

Policy 4: The proposal is consistent with the policies for county-wide transportation facilities and strategies, through an integrated transportation system and is within the current capacity. The property is located adjacent to U.S. Highway 97A and a county road (Hugo Road), and the proposal would not result in heavy traffic through residential neighborhoods or otherwise result in traffic congestion or impacts on inadequate streets or roads.

Policy 5: The proposal is consistent with the county-wide policies for housing by directly addressing land available for housing options, encouraging the productive development of the property for housing, and permitting new housing in an area that already is adjacent to RR 2.5 zoning.

Policy 7: The proposal is consistent with the county-wide policies for economic development and employment. Specifically, one of the factors is "[t]he availability of housing to support economic growth." The proposal would encourage the development of the property as additional housing that would support economic growth in the Chelan area and directly respond to the need for more housing in the area. More inventory has a positive effect on housing costs for buyers.

3. A statement of how the proposed map amendment complies with or supports the Chelan County Comprehensive Plan's goals and policies.

Land Use Element; Residential Development

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Goal Rationale: An adequate supply of housing available to all income levels is necessary to meet the housing needs of the County.

Policy LU 1.1: Promote improved neighborhood character and compatibility through unified design and site requirements for both site-built homes and manufactured and modular housing.

Rationale: The placement of should take into consideration compatibility with the character of existing and future residential areas.

Increasing the density of residential lots in this area would promote a future division of land that can be developed with a unified design and allow lots sizes which could accommodate housing that would be affordable for the area workforce or reduce competition for existing housing.

Policy LU 1.2: Protect residential neighborhoods from impacts associated with incompatible land uses through application of development standards and permit conditioning.

Rationale: Incompatible land uses located in close proximity to residential neighborhoods may create adverse impacts which could lead to a reduction of the high quality of life for the County residents.

The proposed RR 2.5 zoning is the same as the adjacent property to the east and will allow for residential development which is compatible with the existing residential uses in the area.

Policy LU 1.3: Develop innovative regulatory strategies that create developer incentives to provide affordable housing to low- and moderate-income households.

Rationale: This can be accomplished through the use of innovative techniques including but not limited to density bonuses, performance zoning, zero lot line development, and cluster subdivisions. Incentives may help facilitate the construction of low- and moderate-income housing.

The proposed RR 2.5 zoning will allow lot sizes that are in accordance with the Chelan-Douglas Health District standards for water and sewer disposal. This density allows the creation of more residential inventory which serves to reduce land prices based on supply and demand.

Policy LU 1.5: Encourage infill of vacant and underdeveloped land in existing residential areas within urban growth areas and rural communities, such as LAMIRDs.

Rationale: Many parcels of land are available within existing residential developments that can accommodate further development. Infill within these areas will allow public facilities and services to be provided in a more efficient manner.

The proposed rezone is adjacent to a large area zoned RR 2.5 with appropriate lot sizes. The subject property can accommodate further development that is consistent with adjacent land uses and lot sizes.

Housing Element

Goal H 2: Promote a variety of residential densities and housing types.

Policy H 2.1: Promote a diversity of housing unit types and densities to meet the needs of all existing and future residents of the County, including both site-built and manufactured and modular homes.

Rationale: An adequate supply of appropriately zoned land will ensure that the GMA plan does not artificially create inflation in housing prices by restricting competition in the land market.

The approval of this application will lead to increasing the supply of appropriately zoned land that will ensure that inflation in housing prices is not artificially created.

4. **A detailed statement on how the land use designation amendment complies with the Chelan County Comprehensive Plan land use designation/siting criteria.**

Rural Element

Designations/Siting Criteria – Rural Residential 2.5

Density: One (1) dwelling unit per 2.5 acres. Clustering consistent with the underlying densities and the rural character and rural development provisions of the goals and policies of the comprehensive plan may be permitted. Topography, critical areas, other environmental constraints, and compliance with all other applicable development standards shall be considered in the provisions to allow for clustering.

Locational Guidelines:

1. **Geographical and Geological Characteristics. The area may have moderate soil limitations and may have other limited physical constraints to development. The area may be immediately adjacent to existing residential or rural developments. The area may be adjacent to urban growth areas.**

2. **Natural Resources. The area has limited resource management potential. The area may be adjacent to resource lands.**

3. **Public Services. Uses do not require extension or provision of urban levels of services. Rural governmental services and infrastructure are typically available, planned and or funded for.**

4. **Existing Land Uses. Single family residences, agricultural uses, cottage industries and small businesses, and other rural development may be present. Predominant parcel sizes are currently 2.5 acres or greater in size but typically less than 5 acres.**

The property meets the designation and siting criteria for RR 2.5 and is more appropriate than the current zoning. The property is closely associated with natural amenities found in Chelan County due to the location in the greater Chelan recreational area. The property is not designated as a resource land of long-term significance. Rural governmental services are available and planned for. Existing land uses in the area include seasonal and year-round residences, tourist and recreational activities, agriculture, and other rural development. There are many properties in the area that are zoned RR 2.5.

5. **A detailed statement of how the amendment is consistent with and supported by the Capital Facilities Element and the Transportation Element of the Comprehensive Plan, or if not, what changes to these elements would be required.**

Both the Capital Facilities and Transportation elements of the Comprehensive plan speak more to goals and objectives for agencies of jurisdiction when development is proposed. At the time any additional development is proposed, application(s) will have to be in compliance with the concurrency requirements of GMA and the Chelan County comp plan goals and objectives for all elements of the comp plan.

6. **For land use map designation amendments, identify the land uses surrounding the affected property, and describe how the proposed change would affect the surrounding land uses. Explain why the proposed amendment is more appropriate than the existing land use designation.**

The property to the north is zoned RR 5 but is separated from the subject property by Highway 97A. The property to the south and west is zoned RR5. The properties to the east have the same zoning as that which is proposed - RR 2.5, and like the subject property is bordered by U.S. Highway 97A to the north. The proposed designation is more appropriate because the property is bounded on two sides by highways/roads and is in a location with existing access to a county road (Hugo Road), with sufficient right of way for future development.

The proposed amendment is a more appropriate zoning for the subject parcel due to the consistent nature of alignment with previously mentioned goals of the RCW 36.70A.020 and Chelan County Planning Policies.

7. **Will the proposed amendment affect lands designated as resource lands of long-term commercial significance and/or critical areas? If so, how will the proposed amendment impact these areas?**

The proposed text amendment would not affect lands designated as resource lands of long-term commercial significance and/or critical areas. The subject property is not adjacent to Commercial Forest or Agricultural Lands. The property has been evaluated for the presence of streams and/or wetlands and there are none on the property. Any critical areas that may be present on the subject property would be adequately protected by conditions of approval contained in any future land use approvals. All required protections to critical areas such the submission of geotechnical reports would be complied with as necessary in order maintain a high level of environmental quality in Chelan County.

8. **How would the proposed amendment affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.**

The proposed amendment would make a certain amount of land available for higher density development to accommodate future growth in the rural, unincorporated areas of Chelan County. Moderately priced rural properties are very desirable, and the demand

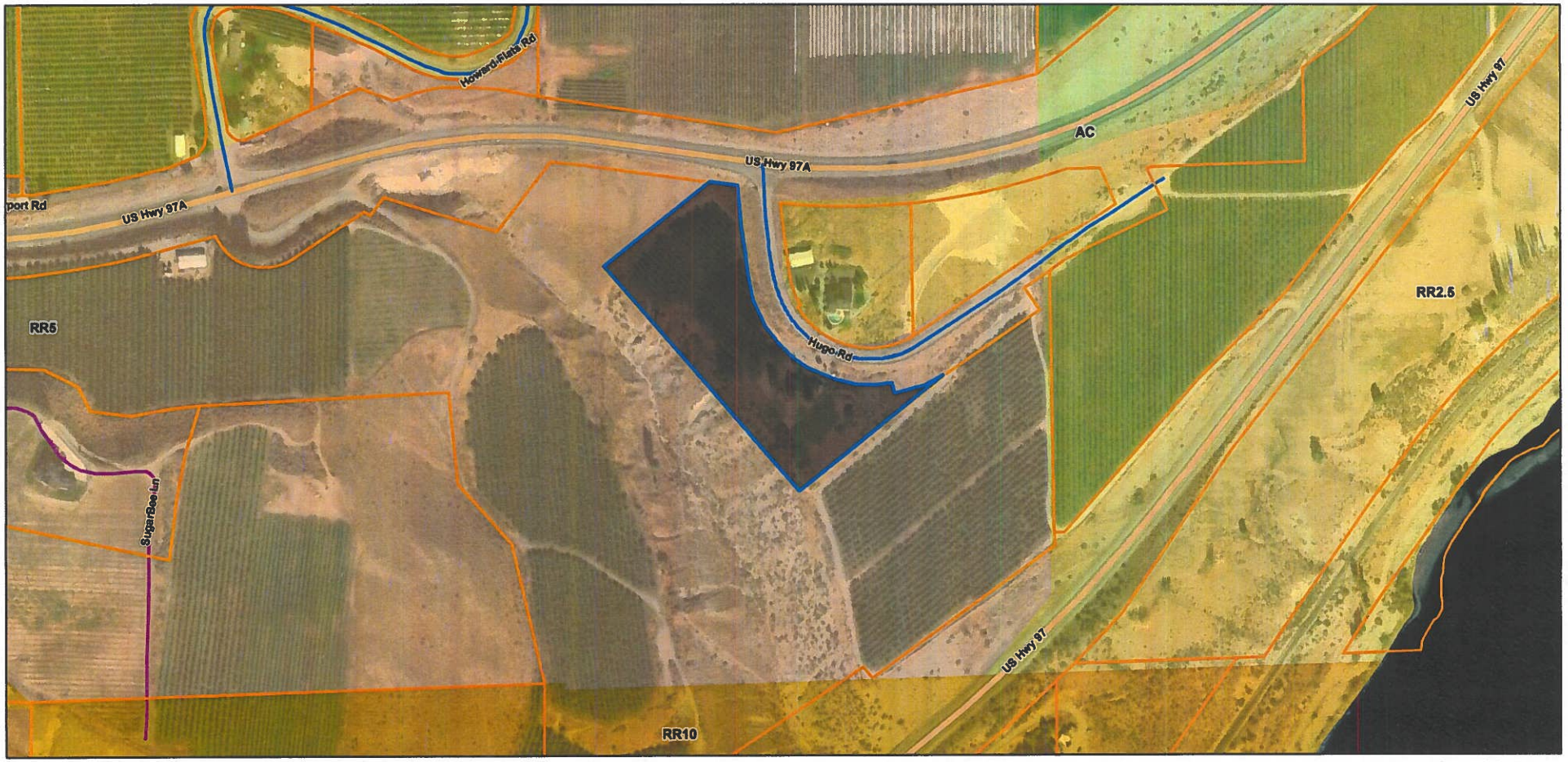
is high for residential building lots. The price of land is increasing rapidly because the demand is high, and the supply is extremely low.

9. Explain how the proposed change would serve the interests of not only the applicant, but also the public as a whole, including health, safety or welfare.

The increased number of lots available for residential development will contribute to stabilizing the housing market, which at present is unattainable for many lifelong Chelan area residents. The value of the property will also increase the residential property taxes for Chelan County, which in turn, will increase the funding for governmental services.

24 Hugo Road Zoning Map

ArcGIS Web Map



2/11/2026, 12:30:13 PM

Parcels

Roads

US, As-built, <Null>

Chelan County, As-built, County; Chelan County, As-built, <Null>; Chelan County, Retired, <Null>

Private, As-built, <Null>; Private, Retired, <Null>; Private, As-built, Private; Private, As-built, Unmaintained

Zoning

COMMERCIAL AGRICULTURAL LANDS

RURAL RESIDENTIAL/RESOURCE 10

RURAL RESIDENTIAL/RESOURCE 2.5

RURAL RESIDENTIAL/RESOURCE 20

RURAL RESIDENTIAL/RESOURCE 5

1:4,514

0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

Vantor

ArcGIS Web AppBuilder

Vantor | Aspect Consulting LLC (2021) - based on WRIA Boundaries (Washington Department of Ecology), 8th and 10th digit hydrologic units (HUCs) from the National Watershed Boundary Dataset (WBD). | Brad Scott - Community Development | The Watershed Company |

ELECTRONICALLY RECORDED in Chelan County WA. Skip Moore, Auditor, Chelan County, WA. AFN # 2596682 Recorded 07/17/2024 at 12:07 PM, D Page: 1 of 6, $308.50, SIMPLIFILE LLC FIG TITLE LLC

When recorded return to:

Fig Title LLC
701 North Chelan Avenue
Wenatchee, WA 98801

202967
REAL ESTATE EXCISE TAX
PAID $8165.00
Chelan County Treasurer
07/17/2024 AZM

File No.:	38189-CC
Abbreviated Legal:	Property 1: Parcel A of Boundary Line Adjustment 2024-231, Chelan County
Tax Parcel Number:	272303330175
Date:	July 8, 2024

STATUTORY WARRANTY DEED

THE GRANTOR(S) **HMJD-Collins LLC, a Washington Limited Liability Company**

for and in consideration of **Ten Dollars ($10.00) and other good and valuable consideration,** in hand paid, conveys, and warrants to **Hugo 24 Enterprises LLC, a Washington Limited Liability Company** the following described real estate, situated in the County of Chelan, State of Washington:

That portion of the Southeast quarter of the Southwest quarter of Section 3, Township 27 North, Range 23 East Willamette Meridian, Chelan County, Washington, more particularly as follows:

Beginning at the intersection point of the Southerly Right of Way of US Highway 97A and the Southerly Right of Way of Hugo Road, said point being perpendicular to and 70.00 feet distant from Highway Engineers Station (H.E.S.) 202+96.29, centerline survey, SR 97, Co. Road 506 to Azwell Vicinity;
Thence along the Southwesterly Right of Way off said Hugh Road, South 7°52'02" East for a distance of 241.33 feet;
Thence along a tangent curve to the left having a radius of 320.00 feet with a delta angle of 92°48'36" for an arc length of 518.35 feet;
Thence South 10°40'38" East for a distance of 30.00 feet;
Thence along a non-tangent curve to the left having a radius of 350.00 feet with a delta angle of 24°11'25" for an arc length of 147.77 feet;
Thence leaving said Right of Way, South 50°48'03" West for a distance of 490.00 feet;
Thence North 41°46'32" West for a distance of 772.95 feet;
Thence North 50°48'03" East for a distance of 355.00 feet, more or less, to the Southerly Right of Way of US Highway 97A;
Thence along said Right of Way, South 82°52'02" East for a distance of 70.00 feet to the Point of Beginning

Also known as Parcel A of Boundary Line Adjustment 2024-231 under Auditor's File No. 2594830

TOGETHER WITH THAT certain 2006 FTWD Manufactured Home, Model OAK GROVE, VIN ALB0305780R

Subject to All encumbrances, rights, restrictions, reservations, covenants and easements, apparent or of record.

And Subject to those items specifically set forth on Exhibit "A"

Exhibit "A"

. This land is included in the Upper Columbia Irrigation District, formally known as the Greater Wenatchee Reclamation District and is subject to the laws and regulations of the United States and the State of Washington applicable to the project and is liable for further assessments, if any, levied by the district, and subject to easements for lateral ditches and pipelines used in connection with the district's irrigation system.

. Right of the public to make necessary slopes for cuts or fills upon the land herein described in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.

. Roadway Easement being 20 feet wide as disclosed on Chelan County Assessor's Map.

. RESERVATIONS contained in Chelan County Superior Court recorded as Case No. 25992.

. Notice of Appropriation of Water as imposed by instrument recorded on April 16, 1902 as document #9015826.

. EASEMENTS and the terms and conditions thereof affecting a portion of said premises for Electric Transmission and Distribution Line recorded on April 16, 1924 as document #120006, on March 23, 1928 as document #164108, on April 27, 1962 as document #593129, on January 7, 1964 as document #615796.

. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Right of Way recorded on December 12, 1947 as document #402273.

. AGREEMENT regarding Roadway and the terms and conditions thereof recorded on February 13, 1957 as document #517530.

. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Electric Transmission and Distribution Line recorded on April 25, 1969 as document #689957.

. Warranty Deed as imposed by instrument recorded on June 16, 1970 as document #700894.

. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Electric Transmission and Distribution Line recorded on May 27, 1971 as document #709486.

. Quit Claim Deed as imposed by instrument recorded on May 29, 1979 as document #800398.

. Quit Claim Deed as imposed by instrument recorded on June 12, 1979 as document #800997.

. Release of Damages as imposed by instrument recorded on January 19, 1984 as document #8401190033, on June 14, 1984 as document #8406140053.

. AGREEMENT regarding Joint Right of Use and the terms and conditions thereof recorded on July 9, 1984 as document #8407090001.

. Quit Claim Deed as imposed by instrument recorded on November 29, 1984 as document #8411290021.

. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Irrigation Pipeline recorded on December 9, 1987 as document #8712090044.

. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Water Pipeline recorded on September 22, 1988 as document #8809220002.

. EASEMENTS and the terms and conditions thereof affecting a portion of said premises for Avigation recorded on April 16, 1993 as document #9304160078, as document #9304160079, as document #9304160080.

. AGREEMENT regarding Limited Avigation Agreement and the terms and conditions thereof recorded on April 16, 1993 as document #9304160080.

. Terms and conditions as disclosed by survey recorded on April 29, 1997 as document #2004701. Affects said premises and other property

. AGREEMENT regarding Fencing Agreement and the terms and conditions thereof recorded on October 16, 1998 as document #2038603.

. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Declaration of Easements recorded on August 22, 2003 as document #2152961.

Said document was amended on September 22, 2003 as document #2155715.

. Covenants, conditions and restrictions and easements contained in Grover Collins Orchard Short Plat No. 2009-015:
Recorded: on December 1, 2009 as document #2315271

. Terms and conditions as disclosed by survey recorded on December 24, 2009 as document #2316587. Affects said premises and other property

. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Overhead and/or Underground Utility recorded on March 4, 2010 as document #2320027.

. Terms and provisions of agreement concerning Boundary Line Adjustment No. 2015-098 recorded on July 14, 2015 as document #2421460.

. Terms and provisions of agreement concerning Boundary Line Adjustment 2020-103 recorded on November 17, 2020 as document #2529918.

. AGREEMENT regarding Shared Well Agreement and the terms and conditions thereof recorded on December 31, 2020 as document #2533366.

. AGREEMENT regarding Shared Well Agreement and the terms and conditions thereof recorded on June 16, 2022 as document #2568910.

. Terms and provisions of agreement concerning Certificate of Exemption recorded on April 29, 2024 as document #2593543.

. Terms and provisions of agreement concerning Boundary Line Adjustment 2024-231 recorded on June 3, 2024 as document #2594830.

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 272303330175 Lot Size: 5.14 (Acres)
Parcel Address: 24 Hugo Rd. City/Zip Code: Chelan 98816
Property Owner(s): Patricia Campbell / Christopher Campbell Zoning: RR5
Mailing Address: PO Box 2131
City/State/Zip Code: Kingston, WA 98346
Phone: 206-300-1177 E-mail: pinewoodcottages@msn.com

Applicant/Agent (if different than owner): Erin Burgess
Company and Mailing Address: Farallon Consulting, LLC DBA Grette Associates, PO Box 94147
City/State/Zip: Seattle, WA 98124 Phone: (509) 640-3289
E-mail: eburgess@farallonconsulting.com
For multiple owners, applicants, or agents, provide additional sheets.

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ☐ Administrative Modification
- ☐ Administrative Determination
- ☐ Administrative Interpretation
- ☐ Binding Site Plan
- ☑ Comprehensive Plan Map Amendment
- ☐ Comprehensive Plan Text Amendment
- ☐ Conditional Use Permit
- ☐ Forest Practice/Conversion
- ☐ Open Space: Public Benefit Rating System
- ☐ Major Subdivision
- ☐ Master Planned Development
- ☐ Planned Development
- ☐ Plat Alteration or Vacation
- ☐ Short Plat
- ☐ Variance (zoning or critical areas)
- ☐ Zoning Change-Text Amendment/ Map Amendment
- ☐ Critical Area Determination
- ☐ Other: _____

APPLICABILITY SECTION

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership (Title holder signature is required on all applications. Properties being purchased on a Real Estate Contract require title holder signature.)
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:

Unknown

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property coverd by this proposal? ☑ No ☐ Yes, please list:

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Pursuant to Chelan County Code (CCC), Section 11.82.030: An applicant seeking to develop property which requires a development permit, not otherwise exempted from the requirements of this chapter, shall submit with the application this certified statement, which lists criteria (5)(A) through (5)(D), (6), and (7) as set forth in CCC, Section 11.82.040 and indicate whether the criteria apply or do not apply to the site or development.

*****Any development application that fails to contain this statement or fails to indicate whether any one of the criteria apply or do not apply shall be rejected and only accepted upon resubmission of the completed statement. "Unknown" or similar responses will not be accepted.*****

If the administrator determines the development meets one or more of criteria (1) through (4) of CCC, Section 11.82.040, or if the administrator determines the development meets criterion (5) of CCC, Section 11.82.040 and the applicant indicates the development meets one or more of criteria (5)(A) through (5)(D), or if the applicant indicates the development meets one or more of criteria (6) or (7) of CCC, Section 11.82.040, the development shall require a hydrogeologic evaluation as described in CCC, Section 11.82.050. If the development has a medium or high vulnerability rating, the development shall be subject to the performance standards of CCC, Section 11.82.060.

If the administrator determines that criteria (1) through (5) of CCC, Section 11.82.040 do not apply to the development and an applicant's statement asserts that criteria (6) and (7) of CCC, Section 11.82.040 do not apply to the development, the administrator will accept the statement and proceed with the permitting or approval process, except if the administrator has or obtains information prior to the permit or approval being finalized, which clearly establishes the applicant's statement is incorrect. In which case, the applicant will be advised in writing of the inconsistent information and advised to either (A) provide an amended statement adding the evaluation criteria as being applicable and complete a hydrogeologic evaluation of the development pursuant to CCC, Section 11.82.050, or (B) present sufficient countering information clearly establishing that the basis for the department's concern is incorrect. If the applicant selects to proceed under (B), upon receipt of the applicant's information, the administrator shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the administrator.

EVALUATION CRITERIA:

The applicant is required to determine the vulnerability rating for any development permit, not otherwise exempted, and meets any one of the criteria below. Please check the boxes that apply to your project:

- ☐ 1.Within a wellhead protection area designated under WAC 246-290-135
- ☐ 2. Within a critical aquifer recharge area mapped and identified by a qualified groundwater professional
- ☐ 3. Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act
- ☐ 4. Within an area established for special protection pursuant to a groundwater management program, Chapters 90.44, 90.48, and 90.54 RCW, and Chapters 173-100 and 173-200 WAC
- ☐ 5. The site contains highly permeable soils, which include types 1 ,2 and 3 under WAC 246-272A-0220, Table V or soils mapped by US Department of Agriculture Natural Resources Conservation Service as having saturated hydraulic conductivity (Ksat) classification of Moderately High or identified as Hydrologic Soil Group "A" and:
  - ☐ A. The site will be utilized for hazardous substance (defined in Chapter 70.105 RCW) processing, storage or handling in applications or quantities larger than is typical of household use; or
  - ☐ B. The site is currently or will be utilized for commercial or industrial activities listed in the US Environmental Protection Agency's Potential Sources of Drinking Water Contamination Index that can be found in Appendix A to Department of Ecology's Critical Aquifer Recharge Area Guidance Document; or
  - ☐ C. The development involves a major subdivision and includes present or future plans to construct dwelling units that will not be connected to a public sewer system and any of the lots are less than one net acre in size; or
  - ☐ D. The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds four thousand square feet;
- ☐ 6. The proposed use is as a commercial feedlot, landfill, junkyard, salvage yard, or auto wrecking yard, or
- ☐ 7. The site will be used for above ground application of sewage or sludge.

Development proposals for a single-family residential dwelling, accessory dwelling unit, or accessory building that is connected to a public sewer system or has a septic permit approved by the Chelan-Douglas health district shall be exempt from hydrogeologic evaluation under CCC, Section 11.82.050.

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there **IS NOT** or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled "**IS NOT**" above, proceed to Sub-Section III of this form.

If you circled "**IS**" above, proceed to Sub-Section II of this form.

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

_____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.

_____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.

_____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.

_____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

☑ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis- related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

- ❑ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.
- ❑ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).
- ❑ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.
- ❑ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.
- ❑ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.
- ❑ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

- ❑ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ❑ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ❑ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ❑ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ❑ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- ❑ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ❑ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ❑ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ❑ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ❑ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ❑ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEGEMENT SECTION

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

By submitting this application, I acknowledge and certify the following:

Initials
(Owner and, if applicable, Applicant)

1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.
2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.
3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.
4. Additional permit applications and approvals may be necessary to conduct specific activities.
5. Application fees are non-refundable, except when approve by the Board.
6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

File(s) No. _____

CC 7. Chelan County is hereby given consent to enter the property(ies) listed above.

CC 8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.

CC 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.

CC 10. I certify that this application has been made with the consent of the lawful property owner(s).

CC 11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.

CC 12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature: Patricia Campbell **Place:** Kingston, Wa **Date:** 12-10-25

Print Name: Patricia Campbell

Owner/Applicant/Agent Signature: Christopher Campbell **Place:** Kingston, WA **Date:** 12-10-25

Print Name: Christopher Campbell

Owner/Applicant/Agent Signature: E A Burgess **Place:** Wenatchee, WA **Date:** 2-11-26

Print Name: Erin Burgess

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801

TELEPHONE: (509) 667-6225

COMPREHENSIVE PLAN AMENDMENT SUPPLEMENTAL INFORMATION

This packet is designed to assist you in preparing your application for a Comprehensive Plan Amendment. The following information is required at the time of submittal. Applications will be accepted **January 2 through March 1** of each calendar year. Additional information may be required. ***An incomplete application will not be processed.***

- ✓ A completed General Land Use Application, pursuant to CCC, Section 14.14.050(A) and (B).
- ✓ A completed SEPA Checklist (State Environmental Policy Act), pursuant to CCC, Section 14.14.050(D).
- ✓ Pursuant to Chelan County Code, Section 14.14.050 (C), a detailed narrative which includes the following:
  - i. A detailed statement of what is proposed to be changed and why. Identify the specific comprehensive land use designation map and zoning map that would be amended; and,
  - ii. Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (Chapter 36.70A RCW as amended) and any applicable County-wide planning policies; and,
  - iii. A statement of how the amendment complies with or supports the comprehensive plan's goals and policies; and,
  - iv. A detailed statement on how the land use designation amendment complies with comprehensive plan land use designation/siting criteria; and,
  - v. A statement of how the amendment is consistent with and supported by the capital facility element and the transportation element of the comprehensive plan, or if not, what changes to these elements would be required; and,
  - vi. For land use designation amendments, identify the land uses surrounding the affected property and describe how the proposed change would affect the surrounding land uses. Describe why the proposed amendment is more appropriate than the existing land use designation; and,
  - vii. Will the proposed amendment affect lands designated as resource lands of long-term commercial significance and/or critical areas? If so, how will the proposed amendment impact these areas; and,
  - viii. How would the proposed amendment affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan; and
  - ix. Explain how the proposed change would serve the interests of not only the applicant, but the public as a whole, including health, safety or welfare; and
- ✓ Pursuant to Chelan County Code, Section 14.14.050 (E), The applicable processing fee for comprehensive plan amendments and SEPA review as determined by the county's adopted fee schedule, as amended, except that amendment requests by the cities shall not require the collection of said fees.
- ✓ Pursuant to Chelan County Code, Section 14.14.060 (1), Amendment review criteria for comprehensive plan maps, urban growth area and county-adopted plans, shall be comply with the following:
  1. General Review Criteria. Proposed amendments to the Chelan County comprehensive plan maps and county-adopted city comprehensive plan maps as these plans relate to the unincorporated portions of each city's urban growth area (UGA) must meet the following criteria:
     - A. The proposal is consistent with the goals of the Growth Management Act (Chapter 36.70A RCW), and any applicable county-wide planning policies; and,
     - B. The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies; and,

C. The amendment complies with comprehensive plan land use designation/siting criteria; and,

D. The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended; and,

E. The amendment does not adversely affect the surrounding land uses; and,

F. The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated; and,

G. The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan; and,

H. The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

✓**RCW 36.70A.020 Planning goals.**

The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations of those counties and cities that are required or choose to plan under RCW 36.70A.040. The following goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans and development regulations:

(1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

(2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

(3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

(4) Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

(5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

(6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

(7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

(8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.

(9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

(10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

(11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

(12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

(13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable:

N/A

2. Name of applicant:

Patricia Campbell

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

	Agent
Patricia Campbell	Erin Burgess
P.O. Box 2131	151 South Worthen Street, Suite 101
Kingston, WA 99346	Wenatchee, WA 98801
(206) 300-1177	509-640-3283

4. Date checklist prepared:

December 2025

5. Agency requesting checklist:

Chelan County

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

Timing and schedule would be consistent with the guidelines established in Chelan County Code Title 14—Development procedures.

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

Unknown.

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

None known.

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.

No.

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

Comprehensive Plan Map Amendment (Chelan County)
Zone Change (Chelan County)

11. Give a 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.)

This proposal is to change the zoning and comprehensive plan land use designation map and zoning map of approximately 5.14 acres (parcel 272303330175) from Rural Residential/Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR 2.5).

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The property is located at 24 Hugo Road, adjacent to U.S. Highway 97A, east of Chelan, within Section 03, T 27N, R 23E.W.M. Parcel no. 272303330175.

B. Environmental Elements [HELP]

1. *Earth* [help]

a. **General description of the site:**

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

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

15 to 45 percent.

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.**

- Pogue gravelly fine sandy loam (PrE), 25 to 45 percent
- Cashmont gravelly sandy loam (CdD), 15 to 25 percent slopes
- There are no agricultural soils of long-term significance.

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

No surface indications. The property is mapped as potentially having erosive soils.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

No filling or grading is proposed.

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

No clearing or construction is proposed.

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

There would be no new impervious surfaces as a result of this proposal.

h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

None proposed.

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.

There would be no new emissions to the air.

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

No.

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

None proposed.

3. Water [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

None onsite.

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.

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.

None proposed.

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

No.

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

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe yje type of waste and anticipated volume of discharge.

No.

b. Ground Water: [help]

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

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.

None proposed.

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.

N/A

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

No.

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

No.

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

None proposed.

4. ***Plants*** [help]

Check the types of vegetation found on the site:

__x__deciduous tree: alder, maple, aspen, other
__x__evergreen tree: fir, cedar, pine, other
__x__shrubs
__x__grass
_____pasture
_____crop or grain
__x__ 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?

None proposed.

c. List threatened and endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None proposed.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

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.

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.

None known.

c. Is the site part of a migration route? If so, explain.

No.

d. Proposed measures to preserve or enhance wildlife, if any:

None proposed.

e. List any invasive animal species known to be on or near the site.

None known.

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A

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.

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

None known.

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.

None known.

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.

N/A

4) **Describe special emergency services that might be required.**

None.

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

None proposed.

b. Noise

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

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.

N/A.

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

None proposed.

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.

Current use is residential and agricultural. Adjacent properties are in residential and agricultural use.

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?

No.

c. 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:

No.

d. Describe any structures on the site.

1,596 sq ft residence.

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

No.

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

RR 5

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

RR 5

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

N/A.

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

The Washington Department of Fish and Wildlife (WDFW) Priority Habitats and Species (PHS) online map resource indicates the subject parcel occurs within Chelan County Presumptive Shrubsteppe habitat range.

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

N/A

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

N/A.

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

None.

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

Application for a Comprehensive plan map amendment and zone change.

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

None.

9. Housing [help]

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

None.

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

None.

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

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?

N/A.

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

N/A.

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

N/A.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

None.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?

Informal recreational opportunities in the immediate vicinity include watersports, fishing, hiking, camping, snowmobiling and hunting.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

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.

No.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No.

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.

The tribes and DAHP will be notified during the county public notice period.

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.

None proposed.

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.

The site is accessed from Hugo Road. U.S. Highway 97A borders the property on the north.

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?

Link Transit serves Chelan.

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

N/A.

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).

No.

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

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?

N/A.

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.

No.

h. Proposed measures to reduce or control transportation impacts, if any:

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.

No.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed.

16. Utilities [help]

1) **Circle utilities currently available at the site:**
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

a. 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.

None proposed.

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: Patricia Campbell

Name of signee ~~Pamela~~ Patricia Campbell

Position and Agency/Organization owner

Date Submitted: 12-10-25

D. Supplemental sheet for nonproject actions [HELP]

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

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

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

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

The proposal would not include any discharges to water of toxic or hazardous substances of any kind. Because discharges to water are not proposed and toxic or hazardous substances are not part of the proposal, the proposal would not cause an increase in discharge to water or production, storage or release of toxic or hazardous substances.

Proposed measures to avoid or reduce such increases are:

Since no increases are anticipated, no measures to avoid or reduce them are proposed.

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

The proposal does not include any components that are likely to affect plants, animals, fish or marine life. Since the proposal is simply to change the comprehensive plan map and zoning designation, there would be no impact to the above-mentioned resources.

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

The proposal would be in compliance with all local, state and federal regulations regarding the above-mentioned resources. Compliance with all applicable regulations would satisfactorily protect and conserve them.

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

The proposal would not use any energy or natural resources thus it would not deplete them.

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

Since there would be no impacts to energy or natural resources, no measures to protect or conserve them are proposed.

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

The proposal would not be likely to use or affect environmentally sensitive areas or areas designated for governmental protection because none are present on the property.

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

Since there would be no impact to such resources, no measures to protect them are proposed. Subsequent future actions would be subject to regulations protective of such habitats.

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

The proposal would be likely to affect land use by changing the zoning map designation. Such a change would be compatible with any existing plans since the property is adjacent to existing property with the same zoning designation. The proposal would not affect shoreline use since it is not adjacent to a shoreline.

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

Since there would be no negative impact to shoreline and/or land use, no measures are proposed to avoid or reduce them.

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

The proposal would not be likely to increase demands on transportation or public services and utilities.

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

Since there would be no increased demands on transportation or public services and utilities, no measures are proposed to reduce such demands.

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

The proposal would not conflict with local, state or federal laws regarding the protection of the environment.

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 272303330175 Lot Size: 5.14 (Acres)
Parcel Address: 24 Hugo Rd. City/Zip Code: Chelan 98816
Property Owner(s): Patricia Campbell / Christopher Campbell Zoning: RR5
Mailing Address: PO Box 2131
City/State/Zip Code: Kingston, WA 98346
Phone: 206-300-1177 E-mail: pinewoodcottages@msn.com

Applicant/Agent (if different than owner): Erin Burgess
Company and Mailing Address: Farallon Consulting, LLC DBA Grette Associates, PO Box 94147
City/State/Zip: Seattle, WA 98124 Phone: (509) 640-3289
E-mail: eburgess@farallonconsulting.com
For multiple owners, applicants, or agents, provide additional sheets.

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ☐ Administrative Modification
- ☐ Administrative Determination
- ☐ Administrative Interpretation
- ☐ Binding Site Plan
- ☑ Comprehensive Plan Map Amendment
- ☐ Comprehensive Plan Text Amendment
- ☐ Conditional Use Permit
- ☐ Forest Practice/Conversion
- ☐ Open Space: Public Benefit Rating System
- ☐ Major Subdivision
- ☐ Master Planned Development
- ☐ Planned Development
- ☐ Plat Alteration or Vacation
- ☐ Short Plat
- ☐ Variance (zoning or critical areas)
- ☐ Zoning Change-Text Amendment/ Map Amendment
- ☐ Critical Area Determination
- ☐ Other: _____

APPLICABILITY SECTION

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership (Title holder signature is required on all applications. Properties being purchased on a Real Estate Contract require title holder signature.)
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:

Unknown

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property coverd by this proposal? ☑ No ☐ Yes, please list:

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Pursuant to Chelan County Code (CCC), Section 11.82.030: An applicant seeking to develop property which requires a development permit, not otherwise exempted from the requirements of this chapter, shall submit with the application this certified statement, which lists criteria (5)(A) through (5)(D), (6), and (7) as set forth in CCC, Section 11.82.040 and indicate whether the criteria apply or do not apply to the site or development.

*****Any development application that fails to contain this statement or fails to indicate whether any one of the criteria apply or do not apply shall be rejected and only accepted upon resubmission of the completed statement. "Unknown" or similar responses will not be accepted.*****

If the administrator determines the development meets one or more of criteria (1) through (4) of CCC, Section 11.82.040, or if the administrator determines the development meets criterion (5) of CCC, Section 11.82.040 and the applicant indicates the development meets one or more of criteria (5)(A) through (5)(D), or if the applicant indicates the development meets one or more of criteria (6) or (7) of CCC, Section 11.82.040, the development shall require a hydrogeologic evaluation as described in CCC, Section 11.82.050. If the development has a medium or high vulnerability rating, the development shall be subject to the performance standards of CCC, Section 11.82.060.

If the administrator determines that criteria (1) through (5) of CCC, Section 11.82.040 do not apply to the development and an applicant's statement asserts that criteria (6) and (7) of CCC, Section 11.82.040 do not apply to the development, the administrator will accept the statement and proceed with the permitting or approval process, except if the administrator has or obtains information prior to the permit or approval being finalized, which clearly establishes the applicant's statement is incorrect. In which case, the applicant will be advised in writing of the inconsistent information and advised to either (A) provide an amended statement adding the evaluation criteria as being applicable and complete a hydrogeologic evaluation of the development pursuant to CCC, Section 11.82.050, or (B) present sufficient countering information clearly establishing that the basis for the department's concern is incorrect. If the applicant selects to proceed under (B), upon receipt of the applicant's information, the administrator shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the administrator.

EVALUATION CRITERIA:

The applicant is required to determine the vulnerability rating for any development permit, not otherwise exempted, and meets any one of the criteria below. Please check the boxes that apply to your project:

- ☐ 1.Within a wellhead protection area designated under WAC 246-290-135
- ☐ 2. Within a critical aquifer recharge area mapped and identified by a qualified groundwater professional
- ☐ 3. Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act
- ☐ 4. Within an area established for special protection pursuant to a groundwater management program, Chapters 90.44, 90.48, and 90.54 RCW, and Chapters 173-100 and 173-200 WAC
- ☐ 5. The site contains highly permeable soils, which include types 1 ,2 and 3 under WAC 246-272A-0220, Table V or soils mapped by US Department of Agriculture Natural Resources Conservation Service as having saturated hydraulic conductivity (Ksat) classification of Moderately High or identified as Hydrologic Soil Group "A" and:
  - ☐ A. The site will be utilized for hazardous substance (defined in Chapter 70.105 RCW) processing, storage or handling in applications or quantities larger than is typical of household use; or
  - ☐ B. The site is currently or will be utilized for commercial or industrial activities listed in the US Environmental Protection Agency's Potential Sources of Drinking Water Contamination Index that can be found in Appendix A to Department of Ecology's Critical Aquifer Recharge Area Guidance Document; or
  - ☐ C. The development involves a major subdivision and includes present or future plans to construct dwelling units that will not be connected to a public sewer system and any of the lots are less than one net acre in size; or
  - ☐ D. The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds four thousand square feet;
- ☐ 6. The proposed use is as a commercial feedlot, landfill, junkyard, salvage yard, or auto wrecking yard, or
- ☐ 7. The site will be used for above ground application of sewage or sludge.

Development proposals for a single-family residential dwelling, accessory dwelling unit, or accessory building that is connected to a public sewer system or has a septic permit approved by the Chelan-Douglas health district shall be exempt from hydrogeologic evaluation under CCC, Section 11.82.050.

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there **IS NOT** or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled "**IS NOT**" above, proceed to Sub-Section III of this form.

If you circled "**IS**" above, proceed to Sub-Section II of this form.

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

_____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.

_____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.

_____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.

_____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

☑ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis- related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

- ❑ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.
- ❑ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).
- ❑ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.
- ❑ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.
- ❑ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.
- ❑ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

- ❑ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ❑ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ❑ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ❑ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ❑ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- ❑ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ❑ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ❑ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ❑ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ❑ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ❑ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEGEMENT SECTION

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

By submitting this application, I acknowledge and certify the following:

Initials
(Owner and, if applicable, Applicant)

1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.
2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.
3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.
4. Additional permit applications and approvals may be necessary to conduct specific activities.
5. Application fees are non-refundable, except when approve by the Board.
6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

File(s) No. _____

CC 7. Chelan County is hereby given consent to enter the property(ies) listed above.

CC 8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.

CC 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.

CC 10. I certify that this application has been made with the consent of the lawful property owner(s).

CC 11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.

CC 12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature: Patricia Campbell **Place:** Kingston, Wa **Date:** 12-10-25

Print Name: Patricia Campbell

Owner/Applicant/Agent Signature: Christopher Campbell **Place:** Kingston, WA **Date:** 12-10-25

Print Name: Christopher Campbell

Owner/Applicant/Agent Signature: E A Burgess **Place:** Wenatchee, WA **Date:** 2-11-26

Print Name: Erin Burgess

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801

TELEPHONE: (509) 667-6225

COMPREHENSIVE PLAN AMENDMENT SUPPLEMENTAL INFORMATION

This packet is designed to assist you in preparing your application for a Comprehensive Plan Amendment. The following information is required at the time of submittal. Applications will be accepted **January 2 through March 1** of each calendar year. Additional information may be required. ***An incomplete application will not be processed.***

- ✓ A completed General Land Use Application, pursuant to CCC, Section 14.14.050(A) and (B).
- ✓ A completed SEPA Checklist (State Environmental Policy Act), pursuant to CCC, Section 14.14.050(D).
- ✓ Pursuant to Chelan County Code, Section 14.14.050 (C), a detailed narrative which includes the following:
  - i. A detailed statement of what is proposed to be changed and why. Identify the specific comprehensive land use designation map and zoning map that would be amended; and,
  - ii. Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (Chapter 36.70A RCW as amended) and any applicable County-wide planning policies; and,
  - iii. A statement of how the amendment complies with or supports the comprehensive plan's goals and policies; and,
  - iv. A detailed statement on how the land use designation amendment complies with comprehensive plan land use designation/siting criteria; and,
  - v. A statement of how the amendment is consistent with and supported by the capital facility element and the transportation element of the comprehensive plan, or if not, what changes to these elements would be required; and,
  - vi. For land use designation amendments, identify the land uses surrounding the affected property and describe how the proposed change would affect the surrounding land uses. Describe why the proposed amendment is more appropriate than the existing land use designation; and,
  - vii. Will the proposed amendment affect lands designated as resource lands of long-term commercial significance and/or critical areas? If so, how will the proposed amendment impact these areas; and,
  - viii. How would the proposed amendment affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan; and
  - ix. Explain how the proposed change would serve the interests of not only the applicant, but the public as a whole, including health, safety or welfare; and
- ✓ Pursuant to Chelan County Code, Section 14.14.050 (E), The applicable processing fee for comprehensive plan amendments and SEPA review as determined by the county's adopted fee schedule, as amended, except that amendment requests by the cities shall not require the collection of said fees.
- ✓ Pursuant to Chelan County Code, Section 14.14.060 (1), Amendment review criteria for comprehensive plan maps, urban growth area and county-adopted plans, shall be comply with the following:
  1. General Review Criteria. Proposed amendments to the Chelan County comprehensive plan maps and county-adopted city comprehensive plan maps as these plans relate to the unincorporated portions of each city's urban growth area (UGA) must meet the following criteria:
     - A. The proposal is consistent with the goals of the Growth Management Act (Chapter 36.70A RCW), and any applicable county-wide planning policies; and,
     - B. The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies; and,

C. The amendment complies with comprehensive plan land use designation/siting criteria; and,

D. The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended; and,

E. The amendment does not adversely affect the surrounding land uses; and,

F. The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated; and,

G. The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan; and,

H. The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

✓**RCW 36.70A.020 Planning goals.**

The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations of those counties and cities that are required or choose to plan under RCW 36.70A.040. The following goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans and development regulations:

(1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

(2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

(3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

(4) Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

(5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

(6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

(7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

(8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.

(9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

(10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

(11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

(12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

(13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

Chelan County Code 14.14.050

1. A detailed statement of what is proposed to be changed and why. Identify the specific Comprehensive Plan Land Use Designation map number and Zoning map number that would be amended.

This proposal is to change the zoning and comprehensive plan land use designation map and zoning map of parcel no. 272303330175 at 5.14 acres from Rural Residential/Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR 2.5). The property is located east of Chelan, within Section 03, T 27N, R 23E.W.M.

The official Chelan County Zoning and Comprehensive Plan map is no. 18. Parcel no 272303330175 is adjacent to 168 acres zoned RR 2.5 to the east of the subject property and, in addition to 54 acres zoned RR 2.5 occurring northwest of the subject property directly north of US Highway 97A.

The zoning and comprehensive plan designations are proposed to be changed to align the property with more appropriate zoning based on the property locations adjacent to Highway 97A, Hugo Road, existing residential use and adjacent zoning. The total area proposed to be rezoned is 5.14 acres.

2. Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (RCW 36.70A.020 as amended) and any applicable County Wide Planning Policies.

RCW 36.70A specifies 15 Planning Goals for the State of Washington. When reviewing compatibility with these stated goals, it is important to acknowledge the unique circumstances in Chelan County. Eighty-eight percent (88%) of Chelan County is in public ownership, either state or federal. That leaves twelve percent (12%) of the County in private ownership. Of the property remaining in private ownership, approximately 10% is reserved for roads and utilities. An additional reduction is taken for those areas in private ownership, but encumbered by protected critical areas, such as steep slopes, wetlands, riparian areas, flood plain, shrub steppe, and shoreline. This leaves a very small overall percentage of Chelan County available for residential use, while the demand for housing remains high. This lack of inventory is driving the price of residential property which negatively affects affordability of housing for those who live and work in Chelan County.

RCW 36.70A.020(1) encourages urban growth. The subject property is not located in an urban growth area but rather located near the Chelan UGA and adjacent to the same zoning district as that which is proposed.

RCW 36.70A.020(2) aims to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development. The subject property for this zone change and comp plan map amendment request would not be converted to sprawling, low density development but rather a well-planned efficient use of available land. The best use for this land is allowing the density to increase in the developable areas while preserving the open space and critical areas.

RCW 36.70A.020(4) encourages the promotion of a variety of residential densities and housing types. Given the fact that only 12% of Chelan County is in private ownership, residential development will continue, whether it be as a standard subdivision

encouraging inefficient use of land with large lots, or the use of innovative development through clusters and planned developments, encouraging more manageable lots sizes and open space preservation.

The proposal is also consistent with the county-wide planning policies:

Policy 4: The proposal is consistent with the policies for county-wide transportation facilities and strategies, through an integrated transportation system and is within the current capacity. The property is located adjacent to U.S. Highway 97A and a county road (Hugo Road), and the proposal would not result in heavy traffic through residential neighborhoods or otherwise result in traffic congestion or impacts on inadequate streets or roads.

Policy 5: The proposal is consistent with the county-wide policies for housing by directly addressing land available for housing options, encouraging the productive development of the property for housing, and permitting new housing in an area that already is adjacent to RR 2.5 zoning.

Policy 7: The proposal is consistent with the county-wide policies for economic development and employment. Specifically, one of the factors is "[t]he availability of housing to support economic growth." The proposal would encourage the development of the property as additional housing that would support economic growth in the Chelan area and directly respond to the need for more housing in the area. More inventory has a positive effect on housing costs for buyers.

3. A statement of how the proposed map amendment complies with or supports the Chelan County Comprehensive Plan's goals and policies.

Land Use Element; Residential Development

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Goal Rationale: An adequate supply of housing available to all income levels is necessary to meet the housing needs of the County.

Policy LU 1.1: Promote improved neighborhood character and compatibility through unified design and site requirements for both site-built homes and manufactured and modular housing.

Rationale: The placement of should take into consideration compatibility with the character of existing and future residential areas.

Increasing the density of residential lots in this area would promote a future division of land that can be developed with a unified design and allow lots sizes which could accommodate housing that would be affordable for the area workforce or reduce competition for existing housing.

Policy LU 1.2: Protect residential neighborhoods from impacts associated with incompatible land uses through application of development standards and permit conditioning.

Rationale: Incompatible land uses located in close proximity to residential neighborhoods may create adverse impacts which could lead to a reduction of the high quality of life for the County residents.

The proposed RR 2.5 zoning is the same as the adjacent property to the east and will allow for residential development which is compatible with the existing residential uses in the area.

Policy LU 1.3: Develop innovative regulatory strategies that create developer incentives to provide affordable housing to low- and moderate-income households.

Rationale: This can be accomplished through the use of innovative techniques including but not limited to density bonuses, performance zoning, zero lot line development, and cluster subdivisions. Incentives may help facilitate the construction of low- and moderate-income housing.

The proposed RR 2.5 zoning will allow lot sizes that are in accordance with the Chelan-Douglas Health District standards for water and sewer disposal. This density allows the creation of more residential inventory which serves to reduce land prices based on supply and demand.

Policy LU 1.5: Encourage infill of vacant and underdeveloped land in existing residential areas within urban growth areas and rural communities, such as LAMIRDs.

Rationale: Many parcels of land are available within existing residential developments that can accommodate further development. Infill within these areas will allow public facilities and services to be provided in a more efficient manner.

The proposed rezone is adjacent to a large area zoned RR 2.5 with appropriate lot sizes. The subject property can accommodate further development that is consistent with adjacent land uses and lot sizes.

Housing Element

Goal H 2: Promote a variety of residential densities and housing types.

Policy H 2.1: Promote a diversity of housing unit types and densities to meet the needs of all existing and future residents of the County, including both site-built and manufactured and modular homes.

Rationale: An adequate supply of appropriately zoned land will ensure that the GMA plan does not artificially create inflation in housing prices by restricting competition in the land market.

The approval of this application will lead to increasing the supply of appropriately zoned land that will ensure that inflation in housing prices is not artificially created.

4. **A detailed statement on how the land use designation amendment complies with the Chelan County Comprehensive Plan land use designation/siting criteria.**

Rural Element

Designations/Siting Criteria – Rural Residential 2.5

Density: One (1) dwelling unit per 2.5 acres. Clustering consistent with the underlying densities and the rural character and rural development provisions of the goals and policies of the comprehensive plan may be permitted. Topography, critical areas, other environmental constraints, and compliance with all other applicable development standards shall be considered in the provisions to allow for clustering.

Locational Guidelines:

1. **Geographical and Geological Characteristics. The area may have moderate soil limitations and may have other limited physical constraints to development. The area may be immediately adjacent to existing residential or rural developments. The area may be adjacent to urban growth areas.**

2. **Natural Resources. The area has limited resource management potential. The area may be adjacent to resource lands.**

3. **Public Services. Uses do not require extension or provision of urban levels of services. Rural governmental services and infrastructure are typically available, planned and or funded for.**

4. **Existing Land Uses. Single family residences, agricultural uses, cottage industries and small businesses, and other rural development may be present. Predominant parcel sizes are currently 2.5 acres or greater in size but typically less than 5 acres.**

The property meets the designation and siting criteria for RR 2.5 and is more appropriate than the current zoning. The property is closely associated with natural amenities found in Chelan County due to the location in the greater Chelan recreational area. The property is not designated as a resource land of long-term significance. Rural governmental services are available and planned for. Existing land uses in the area include seasonal and year-round residences, tourist and recreational activities, agriculture, and other rural development. There are many properties in the area that are zoned RR 2.5.

5. **A detailed statement of how the amendment is consistent with and supported by the Capital Facilities Element and the Transportation Element of the Comprehensive Plan, or if not, what changes to these elements would be required.**

Both the Capital Facilities and Transportation elements of the Comprehensive plan speak more to goals and objectives for agencies of jurisdiction when development is proposed. At the time any additional development is proposed, application(s) will have to be in compliance with the concurrency requirements of GMA and the Chelan County comp plan goals and objectives for all elements of the comp plan.

6. **For land use map designation amendments, identify the land uses surrounding the affected property, and describe how the proposed change would affect the surrounding land uses. Explain why the proposed amendment is more appropriate than the existing land use designation.**

The property to the north is zoned RR 5 but is separated from the subject property by Highway 97A. The property to the south and west is zoned RR5. The properties to the east have the same zoning as that which is proposed - RR 2.5, and like the subject property is bordered by U.S. Highway 97A to the north. The proposed designation is more appropriate because the property is bounded on two sides by highways/roads and is in a location with existing access to a county road (Hugo Road), with sufficient right of way for future development.

The proposed amendment is a more appropriate zoning for the subject parcel due to the consistent nature of alignment with previously mentioned goals of the RCW 36.70A.020 and Chelan County Planning Policies.

7. **Will the proposed amendment affect lands designated as resource lands of long-term commercial significance and/or critical areas? If so, how will the proposed amendment impact these areas?**

The proposed text amendment would not affect lands designated as resource lands of long-term commercial significance and/or critical areas. The subject property is not adjacent to Commercial Forest or Agricultural Lands. The property has been evaluated for the presence of streams and/or wetlands and there are none on the property. Any critical areas that may be present on the subject property would be adequately protected by conditions of approval contained in any future land use approvals. All required protections to critical areas such the submission of geotechnical reports would be complied with as necessary in order maintain a high level of environmental quality in Chelan County.

8. **How would the proposed amendment affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.**

The proposed amendment would make a certain amount of land available for higher density development to accommodate future growth in the rural, unincorporated areas of Chelan County. Moderately priced rural properties are very desirable, and the demand

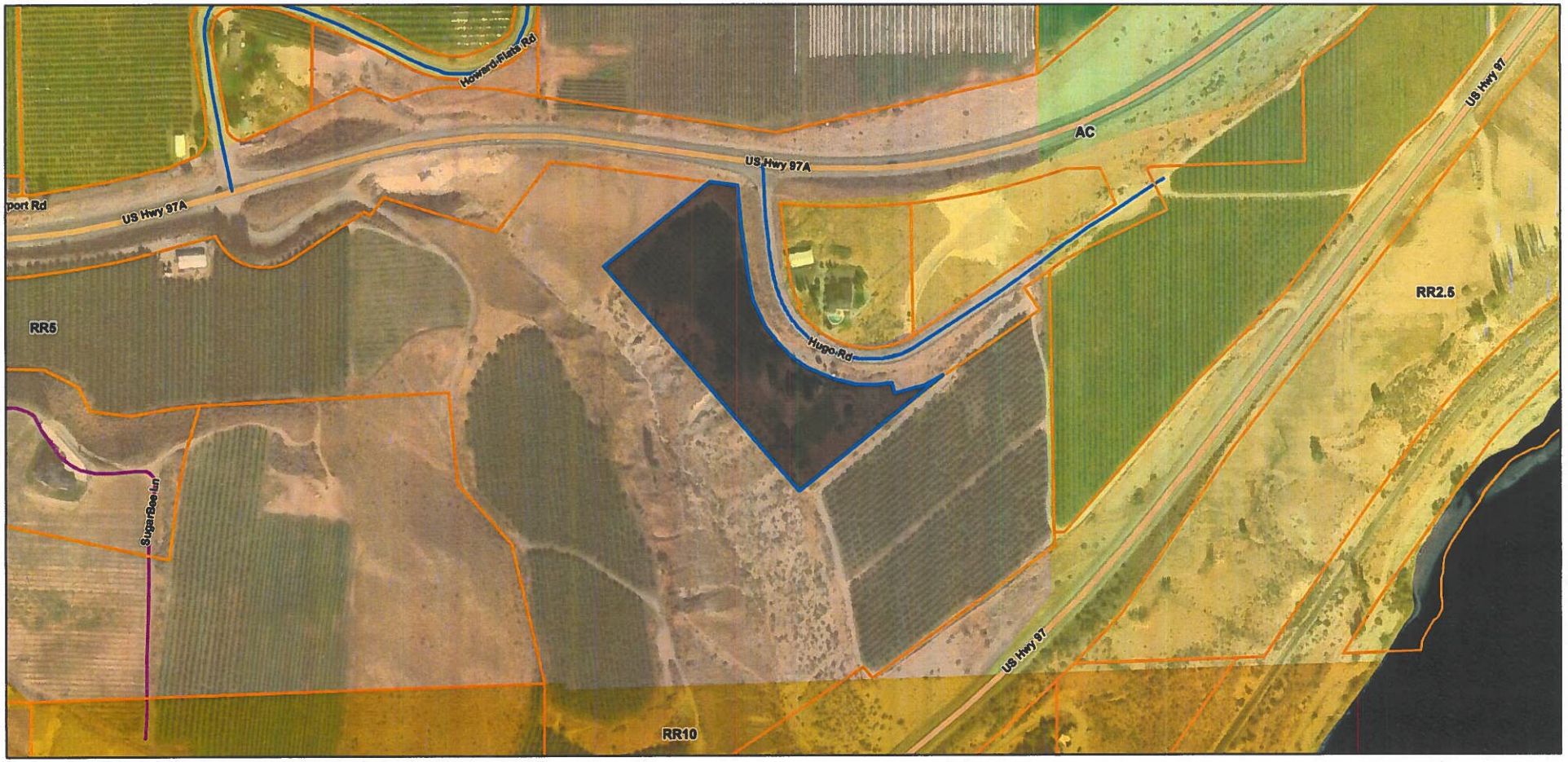
is high for residential building lots. The price of land is increasing rapidly because the demand is high, and the supply is extremely low.

9. Explain how the proposed change would serve the interests of not only the applicant, but also the public as a whole, including health, safety or welfare.

The increased number of lots available for residential development will contribute to stabilizing the housing market, which at present is unattainable for many lifelong Chelan area residents. The value of the property will also increase the residential property taxes for Chelan County, which in turn, will increase the funding for governmental services.

24 Hugo Road Zoning Map

ArcGIS Web Map



2/11/2026, 12:30:13 PM

Parcels

Roads

US, As-built, <Null>

Chelan County, As-built, County; Chelan County, As-built, <Null>; Chelan County, Retired, <Null>

Private, As-built, <Null>; Private, Retired, <Null>; Private, As-built, Private; Private, As-built, Unmaintained

Zoning

COMMERCIAL AGRICULTURAL LANDS

RURAL RESIDENTIAL/RESOURCE 10

RURAL RESIDENTIAL/RESOURCE 2.5

RURAL RESIDENTIAL/RESOURCE 20

RURAL RESIDENTIAL/RESOURCE 5

1:4,514

0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

Vantor

ArcGIS Web AppBuilder

Vantor | Aspect Consulting LLC (2021) - based on WRIA Boundaries (Washington Department of Ecology), 8th and 10th digit hydrologic units (HUCs) from the National Watershed Boundary Dataset (WBD). | Brad Scott - Community Development | The Watershed Company |

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable:

N/A

2. Name of applicant:

Patricia Campbell

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

	Agent
Patricia Campbell	Erin Burgess
P.O. Box 2131	151 South Worthen Street, Suite 101
Kingston, WA 99346	Wenatchee, WA 98801
(206) 300-1177	509-640-3283

4. Date checklist prepared:

December 2025

5. Agency requesting checklist:

Chelan County

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

Timing and schedule would be consistent with the guidelines established in Chelan County Code Title 14—Development procedures.

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

Unknown.

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

None known.

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.

No.

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

Comprehensive Plan Map Amendment (Chelan County)
Zone Change (Chelan County)

11. Give a 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.)

This proposal is to change the zoning and comprehensive plan land use designation map and zoning map of approximately 5.14 acres (parcel 272303330175) from Rural Residential/Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR 2.5).

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The property is located at 24 Hugo Road, adjacent to U.S. Highway 97A, east of Chelan, within Section 03, T 27N, R 23E.W.M. Parcel no. 272303330175.

B. Environmental Elements [HELP]

1. *Earth* [help]

a. **General description of the site:**

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

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

15 to 45 percent.

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.**

- Pogue gravelly fine sandy loam (PrE), 25 to 45 percent
- Cashmont gravelly sandy loam (CdD), 15 to 25 percent slopes
- There are no agricultural soils of long-term significance.

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

No surface indications. The property is mapped as potentially having erosive soils.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

No filling or grading is proposed.

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

No clearing or construction is proposed.

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

There would be no new impervious surfaces as a result of this proposal.

h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

None proposed.

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.

There would be no new emissions to the air.

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

No.

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

None proposed.

3. Water [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

None onsite.

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.

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.

None proposed.

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

No.

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

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe yje type of waste and anticipated volume of discharge.

No.

b. Ground Water: [help]

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

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.

None proposed.

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.

N/A

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

No.

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

No.

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

None proposed.

4. Plants [help]

Check the types of vegetation found on the site:

__x__deciduous tree: alder, maple, aspen, other
__x__evergreen tree: fir, cedar, pine, other
__x__shrubs
__x__grass
____pasture
____crop or grain
__x__ 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?

None proposed.

c. List threatened and endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None proposed.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

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.

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.

None known.

c. Is the site part of a migration route? If so, explain.

No.

d. Proposed measures to preserve or enhance wildlife, if any:

None proposed.

e. List any invasive animal species known to be on or near the site.

None known.

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A

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.

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

None known.

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.

None known.

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.

N/A

4) Describe special emergency services that might be required.

None.

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

None proposed.

b. Noise

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

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.

N/A.

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

None proposed.

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.

Current use is residential and agricultural. Adjacent properties are in residential and agricultural use.

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?

No.

c. 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:

No.

d. Describe any structures on the site.

1,596 sq ft residence.

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

No.

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

RR 5

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

RR 5

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

N/A.

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

The Washington Department of Fish and Wildlife (WDFW) Priority Habitats and Species (PHS) online map resource indicates the subject parcel occurs within Chelan County Presumptive Shrubsteppe habitat range.

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

N/A

k. **Approximately how many people would the completed project displace?**

N/A.

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

None.

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

Application for a Comprehensive plan map amendment and zone change.

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

None.

9. Housing [help]

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

None.

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

None.

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

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?

N/A.

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

N/A.

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

N/A.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

None.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?

Informal recreational opportunities in the immediate vicinity include watersports, fishing, hiking, camping, snowmobiling and hunting.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

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.

No.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No.

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.

The tribes and DAHP will be notified during the county public notice period.

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.

None proposed.

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.

The site is accessed from Hugo Road. U.S. Highway 97A borders the property on the north.

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?

Link Transit serves Chelan.

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

N/A.

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).

No.

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

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?

N/A.

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.

No.

h. Proposed measures to reduce or control transportation impacts, if any:

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.

No.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed.

16. Utilities [help]

1) Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

a. 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.

None proposed.

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: Patricia Campbell

Name of signee Patricia ~~Pamela~~ Campbell

Position and Agency/Organization owner

Date Submitted: 12-10-25

D. Supplemental sheet for nonproject actions [HELP]

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

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

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

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

The proposal would not include any discharges to water of toxic or hazardous substances of any kind. Because discharges to water are not proposed and toxic or hazardous substances are not part of the proposal, the proposal would not cause an increase in discharge to water or production, storage or release of toxic or hazardous substances.

Proposed measures to avoid or reduce such increases are:

Since no increases are anticipated, no measures to avoid or reduce them are proposed.

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

The proposal does not include any components that are likely to affect plants, animals, fish or marine life. Since the proposal is simply to change the comprehensive plan map and zoning designation, there would be no impact to the above-mentioned resources.

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

The proposal would be in compliance with all local, state and federal regulations regarding the above-mentioned resources. Compliance with all applicable regulations would satisfactorily protect and conserve them.

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

The proposal would not use any energy or natural resources thus it would not deplete them.

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

Since there would be no impacts to energy or natural resources, no measures to protect or conserve them are proposed.

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

The proposal would not be likely to use or affect environmentally sensitive areas or areas designated for governmental protection because none are present on the property.

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

Since there would be no impact to such resources, no measures to protect them are proposed. Subsequent future actions would be subject to regulations protective of such habitats.

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

The proposal would be likely to affect land use by changing the zoning map designation. Such a change would be compatible with any existing plans since the property is adjacent to existing property with the same zoning designation. The proposal would not affect shoreline use since it is not adjacent to a shoreline.

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

Since there would be no negative impact to shoreline and/or land use, no measures are proposed to avoid or reduce them.

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

The proposal would not be likely to increase demands on transportation or public services and utilities.

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

Since there would be no increased demands on transportation or public services and utilities, no measures are proposed to reduce such demands.

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

The proposal would not conflict with local, state or federal laws regarding the protection of the environment.

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable:

N/A

2. Name of applicant:

Patricia Campbell

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

	Agent
Patricia Campbell	Erin Burgess
P.O. Box 2131	151 South Worthen Street, Suite 101
Kingston, WA 99346	Wenatchee, WA 98801
(206) 300-1177	509-640-3283

4. Date checklist prepared:

December 2025

5. Agency requesting checklist:

Chelan County

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

Timing and schedule would be consistent with the guidelines established in Chelan County Code Title 14—Development procedures.

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

Unknown.

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

None known.

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.

No.

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

Comprehensive Plan Map Amendment (Chelan County)
Zone Change (Chelan County)

11. Give a 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.)

This proposal is to change the zoning and comprehensive plan land use designation map and zoning map of approximately 5.14 acres (parcel 272303330175) from Rural Residential/Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR 2.5).

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The property is located at 24 Hugo Road, adjacent to U.S. Highway 97A, east of Chelan, within Section 03, T 27N, R 23E.W.M. Parcel no. 272303330175.

B. Environmental Elements [HELP]

1. *Earth* [help]

a. **General description of the site:**

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

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

15 to 45 percent.

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.**

- Pogue gravelly fine sandy loam (PrE), 25 to 45 percent
- Cashmont gravelly sandy loam (CdD), 15 to 25 percent slopes
- There are no agricultural soils of long-term significance.

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

No surface indications. The property is mapped as potentially having erosive soils.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

No filling or grading is proposed.

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

No clearing or construction is proposed.

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

There would be no new impervious surfaces as a result of this proposal.

h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

None proposed.

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.

There would be no new emissions to the air.

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

No.

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

None proposed.

3. Water [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

None onsite.

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.

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.

None proposed.

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

No.

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

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe yje type of waste and anticipated volume of discharge.

No.

b. Ground Water: [help]

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

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.

None proposed.

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.

N/A

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

No.

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

No.

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

None proposed.

4. Plants [help]

Check the types of vegetation found on the site:

__x__deciduous tree: alder, maple, aspen, other
__x__evergreen tree: fir, cedar, pine, other
__x__shrubs
__x__grass
____pasture
____crop or grain
__x__ 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?

None proposed.

c. List threatened and endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None proposed.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

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.

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.

None known.

c. Is the site part of a migration route? If so, explain.

No.

d. Proposed measures to preserve or enhance wildlife, if any:

None proposed.

e. List any invasive animal species known to be on or near the site.

None known.

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A

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.

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

None known.

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.

None known.

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.

N/A

4) Describe special emergency services that might be required.

None.

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

None proposed.

b. Noise

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

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.

N/A.

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

None proposed.

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.

Current use is residential and agricultural. Adjacent properties are in residential and agricultural use.

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?

No.

c. 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:

No.

d. Describe any structures on the site.

1,596 sq ft residence.

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

No.

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

RR 5

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

RR 5

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

N/A.

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

The Washington Department of Fish and Wildlife (WDFW) Priority Habitats and Species (PHS) online map resource indicates the subject parcel occurs within Chelan County Presumptive Shrubsteppe habitat range.

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

N/A

k. **Approximately how many people would the completed project displace?**

N/A.

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

None.

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

Application for a Comprehensive plan map amendment and zone change.

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

None.

9. Housing [help]

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

None.

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

None.

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

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?

N/A.

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

N/A.

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

N/A.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

None.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?

Informal recreational opportunities in the immediate vicinity include watersports, fishing, hiking, camping, snowmobiling and hunting.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

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.

No.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No.

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.

The tribes and DAHP will be notified during the county public notice period.

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.

None proposed.

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.

The site is accessed from Hugo Road. U.S. Highway 97A borders the property on the north.

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?

Link Transit serves Chelan.

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

N/A.

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).

No.

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

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?

N/A.

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.

No.

h. Proposed measures to reduce or control transportation impacts, if any:

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.

No.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed.

16. Utilities [help]

1) Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

a. 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.

None proposed.

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: Patricia Campbell

Name of signee Patricia ~~Pamela~~ Campbell

Position and Agency/Organization owner

Date Submitted: 12-10-25

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 272303330175 Lot Size: 5.14 (Acres)
Parcel Address: 24 Hugo Rd. City/Zip Code: Chelan 98816
Property Owner(s): Patricia Campbell / Christopher Campbell Zoning: RR5
Mailing Address: PO Box 2131
City/State/Zip Code: Kingston, WA 98346
Phone: 206-300-1177 E-mail: pinewoodcottages@msn.com

Applicant/Agent (if different than owner): Erin Burgess
Company and Mailing Address: Farallon Consulting, LLC DBA Grette Associates, PO Box 94147
City/State/Zip: Seattle, WA 98124 Phone: (509) 640-3289
E-mail: eburgess@farallonconsulting.com
For multiple owners, applicants, or agents, provide additional sheets.

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ☐ Administrative Modification
- ☐ Administrative Determination
- ☐ Administrative Interpretation
- ☐ Binding Site Plan
- ☑ Comprehensive Plan Map Amendment
- ☐ Comprehensive Plan Text Amendment
- ☐ Conditional Use Permit
- ☐ Forest Practice/Conversion
- ☐ Open Space: Public Benefit Rating System
- ☐ Major Subdivision
- ☐ Master Planned Development
- ☐ Planned Development
- ☐ Plat Alteration or Vacation
- ☐ Short Plat
- ☐ Variance (zoning or critical areas)
- ☐ Zoning Change-Text Amendment/ Map Amendment
- ☐ Critical Area Determination
- ☐ Other: _____

APPLICABILITY SECTION

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership (Title holder signature is required on all applications. Properties being purchased on a Real Estate Contract require title holder signature.)
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:

Unknown

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property coverd by this proposal? ☑ No ☐ Yes, please list:

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Pursuant to Chelan County Code (CCC), Section 11.82.030: An applicant seeking to develop property which requires a development permit, not otherwise exempted from the requirements of this chapter, shall submit with the application this certified statement, which lists criteria (5)(A) through (5)(D), (6), and (7) as set forth in CCC, Section 11.82.040 and indicate whether the criteria apply or do not apply to the site or development.

*****Any development application that fails to contain this statement or fails to indicate whether any one of the criteria apply or do not apply shall be rejected and only accepted upon resubmission of the completed statement. "Unknown" or similar responses will not be accepted.*****

If the administrator determines the development meets one or more of criteria (1) through (4) of CCC, Section 11.82.040, or if the administrator determines the development meets criterion (5) of CCC, Section 11.82.040 and the applicant indicates the development meets one or more of criteria (5)(A) through (5)(D), or if the applicant indicates the development meets one or more of criteria (6) or (7) of CCC, Section 11.82.040, the development shall require a hydrogeologic evaluation as described in CCC, Section 11.82.050. If the development has a medium or high vulnerability rating, the development shall be subject to the performance standards of CCC, Section 11.82.060.

If the administrator determines that criteria (1) through (5) of CCC, Section 11.82.040 do not apply to the development and an applicant's statement asserts that criteria (6) and (7) of CCC, Section 11.82.040 do not apply to the development, the administrator will accept the statement and proceed with the permitting or approval process, except if the administrator has or obtains information prior to the permit or approval being finalized, which clearly establishes the applicant's statement is incorrect. In which case, the applicant will be advised in writing of the inconsistent information and advised to either (A) provide an amended statement adding the evaluation criteria as being applicable and complete a hydrogeologic evaluation of the development pursuant to CCC, Section 11.82.050, or (B) present sufficient countering information clearly establishing that the basis for the department's concern is incorrect. If the applicant selects to proceed under (B), upon receipt of the applicant's information, the administrator shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the administrator.

EVALUATION CRITERIA:

The applicant is required to determine the vulnerability rating for any development permit, not otherwise exempted, and meets any one of the criteria below. Please check the boxes that apply to your project:

- ☐ 1.Within a wellhead protection area designated under WAC 246-290-135
- ☐ 2. Within a critical aquifer recharge area mapped and identified by a qualified groundwater professional
- ☐ 3. Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act
- ☐ 4. Within an area established for special protection pursuant to a groundwater management program, Chapters 90.44, 90.48, and 90.54 RCW, and Chapters 173-100 and 173-200 WAC
- ☐ 5. The site contains highly permeable soils, which include types 1 ,2 and 3 under WAC 246-272A-0220, Table V or soils mapped by US Department of Agriculture Natural Resources Conservation Service as having saturated hydraulic conductivity (Ksat) classification of Moderately High or identified as Hydrologic Soil Group "A" and:
  - ☐ A. The site will be utilized for hazardous substance (defined in Chapter 70.105 RCW) processing, storage or handling in applications or quantities larger than is typical of household use; or
  - ☐ B. The site is currently or will be utilized for commercial or industrial activities listed in the US Environmental Protection Agency's Potential Sources of Drinking Water Contamination Index that can be found in Appendix A to Department of Ecology's Critical Aquifer Recharge Area Guidance Document; or
  - ☐ C. The development involves a major subdivision and includes present or future plans to construct dwelling units that will not be connected to a public sewer system and any of the lots are less than one net acre in size; or
  - ☐ D. The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds four thousand square feet;
- ☐ 6. The proposed use is as a commercial feedlot, landfill, junkyard, salvage yard, or auto wrecking yard, or
- ☐ 7. The site will be used for above ground application of sewage or sludge.

Development proposals for a single-family residential dwelling, accessory dwelling unit, or accessory building that is connected to a public sewer system or has a septic permit approved by the Chelan-Douglas health district shall be exempt from hydrogeologic evaluation under CCC, Section 11.82.050.

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there **IS NOT** or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled "**IS NOT**" above, proceed to Sub-Section III of this form.

If you circled "**IS**" above, proceed to Sub-Section II of this form.

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

_____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.

_____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.

_____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.

_____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

☑ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis- related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

- ❑ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.
- ❑ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).
- ❑ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.
- ❑ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.
- ❑ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.
- ❑ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

- ❑ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ❑ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ❑ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ❑ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ❑ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- ❑ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ❑ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ❑ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ❑ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ❑ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ❑ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEGEMENT SECTION

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

By submitting this application, I acknowledge and certify the following:

Initials
(Owner and, if applicable, Applicant)

1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.
2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.
3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.
4. Additional permit applications and approvals may be necessary to conduct specific activities.
5. Application fees are non-refundable, except when approve by the Board.
6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

File(s) No. _____

CC 7. Chelan County is hereby given consent to enter the property(ies) listed above.

CC 8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.

CC 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.

CC 10. I certify that this application has been made with the consent of the lawful property owner(s).

CC 11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.

CC 12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature: Patricia Campbell **Place:** Kingston, Wa **Date:** 12-10-25

Print Name: Patricia Campbell

Owner/Applicant/Agent Signature: Christopher Campbell **Place:** Kingston, WA **Date:** 12-10-25

Print Name: Christopher Campbell

Owner/Applicant/Agent Signature: E A Burgess **Place:** Wenatchee, WA **Date:** 2-11-26

Print Name: Erin Burgess

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801

TELEPHONE: (509) 667-6225

COMPREHENSIVE PLAN AMENDMENT SUPPLEMENTAL INFORMATION

This packet is designed to assist you in preparing your application for a Comprehensive Plan Amendment. The following information is required at the time of submittal. Applications will be accepted **January 2 through March 1** of each calendar year. Additional information may be required. ***An incomplete application will not be processed.***

- ✓ A completed General Land Use Application, pursuant to CCC, Section 14.14.050(A) and (B).
- ✓ A completed SEPA Checklist (State Environmental Policy Act), pursuant to CCC, Section 14.14.050(D).
- ✓ Pursuant to Chelan County Code, Section 14.14.050 (C), a detailed narrative which includes the following:
  - i. A detailed statement of what is proposed to be changed and why. Identify the specific comprehensive land use designation map and zoning map that would be amended; and,
  - ii. Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (Chapter 36.70A RCW as amended) and any applicable County-wide planning policies; and,
  - iii. A statement of how the amendment complies with or supports the comprehensive plan's goals and policies; and,
  - iv. A detailed statement on how the land use designation amendment complies with comprehensive plan land use designation/siting criteria; and,
  - v. A statement of how the amendment is consistent with and supported by the capital facility element and the transportation element of the comprehensive plan, or if not, what changes to these elements would be required; and,
  - vi. For land use designation amendments, identify the land uses surrounding the affected property and describe how the proposed change would affect the surrounding land uses. Describe why the proposed amendment is more appropriate than the existing land use designation; and,
  - vii. Will the proposed amendment affect lands designated as resource lands of long-term commercial significance and/or critical areas? If so, how will the proposed amendment impact these areas; and,
  - viii. How would the proposed amendment affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan; and
  - ix. Explain how the proposed change would serve the interests of not only the applicant, but the public as a whole, including health, safety or welfare; and
- ✓ Pursuant to Chelan County Code, Section 14.14.050 (E), The applicable processing fee for comprehensive plan amendments and SEPA review as determined by the county's adopted fee schedule, as amended, except that amendment requests by the cities shall not require the collection of said fees.
- ✓ Pursuant to Chelan County Code, Section 14.14.060 (1), Amendment review criteria for comprehensive plan maps, urban growth area and county-adopted plans, shall be comply with the following:
  1. General Review Criteria. Proposed amendments to the Chelan County comprehensive plan maps and county-adopted city comprehensive plan maps as these plans relate to the unincorporated portions of each city's urban growth area (UGA) must meet the following criteria:
     - A. The proposal is consistent with the goals of the Growth Management Act (Chapter 36.70A RCW), and any applicable county-wide planning policies; and,
     - B. The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies; and,

C. The amendment complies with comprehensive plan land use designation/siting criteria; and,

D. The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended; and,

E. The amendment does not adversely affect the surrounding land uses; and,

F. The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated; and,

G. The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan; and,

H. The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

✓**RCW 36.70A.020 Planning goals.**

The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations of those counties and cities that are required or choose to plan under RCW 36.70A.040. The following goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans and development regulations:

(1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

(2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

(3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

(4) Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

(5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

(6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

(7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

(8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.

(9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

(10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

(11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

(12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

(13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

Chelan County Code 14.14.050

1. A detailed statement of what is proposed to be changed and why. Identify the specific Comprehensive Plan Land Use Designation map number and Zoning map number that would be amended.

This proposal is to change the zoning and comprehensive plan land use designation map and zoning map of parcel no. 272303330175 at 5.14 acres from Rural Residential/Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR 2.5). The property is located east of Chelan, within Section 03, T 27N, R 23E.W.M.

The official Chelan County Zoning and Comprehensive Plan map is no. 18. Parcel no 272303330175 is adjacent to 168 acres zoned RR 2.5 to the east of the subject property and, in addition to 54 acres zoned RR 2.5 occurring northwest of the subject property directly north of US Highway 97A.

The zoning and comprehensive plan designations are proposed to be changed to align the property with more appropriate zoning based on the property locations adjacent to Highway 97A, Hugo Road, existing residential use and adjacent zoning. The total area proposed to be rezoned is 5.14 acres.

2. Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (RCW 36.70A.020 as amended) and any applicable County Wide Planning Policies.

RCW 36.70A specifies 15 Planning Goals for the State of Washington. When reviewing compatibility with these stated goals, it is important to acknowledge the unique circumstances in Chelan County. Eighty-eight percent (88%) of Chelan County is in public ownership, either state or federal. That leaves twelve percent (12%) of the County in private ownership. Of the property remaining in private ownership, approximately 10% is reserved for roads and utilities. An additional reduction is taken for those areas in private ownership, but encumbered by protected critical areas, such as steep slopes, wetlands, riparian areas, flood plain, shrub steppe, and shoreline. This leaves a very small overall percentage of Chelan County available for residential use, while the demand for housing remains high. This lack of inventory is driving the price of residential property which negatively affects affordability of housing for those who live and work in Chelan County.

RCW 36.70A.020(1) encourages urban growth. The subject property is not located in an urban growth area but rather located near the Chelan UGA and adjacent to the same zoning district as that which is proposed.

RCW 36.70A.020(2) aims to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development. The subject property for this zone change and comp plan map amendment request would not be converted to sprawling, low density development but rather a well-planned efficient use of available land. The best use for this land is allowing the density to increase in the developable areas while preserving the open space and critical areas.

RCW 36.70A.020(4) encourages the promotion of a variety of residential densities and housing types. Given the fact that only 12% of Chelan County is in private ownership, residential development will continue, whether it be as a standard subdivision

encouraging inefficient use of land with large lots, or the use of innovative development through clusters and planned developments, encouraging more manageable lots sizes and open space preservation.

The proposal is also consistent with the county-wide planning policies:

Policy 4: The proposal is consistent with the policies for county-wide transportation facilities and strategies, through an integrated transportation system and is within the current capacity. The property is located adjacent to U.S. Highway 97A and a county road (Hugo Road), and the proposal would not result in heavy traffic through residential neighborhoods or otherwise result in traffic congestion or impacts on inadequate streets or roads.

Policy 5: The proposal is consistent with the county-wide policies for housing by directly addressing land available for housing options, encouraging the productive development of the property for housing, and permitting new housing in an area that already is adjacent to RR 2.5 zoning.

Policy 7: The proposal is consistent with the county-wide policies for economic development and employment. Specifically, one of the factors is "[t]he availability of housing to support economic growth." The proposal would encourage the development of the property as additional housing that would support economic growth in the Chelan area and directly respond to the need for more housing in the area. More inventory has a positive effect on housing costs for buyers.

3. A statement of how the proposed map amendment complies with or supports the Chelan County Comprehensive Plan's goals and policies.

Land Use Element; Residential Development

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Goal Rationale: An adequate supply of housing available to all income levels is necessary to meet the housing needs of the County.

Policy LU 1.1: Promote improved neighborhood character and compatibility through unified design and site requirements for both site-built homes and manufactured and modular housing.

Rationale: The placement of should take into consideration compatibility with the character of existing and future residential areas.

Increasing the density of residential lots in this area would promote a future division of land that can be developed with a unified design and allow lots sizes which could accommodate housing that would be affordable for the area workforce or reduce competition for existing housing.

Policy LU 1.2: Protect residential neighborhoods from impacts associated with incompatible land uses through application of development standards and permit conditioning.

Rationale: Incompatible land uses located in close proximity to residential neighborhoods may create adverse impacts which could lead to a reduction of the high quality of life for the County residents.

The proposed RR 2.5 zoning is the same as the adjacent property to the east and will allow for residential development which is compatible with the existing residential uses in the area.

Policy LU 1.3: Develop innovative regulatory strategies that create developer incentives to provide affordable housing to low- and moderate-income households.

Rationale: This can be accomplished through the use of innovative techniques including but not limited to density bonuses, performance zoning, zero lot line development, and cluster subdivisions. Incentives may help facilitate the construction of low- and moderate-income housing.

The proposed RR 2.5 zoning will allow lot sizes that are in accordance with the Chelan-Douglas Health District standards for water and sewer disposal. This density allows the creation of more residential inventory which serves to reduce land prices based on supply and demand.

Policy LU 1.5: Encourage infill of vacant and underdeveloped land in existing residential areas within urban growth areas and rural communities, such as LAMIRDs.

Rationale: Many parcels of land are available within existing residential developments that can accommodate further development. Infill within these areas will allow public facilities and services to be provided in a more efficient manner.

The proposed rezone is adjacent to a large area zoned RR 2.5 with appropriate lot sizes. The subject property can accommodate further development that is consistent with adjacent land uses and lot sizes.

Housing Element

Goal H 2: Promote a variety of residential densities and housing types.

Policy H 2.1: Promote a diversity of housing unit types and densities to meet the needs of all existing and future residents of the County, including both site-built and manufactured and modular homes.

Rationale: An adequate supply of appropriately zoned land will ensure that the GMA plan does not artificially create inflation in housing prices by restricting competition in the land market.

The approval of this application will lead to increasing the supply of appropriately zoned land that will ensure that inflation in housing prices is not artificially created.

4. **A detailed statement on how the land use designation amendment complies with the Chelan County Comprehensive Plan land use designation/siting criteria.**

Rural Element

Designations/Siting Criteria – Rural Residential 2.5

Density: One (1) dwelling unit per 2.5 acres. Clustering consistent with the underlying densities and the rural character and rural development provisions of the goals and policies of the comprehensive plan may be permitted. Topography, critical areas, other environmental constraints, and compliance with all other applicable development standards shall be considered in the provisions to allow for clustering.

Locational Guidelines:

1. **Geographical and Geological Characteristics. The area may have moderate soil limitations and may have other limited physical constraints to development. The area may be immediately adjacent to existing residential or rural developments. The area may be adjacent to urban growth areas.**

2. **Natural Resources. The area has limited resource management potential. The area may be adjacent to resource lands.**

3. **Public Services. Uses do not require extension or provision of urban levels of services. Rural governmental services and infrastructure are typically available, planned and or funded for.**

4. **Existing Land Uses. Single family residences, agricultural uses, cottage industries and small businesses, and other rural development may be present. Predominant parcel sizes are currently 2.5 acres or greater in size but typically less than 5 acres.**

The property meets the designation and siting criteria for RR 2.5 and is more appropriate than the current zoning. The property is closely associated with natural amenities found in Chelan County due to the location in the greater Chelan recreational area. The property is not designated as a resource land of long-term significance. Rural governmental services are available and planned for. Existing land uses in the area include seasonal and year-round residences, tourist and recreational activities, agriculture, and other rural development. There are many properties in the area that are zoned RR 2.5.

5. **A detailed statement of how the amendment is consistent with and supported by the Capital Facilities Element and the Transportation Element of the Comprehensive Plan, or if not, what changes to these elements would be required.**

Both the Capital Facilities and Transportation elements of the Comprehensive plan speak more to goals and objectives for agencies of jurisdiction when development is proposed. At the time any additional development is proposed, application(s) will have to be in compliance with the concurrency requirements of GMA and the Chelan County comp plan goals and objectives for all elements of the comp plan.

6. **For land use map designation amendments, identify the land uses surrounding the affected property, and describe how the proposed change would affect the surrounding land uses. Explain why the proposed amendment is more appropriate than the existing land use designation.**

The property to the north is zoned RR 5 but is separated from the subject property by Highway 97A. The property to the south and west is zoned RR5. The properties to the east have the same zoning as that which is proposed - RR 2.5, and like the subject property is bordered by U.S. Highway 97A to the north. The proposed designation is more appropriate because the property is bounded on two sides by highways/roads and is in a location with existing access to a county road (Hugo Road), with sufficient right of way for future development.

The proposed amendment is a more appropriate zoning for the subject parcel due to the consistent nature of alignment with previously mentioned goals of the RCW 36.70A.020 and Chelan County Planning Policies.

7. **Will the proposed amendment affect lands designated as resource lands of long-term commercial significance and/or critical areas? If so, how will the proposed amendment impact these areas?**

The proposed text amendment would not affect lands designated as resource lands of long-term commercial significance and/or critical areas. The subject property is not adjacent to Commercial Forest or Agricultural Lands. The property has been evaluated for the presence of streams and/or wetlands and there are none on the property. Any critical areas that may be present on the subject property would be adequately protected by conditions of approval contained in any future land use approvals. All required protections to critical areas such the submission of geotechnical reports would be complied with as necessary in order maintain a high level of environmental quality in Chelan County.

8. **How would the proposed amendment affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.**

The proposed amendment would make a certain amount of land available for higher density development to accommodate future growth in the rural, unincorporated areas of Chelan County. Moderately priced rural properties are very desirable, and the demand

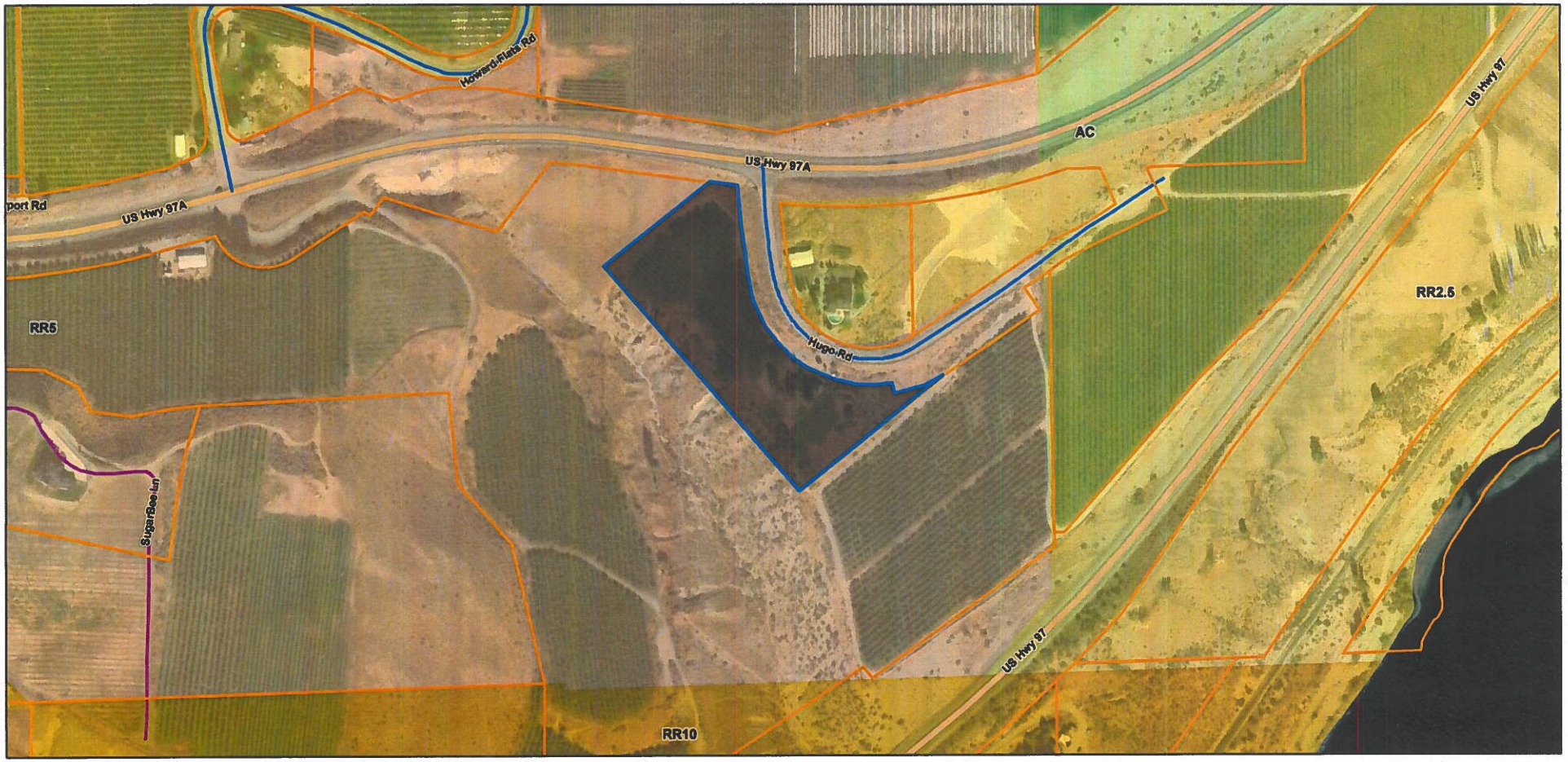
is high for residential building lots. The price of land is increasing rapidly because the demand is high, and the supply is extremely low.

9. Explain how the proposed change would serve the interests of not only the applicant, but also the public as a whole, including health, safety or welfare.

The increased number of lots available for residential development will contribute to stabilizing the housing market, which at present is unattainable for many lifelong Chelan area residents. The value of the property will also increase the residential property taxes for Chelan County, which in turn, will increase the funding for governmental services.

24 Hugo Road Zoning Map

ArcGIS Web Map



2/11/2026, 12:30:13 PM

Parcels

Roads

US, As-built, <Null>

Chelan County, As-built, County; Chelan County, As-built, <Null>; Chelan County, Retired, <Null>

Private, As-built, <Null>; Private, Retired, <Null>; Private, As-built, Private; Private, As-built, Unmaintained

Zoning

COMMERCIAL AGRICULTURAL LANDS

RURAL RESIDENTIAL/RESOURCE 10

RURAL RESIDENTIAL/RESOURCE 2.5

RURAL RESIDENTIAL/RESOURCE 20

RURAL RESIDENTIAL/RESOURCE 5

1:4,514

0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

Vantor

ArcGIS Web AppBuilder

Vantor | Aspect Consulting LLC (2021) - based on WRIA Boundaries (Washington Department of Ecology), 8th and 10th digit hydrologic units (HUCs) from the National Watershed Boundary Dataset (WBD). | Brad Scott - Community Development | The Watershed Company |

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable:

N/A

2. Name of applicant:

Patricia Campbell

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

	Agent
Patricia Campbell	Erin Burgess
P.O. Box 2131	151 South Worthen Street, Suite 101
Kingston, WA 99346	Wenatchee, WA 98801
(206) 300-1177	509-640-3283

4. Date checklist prepared:

December 2025

5. Agency requesting checklist:

Chelan County

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

Timing and schedule would be consistent with the guidelines established in Chelan County Code Title 14—Development procedures.

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

Unknown.

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

None known.

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.

No.

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

Comprehensive Plan Map Amendment (Chelan County)
Zone Change (Chelan County)

11. Give a 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.)

This proposal is to change the zoning and comprehensive plan land use designation map and zoning map of approximately 5.14 acres (parcel 272303330175) from Rural Residential/Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR 2.5).

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The property is located at 24 Hugo Road, adjacent to U.S. Highway 97A, east of Chelan, within Section 03, T 27N, R 23E.W.M. Parcel no. 272303330175.

B. Environmental Elements [HELP]

1. *Earth* [help]

a. **General description of the site:**

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

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

15 to 45 percent.

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.**

- Pogue gravelly fine sandy loam (PrE), 25 to 45 percent
- Cashmont gravelly sandy loam (CdD), 15 to 25 percent slopes
- There are no agricultural soils of long-term significance.

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

No surface indications. The property is mapped as potentially having erosive soils.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

No filling or grading is proposed.

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

No clearing or construction is proposed.

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

There would be no new impervious surfaces as a result of this proposal.

h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

None proposed.

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.

There would be no new emissions to the air.

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

No.

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

None proposed.

3. Water [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

None onsite.

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.

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.

None proposed.

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

No.

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

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe yje type of waste and anticipated volume of discharge.

No.

b. Ground Water: [help]

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

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.

None proposed.

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.

N/A

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

No.

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

No.

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

None proposed.

4. Plants [help]

Check the types of vegetation found on the site:

__x__deciduous tree: alder, maple, aspen, other
__x__evergreen tree: fir, cedar, pine, other
__x__shrubs
__x__grass
____pasture
____crop or grain
__x__ 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?

None proposed.

c. List threatened and endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None proposed.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

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.

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.

None known.

c. Is the site part of a migration route? If so, explain.

No.

d. Proposed measures to preserve or enhance wildlife, if any:

None proposed.

e. List any invasive animal species known to be on or near the site.

None known.

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A

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.

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

None known.

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.

None known.

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.

N/A

4) Describe special emergency services that might be required.

None.

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

None proposed.

b. Noise

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

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.

N/A.

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

None proposed.

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.

Current use is residential and agricultural. Adjacent properties are in residential and agricultural use.

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?

No.

c. 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:

No.

d. Describe any structures on the site.

1,596 sq ft residence.

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

No.

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

RR 5

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

RR 5

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

N/A.

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

The Washington Department of Fish and Wildlife (WDFW) Priority Habitats and Species (PHS) online map resource indicates the subject parcel occurs within Chelan County Presumptive Shrubsteppe habitat range.

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

N/A

k. **Approximately how many people would the completed project displace?**

N/A.

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

None.

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

Application for a Comprehensive plan map amendment and zone change.

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

None.

9. Housing [help]

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

None.

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

None.

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

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?

N/A.

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

N/A.

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

N/A.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

None.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?

Informal recreational opportunities in the immediate vicinity include watersports, fishing, hiking, camping, snowmobiling and hunting.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

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.

No.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No.

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.

The tribes and DAHP will be notified during the county public notice period.

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.

None proposed.

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.

The site is accessed from Hugo Road. U.S. Highway 97A borders the property on the north.

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?

Link Transit serves Chelan.

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

N/A.

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).

No.

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

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?

N/A.

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.

No.

h. Proposed measures to reduce or control transportation impacts, if any:

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.

No.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed.

16. Utilities [help]

1) Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

a. 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.

None proposed.

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: Patricia Campbell

Name of signee Patricia ~~Pamela~~ Campbell

Position and Agency/Organization owner

Date Submitted: 12-10-25

Chelan County
Department of Community Development

Receipt Number: 26-00260

316 WASHINGTON ST. SUITE 301
Wenatchee, WA 98801
(509) 667-6225

Payer/Payee: 4C INVESTMENTS LLC ETAL
C/O HUGO 24 ENTERPRISES LLC
LYNNWOOD WA 98036

Cashier: SUSAN DRETKE

Date: 02/11/2026

PL 26-041 COMPREHENSIVE PLAN AMENDMENT 24 Hugo Rd Chelan, WA 98816

Fee Description	BARS Number	Fee Amount	Amount Paid	Fee Balance
Comp Plan Amendment(GMA/Map)	010.020.32210.05.000	$2,475.00	$2,475.00	$0.00
Environmental Review (SEPA)	010.020.34589.03.000	$243.00	$243.00	$0.00
		$2,718.00	**$2,718.00**	**$0.00**
			TOTAL PAID:	**$2,718.00**

Payment Method	Reference Number	Payment Amount
CHECK	1008	$2,718.00
Total:		**$2,718.00**

Notes :

Project Information

License #	License Type	Parcel #
PL 26-041	CPA	272303330175

Project Contacts

License #	Name	Association	Address
PL 26-041	4C INVESTMENTS LLC ETAL	APPLICANT	C/O HUGO 24 ENTERPRISES LLC, LYNNWOOD, WA 98036
	4C INVESTMENTS LLC ETAL	OWNER	C/O HUGO 24 ENTERPRISES LLC, LYNNWOOD, WA 98036

File: SEPA 26-041

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

I, Ashley Fernandez, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on April 27, 2026, I personally mailed true and correct copies of the attached SEPA DETERMINATION OF NON-SIGNIFIGANCE to the following parties:

****SEE ATTACHED EMAIL****

Signature

4.27.2026
Date

ACKNOWLEDGEMENT

This is to certify that on 27th day of April, 2026.

Ashley Fernandez to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Breanne Hensley
Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

Ashley Fernandez

From: Ashley Fernandez
Sent: Monday, April 27, 2026 1:32 PM
To: 'pinewoodcottages@msn.com'; 'eburgess@farallonconsulting.com'; FMO; 'ehsupport@cdhd.wa.gov'; Cindy Grubb; 'realestateservices@chelanpud.org'; 'aquaticleasing.rivers@dnr.wa.gov'; 'ECYreSEAsmp@ecy.wa.gov'; 'jajax@cityofchelan.us'; 'mayor@cityofchelan.us'; 'lauram@cityofchelan.gov'; 'enviroreview@yakama.com'; 'amelia.stanger.hsy@colvilletribes.com'; 'tracey.peone.hsy@colvilletribes.com'
Cc: Susan Dretke
Subject: Additional comment period for a SEPA Determination regarding CPA 26-041 - Campbell - Chelan County Dept. of Community Development
Attachments: CPA 26-041 - Campbell - SEPA - DNS.pdf

Good afternoon,

Please see the attached SEPA Determination of Non-significance regarding Patricia & Christopher Campbell's application, File# CPA 26-041. This is a notification of a decision that was made regarding the application. The comment period ends on May 14, 2026.

If you have any questions pertaining to this application please feel free to contact the Chelan County Planner associated with this file, Susan Dretke, at 509-667-6225 or susan.dretke@co.chelan.wa.us.

Have a great week!

Cheers,

Ashley Fernandez
Noticing Clerk
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
Ashley.Fernandez@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey: https://www.surveymonkey.com/r/FC638WT

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: jdL8NbWKaxgbkhXGXlae | **Proof Updated: Apr. 27, 2026 at 08:31am PDT**
Notice Name: CPA - SEPA - DNS

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Ashley Fernandez	Wenatchee World
ashley.fernandez@co.chelan.wa.us	
(509) 667-6225	

Columns Wide: 2 **Ad Class:** Legals

Total Column Inches: 9.14

Number of Lines: 47

4/30/2026: Custom notice (Thursday Rate)	231.55
Subtotal	$231.55
Tax	$0.00
Processing Fee	$23.16
Total	**$254.71**

See Proof on Next Page

DETERMINATION OF NON-SIGNIFICANCE

PURSUANT to R.C.W 43.21C, NOTICE IS HEREBY GIVEN THAT on April 30, 2026 Chelan County Community Development (LEAD AGENCY) did issue a determination of non-signif icance relative to the environmental impact for the applications listed below. The lead agency for these proposals has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.C.030 (2)(c). This decision was made after review of completed environmental checklist and other information on file with the lead agency.

CPA 26-063 Sanderson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 10 (RR10) to Rural Residential Resource 5 (RR5). **Site Address:** 172 Whitetail Way Chelan, WA 98816; **Parcel Numbers:** 28-22-34-410-100

CPA 26-067 WA DNR- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 20 (RR20) to Rural Residential Resource 10 (RR10). **Site Address:** Unassigned, Wenatchee, WA 98801; **Parcel Numbers:** 23-20-16-100-000

CPA 26-060 McMahon - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 10 (RR10) to Rural Residential Resource 2.5 (RR2.5). **Site Address:** 7948 East Leavenworth Rd. Leavenworth, WA 98826; **Parcel Numbers:** 24-17-23-510-480

CPA 26-054 Hellickson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). **Site Address:** 10705 Fox Rd. Leavenworth, WA 98826; **Parcel Numbers:** 25-18-32-330-200

CPA 26-041 Campbell- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5) **Site Address:** 24 Hugo Rd. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-330-175

CPA 26-048 HMJD-Collins LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 to Rural Residential/ Resource 2.5 (RR2.5) **Site Address:** Unassigned. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-430-050

CPA 26-026 G&B Properties East LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) to Rural Commercial (RC). **Site Address:** 18625 Beaver Valley Rd., Plain, WA 98826; **Parcel Numbers:** 26-17-13-720-007

CPA 26-007 Heart for Homes - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC). **Site Address:** 85 Chestnut St., Chelan Falls, WA 98817; **Parcel Numbers:** 27-23-32-515-096

This information is available to the public on request and may be reviewed at Chelan County Community Development, 316 Washington Street, #301, Wenatchee, WA, during normal business hours. **Comments on these determinations should be sent to the above listed address and must be received by May 14, 2026 at 5:00 PM.**

Date: April 30, 2026

#######

Skip navigation

DEPARTMENT OF ECOLOGY State of Washington

SEPA Record Submittal

My agency records | Add a SEPA record | Help | My account

Resources

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit | Copy | Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-041

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:
24 Hugo Rd
Chelan WA 98816

Parcel number:
27-23-03-330-175

Coordinates (Lat, Long):
47.861001 , -119.934367

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:
Nonproject

Related Ecology SEPA numbers:
202600814

Important dates

Issued date:
4/30/2026

Comments due to lead agency:
5/14/2026

SEPA Number: 202600814

Applicant name:
Patricia and Christopher Campbell

Applicant contact information:

Document type:
CONSULT

Document sub type:
DNS

Proposal name:
Campbell Comprehensive Plan Map Amendment

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR2.5).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Ashley Fernandez

Date submitted to Ecology:
4/28/2026

Published date:

Attached files

File name	File description
Application Materials for NOA.pdf	Application Materials
CPA 26-041 - Campbell - SEPA - DNS.pdf	Issuance of DNS

Ecology home Ecology's SEPA website SEPA Register public search
Version: 1.0.0.0 Contact admin Privacy notice
Accessibility Copyright © Washington State Department of Ecology

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) **CPA 26-041**
COUNTY OF CHELAN)

Erin A. Burgess, being first duly sworn, deposes and says: That at all times mentioned herein she/he was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That the general notice of land use action containing the permit #, applicant name and a description of the proposal for a **Comprehensive Plan Amendment, CPA 26-041**, was maintained on the subject property, in accordance with the records of property ownership of the Chelan County Assessor, in good conditions from March 4, 2026 (date of posting on the project site by the Chelan County Department of Community Development), through March 18, 2026 (the end of the public comment period), and affidavit returned to the Chelan County Department of Community Development on March 25, 2026.

E. A. Burgess
Signature

3/25/2026
Date

ACKNOWLEDGEMENT

This is to certify that on 25 day of March, 2026.

ERIN BURGESS to me known to be the person(s), who executed the foregoing Affidavit of Posting and acknowledged to me that they signed the same as their free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Sydney Gebers
Notary Public in and for the State of Washington,
residing in Wenatchee, WA

My commission expires 7/15/28

SYDNEY GEBERS
MY COMM. EXP 07-15-28
NOTARY PUBLIC
COMM. NO. 24022458
STATE OF WASHINGTON

File: CPA 26-041

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

Jessica Thompson, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on 3/4/2026, I personally mailed true and correct copies of the hereto attached:

- ☐ Notice of Shoreline Application
- ☑ Notice of Application
- ☐ Other _____

to all property owners within 800 feet (excluding 60 feet of Street rights of way pursuant to Section 14.08.060 (1)(B), Chelan County Code) of the project boundary in accordance with the records of property ownership of the Chelan County Assessor and any other interested parties. A copy of the mailing list is attached to this affidavit.

Signature _____ Date 3/4/26

ACKNOWLEDGEMENT

This is to certify that on 4th day of March, 20 26

Jessica Thompson to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

Owner_Name CPA 26-041	Address_1	Address_2	City	State	Zip
4C INVESTMENTS LLC ETAL	C/O HUGO 24 ENTERPRISES LLC	20316 10TH AVE W	LYNNWOOD	WA	98036
CHELAN COUNTY PUD	PO BOX 1231		WENATCHEE	WA	98807
COLLINS CASEY C & KRISTI L	PO BOX 1194		CHELAN	WA	98816
COLLINS FAMILY REVOCABLE TRUST	REGGIE & CAROLE COLLINS	246 W MANSON HWY #288	CHELAN	WA	98816
EKENBARGER ORCHARDS INC	C/O EKENBARGER ALYCE A	PO BOX 1778	CHELAN	WA	98816
GOMEZ RAMON & ESPERANZA	250 HIGHWAY 97A		CHELAN	WA	98816
GREATER WENATCHEE IRRIGATION DISTRICT	3300 SE 8TH ST		EAST WENATCHEE	WA	98802
GROVER L COLLINS ORCHARD INC	PO BOX 1756		CHELAN	WA	98816
HMJD-COLLINS LLC	PO BOX 9		BREWSTER	WA	98812
J G ORCHARD	PO BOX 2146		CHELAN	WA	98816
JONES SEQUOIA & JAYME S	5071 NEW SWEDEN RD NE		BAINBRIDGE ISLAND	WA	98110
KANSAS INVESTMENTS LLC	PO BOX 187		MANSON	WA	98831
KING BILL & HEATHER	PO BOX 2881		CHELAN	WA	98816
KOESTER DON N	254 APPLETON LN		CHELAN	WA	98816
LAKE CHELAN AIRPORT	C/O CITY OF CHELAN	PO BOX 1407	CHELAN	WA	98816
NIELSEN THOMAS C	PO BOX 2131		KINGSTON	WA	98346
PEEBLES MARRIAN L & DIANE P	PO BOX 1015		CHELAN	WA	98816
ROBISON ORCHARDS INC	PO BOX 1329		CHELAN	WA	98816
TROUT-BLUE CHELAN-MAGI INC	PO BOX 669		CHELAN	WA	98816
WASHINGTON STATE DEPT OF TRANSPORTATION	NORTH CENTRAL REGION	2830 EUCLID AVE	WENATCHEE	WA	98801

Date Referral Sent: 3/3 ✓ File Number: CPA 26-041

Agency Referrals	Date Received	Comments Received
☐ Assessor		Yes/No
☑ Fire Marshal		Yes/No
☐ Building Official		Yes/No
☑ CD Health District		Yes/No
☐ Water		Yes/No
☐ Septic		Yes/No
☐ Solid Waste		Yes/No
☐ Food Service		Yes/No
☑ Public Works		Yes/No
☑ PUD		Yes/No
☐ Power/Water		Yes/No
☐ Property		Yes/No
☐ Sewer		Yes/No
☑ WA State Dept of Natural Resources		Yes/No
☐ Aquatic		Yes/No
☐ Forest		Yes/No
☑ WA State Dept of Ecology		Yes/No
☐ Shorelines/Wetlands		Yes/No
☐ FEMA		Yes/No
☐ WA Dept of Fish & Wildlife		Yes/No
☐ US Fish & Wildlife		Yes/No
☐ WA State Dept of Transportation		Yes/No
☐ US Army Corps of Engineers		Yes/No
☐ Fire District #		Yes/No
☐ Sewer Purveyor:		Yes/No
☐ Water Purveyor:		Yes/No
☐ Irrigation District:		Yes/No
☐ Water District:		Yes/No
☐ School District:		Yes/No
☐ Hospital District:		Yes/No
☑ City of: Chelan		Yes/No
☐ Community Council:		Yes/No
☐ WA State Archaeology		Yes/No
☑ Yakima Nation		Yes/No
☑ Confederated Tribes of Colville		Yes/No
☐ Noxious Weed Control Board		Yes/No
☐ Port of Chelan County		Yes/No
☑ SEPA Register		Yes/No
☐ Bureau of Land Management		Yes/No
☐ Other:		Yes/No

Jessica K. Thompson

From: Jessica K. Thompson
Sent: Tuesday, March 3, 2026 2:13 PM
To: 'pinewoodcottages@msn.com'; 'eburgess@farallonconsulting.com'
Cc: Susan Dretke
Subject: Notice of Application for CPA 26-041 Campbell - Chelan County Dept. of Community Development
Attachments: CPA 26-041 NOA.pdf; CPA 26-041 - Affidavit of posting.pdf

Greetings,

Please find the attached Notice of Application for a Comprehensive Plan Amendment regarding Patricia and Christopher Campbell's property, File# CPA 26-041. This notice should be posted on the *subject property by March 5th, or as soon as possible. Please place in a prominent position on site and maintain it for 14 days,* starting from the first day of posting. If you need a sign for posting, you may pick one up at our office.

Also attached is the affidavit of posting that needs to be filled out with the appropriate information after the 14-day comment period, signed before a notary, and the original returned to your planner. If your affidavit of posting is not returned to your planner, your file may be placed on hold.

If you have any questions pertaining to your application please contact the Chelan County Planner associated with this file, **Susan Dretke**, at 509-667-6225 or **Susan.Dretke@co.chelan.wa.us**.

Thank you,

Jessica Thompson
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

Jessica K. Thompson

From: Jessica K. Thompson
Sent: Tuesday, March 3, 2026 10:47 AM
To: FMO; 'EHSupport'; Cindy Grubb; 'Real Estate Services'; 'AquaticLeasing.Rivers@dnr.wa.gov'; 'ECY RE CRO SEPA Coordinator'; 'jajax@cityofchelan.us'; 'Mayor McCardle'; Laura McAloon; 'ENVIROREVIEW@YAKAMA.COM'; 'guy.moura@colvilletribes.com'
Cc: Susan Dretke
Subject: Request for Comments – CPA 26-041 Campbell – Chelan County Dept. of Community Development
Attachments: CPA 26-041 NOA.pdf; Application Materials for NOA.pdf

Greetings,

Chelan County has a **Comprehensive Plan Amendment** application in which we are requesting comments from agencies and special districts. Attached are all the materials for your review and the Notice of Application. Please respond by **5:00 pm on March 19, 2026.**

Project File No.: CPA 26-041
Project Location: 24 Hugo Road, Chelan, WA 98816
Parcel Number: 27-23-03-330-175
Applicant/Owner: Patricia and Christopher Campbell
Application Date: February 11, 2026
Determination of Complete: February 24, 2026
Notice of Application Date: March 5, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR2.5).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Application Materials: Attached to this email or may be found on the Chelan County Public Notice Portal: https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

Return Comments To: **Susan Dretke**

Chelan County Department of Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Email: **Susan.Dretke@co.chelan.wa.us**

Sincerely,

Jessica Thompson

Community Development Department

316 Washington Street, Suite 301,

Wenatchee, WA 98801

Phone: (509) 667-6231

JessicaK.thompson@co.chelan.wa.us

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit | Copy | Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-041 Campbell

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:
24 Hugo Rd
Chelan WA 98816

Parcel number:

Coordinates (Lat, Long):
47.861001 , -119.934367

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:
Project

Related Ecology SEPA numbers:

Important dates

Issued date:
3/5/2026

Comments due to lead agency:

Applicant name:
Patricia and Christopher Campbell

Applicant contact information:

Document type:
CONSULT

Document sub type:

Proposal name:
CPA 26-041 Campbell

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR2.5).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Jessica Thompson

3/19/2026

Date submitted to Ecology:
3/3/2026

Published date:

Attached files

File name	File description
Application Materials for NOA.pdf	Application Materials
CPA 26-041 NOA.pdf	Notice of Application

 Copyright © Washington State Department of Ecology

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: buHEAlshXnyv7p3c47kq | **Proof Updated: Mar. 03, 2026 at 07:23am PST**
Notice Name: March 5th NOA NonOp.

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Jessica Thompson	Wenatchee World
jessicak.thompson@co.chelan.wa.us	
(509) 667-6225	

Columns Wide: 2 **Ad Class:** Legals

Total Column Inches: 7.77

Number of Lines: 40

3/5/2026: Custom notice (Thursday Rate)	124.04
Subtotal	$124.04
Tax	$0.00
Processing Fee	$12.40
Total	**$136.44**

See Proof on Next Page

NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

Notice is hereby given that the Chelan County Department of Community Development has received and found the following land use application to be complete and ready for processing, public review, and comment. We have further determined that this proposal is unlikely to have a significant adverse impact on the environment. The department expects to issue a Determination of Non-Significance (DNS) in accordance with the DNS process found in WAC 197-11-340(2). The proposal may include mitigation measures under applicable codes and public review processes. Mitigation measures may be required regardless of whether an EIS is prepared; however, possible mitigation measures are unknown at the issuance of this notice. A copy of the subsequent threshold determination for this proposal may be obtained upon request to this department. **This may be the only opportunity to comment on the environmental impact of this proposal.**

CPA 26-041 Campbell - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR2.5). 24 Hugo Road, Chelan, WA 98816 also identified as Assessor's Parcel No.: 27-23-03-330-175.

CPA 26-048 HMJD Collins, LLC - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5). Unassigned, Chelan, WA 98816 also identified as Assessor's Parcel No.: 27-23-03-430-050.

CPA 26-054 Hellickson - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). Unassigned, Chelan. WA 98816 also identified as Assessor's Parcel No.: 25-18-32-330-200.

CPA 26-060 McMahon - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5). 7948 East Leavenworth Rd., Leavenworth, WA 98826 also identified as Assessor's Parcel No.: 24-17-23-510-480.

On March 5, 2026, this application was noticed to the public, and no action will be taken on this project until the agency comment period ends March 19, 2026.

All reports and file of record are available at 316 Washington St., Suite 301, Wenatchee, WA 98801 for review. Public comments will be accepted at any time prior to the close of the public record on project permits. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, and original signature, should be as specific as possible, and may be mailed or personally delivered at the address listed above. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision, and appeal the decision as provided by law.

Date: March 5, 2026

######

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225 FAX: (509)667-6475

NOTICE OF APPLICATION

Project File No.:	CPA 26-041
Project Location:	24 Hugo Road, Chelan, WA 98816
Parcel Number:	27-23-03-330-175
Applicant/Owner:	Patricia and Christopher Campbell
Application Date:	February 11, 2026
Determination of Complete:	February 24, 2026
Notice of Application Date:	March 5, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR2.5).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Public Review and Comment Period: PUBLIC COMMENT ON THIS PROPOSAL IS ENCOURAGED and no action will be taken on the project until the Agency comment period ends on **March 19, 2026**. Agencies, tribes, and the public are encouraged to review and comment on the proposed project. Public comments will be accepted at any time prior to the close of the public record. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, original signature, and should be as specific as possible. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision and appeal the decision as provided by law. Written comments must be submitted to the Department of Community Development, 316 Washington St., Suite 301 Wenatchee, WA 98801; Attention: Susan Dretke or email susan.dretke@co.chelan.wa.us for additional information or to review application materials.

The complete case file on this matter is available for review online at https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome; or during normal business hours at the offices of the Chelan County Community Development Department located at 316 Washington St., Suite 301 Wenatchee, WA 98801 Monday-Friday between the hours of 8:00 A.M. and 5:00 P.M. Please contact the on-call planner at (509) 667-6224 to arrange an inspection of the file.

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301
WENATCHEE, WA 98801
(509) 667-6225

VIA EMAIL

DETERMINATION OF APPLICATION STATUS

Pursuant to Title 14, Development Permit Procedures & Administration, Section 14.08.030, Determination of Completeness. (CCBOR Resolution No. 2004-16, as amended)

Project Description: The proposal is a request to amend the current comprehensive plan map designation from Rural Residential/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5).

File Number:	CPA 26-041
Related Files:	None
Parcel Address:	24 Hugo Rd., Chelan, WA 98816
Parcel Zoning	Rural Residential/Resource 5 (RR5)
Applicant/Owner:	Patricia and Christopher Campbell
Mailing Address:	PO Box 2131, Kingston, WA98346
Date Submitted:	2/11/26
Date Complete:	2/24/26

Upon Initial Review, The Above Referenced Application is Found To Be: COMPLETE

The required components of an application are present and are judged by the review authority to be technically accurate and contain sufficient information necessary to allow the processing of the application. All submittal fees have been paid.

Your application has been determined to be complete as of the date of this letter. Pursuant to Chelan County Code Section 14.08.030(5), a Determination of Completeness shall not preclude the department for requesting additional information or studies if the need for more information becomes apparent during processing of the proposed development.

Review Authority: Susan Dretke
Chelan County Community Development
316 Washington St., Suite 301, Wenatchee, WA 98801
Email: susan.dretke@co.chelan.wa.us
Phone: (509) 667-6586

Sincerely,

Susan Dretke 2/24/26

Chelan-Douglas Health District
200 Valley Mall Parkway, East Wenatchee, WA 98802

Memorandum

To: Susan Dretke, Chelan County

From: Richmond Petty, REHS

Date: 03/13/26

RE: Campbell (CPA 26-041) Comments

I have reviewed the above development proposal for a Comprehensive Plan Map Amendment. The request to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5). The subject property is located at 24 Hugo Rd., Chelan, WA 98816 (county tax parcel: 272303330175)

As proposed, I have no objections to further approval of this project.

- Existing permitted septic system 906-4C3B-0309 and new Group B Water System (Nielsen WS – AE511) serves lot.

Any changes to the project may require additional Health District review.

Fees for review of land-use applications have been established by the Chelan-Douglas Health District Board of Health. The District will bill the applicant upon receipt of our comments (attached).

Project	CDHD 2026 fees
Other Land Use review (per hour)	$125
Administration Fee	$5

From: Connor Armi
To: Susan Dretke
Cc: Amelia Stanger; Rob.Whitlam@dahp.wa.gov
Subject: CTCT Consultation CPA 26-041 Campbell
Date: Thursday, May 7, 2026 1:16:06 PM

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Susan,

This consultation is in response to CPA 26-041 Campbell, SEPA Determination of Non-significance. This land use change allows an additional dwelling unit to be constructed with the ratio of 1 residence per 2.5 acres. If and when there is a planned development we look forward to reviewing those future plans.

On behalf of Amelia Stanger, Interim Tribal Historic Preservation Officer.

--
Connor Armi
Archaeologist Senior
CTCR History & Archaeology
509-634-2691

From: Chris Pedersen
To: Susan Dretke
Subject: CPA 26-041
Date: Monday, March 9, 2026 3:43:03 PM

Susan,

The fire marshals office has no comment on the above mentioned project.

Chris Pedersen, CFI²
Chelan County Fire Marshal
Department of Fire Prevention and Investigation
400 Douglas St.
Wenatchee, WA 98801
Cell: 509-630-9259
Email: chris.pedersen@co.chelan.wa.us

To Susan Dretke, Chelan Department of Community Development

Fr Thomas Nielsen, Adjacent Land Owner Thomas Nielsen

Re Project File #'s CPA 26-048 and CPA 26-041

Date March 14, 2026

The purpose of this memorandum is to write in support of the proposed applications for a Comprehensive Plan Amendment to change the two subject properties zoning to Rural Residential 2.5 (RR2.5). With continued population growth in the greater Chelan area, there is a need for more affordable housing. The RR2.5 designation will maintain the rural nature of the area, but allow more families to live in the area.

I am the owner of two parcels of land adjacent to the proposed parcels and whole heartedly support their application. My properties are located at 25 Hugo Road and 109 Hugo Road. I welcome new neighbors!

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 272303330175 Lot Size: 5.14 (Acres)
Parcel Address: 24 Hugo Rd. City/Zip Code: Chelan 98816
Property Owner(s): Patricia Campbell / Christopher Campbell Zoning: RR5
Mailing Address: PO Box 2131
City/State/Zip Code: Kingston, WA 98346
Phone: 206-300-1177 E-mail: pinewoodcottages@msn.com

Applicant/Agent (if different than owner): Erin Burgess
Company and Mailing Address: Farallon Consulting, LLC DBA Grette Associates, PO Box 94147
City/State/Zip: Seattle, WA 98124 Phone: (509) 640-3289
E-mail: eburgess@farallonconsulting.com
For multiple owners, applicants, or agents, provide additional sheets.

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ☐ Administrative Modification
- ☐ Administrative Determination
- ☐ Administrative Interpretation
- ☐ Binding Site Plan
- ☑ Comprehensive Plan Map Amendment
- ☐ Comprehensive Plan Text Amendment
- ☐ Conditional Use Permit
- ☐ Forest Practice/Conversion
- ☐ Open Space: Public Benefit Rating System
- ☐ Major Subdivision
- ☐ Master Planned Development
- ☐ Planned Development
- ☐ Plat Alteration or Vacation
- ☐ Short Plat
- ☐ Variance (zoning or critical areas)
- ☐ Zoning Change-Text Amendment/ Map Amendment
- ☐ Critical Area Determination
- ☐ Other: _____

APPLICABILITY SECTION

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership (Title holder signature is required on all applications. Properties being purchased on a Real Estate Contract require title holder signature.)
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:

Unknown

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property coverd by this proposal? ☑ No ☐ Yes, please list:

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Pursuant to Chelan County Code (CCC), Section 11.82.030: An applicant seeking to develop property which requires a development permit, not otherwise exempted from the requirements of this chapter, shall submit with the application this certified statement, which lists criteria (5)(A) through (5)(D), (6), and (7) as set forth in CCC, Section 11.82.040 and indicate whether the criteria apply or do not apply to the site or development.

*****Any development application that fails to contain this statement or fails to indicate whether any one of the criteria apply or do not apply shall be rejected and only accepted upon resubmission of the completed statement. "Unknown" or similar responses will not be accepted.*****

If the administrator determines the development meets one or more of criteria (1) through (4) of CCC, Section 11.82.040, or if the administrator determines the development meets criterion (5) of CCC, Section 11.82.040 and the applicant indicates the development meets one or more of criteria (5)(A) through (5)(D), or if the applicant indicates the development meets one or more of criteria (6) or (7) of CCC, Section 11.82.040, the development shall require a hydrogeologic evaluation as described in CCC, Section 11.82.050. If the development has a medium or high vulnerability rating, the development shall be subject to the performance standards of CCC, Section 11.82.060.

If the administrator determines that criteria (1) through (5) of CCC, Section 11.82.040 do not apply to the development and an applicant's statement asserts that criteria (6) and (7) of CCC, Section 11.82.040 do not apply to the development, the administrator will accept the statement and proceed with the permitting or approval process, except if the administrator has or obtains information prior to the permit or approval being finalized, which clearly establishes the applicant's statement is incorrect. In which case, the applicant will be advised in writing of the inconsistent information and advised to either (A) provide an amended statement adding the evaluation criteria as being applicable and complete a hydrogeologic evaluation of the development pursuant to CCC, Section 11.82.050, or (B) present sufficient countering information clearly establishing that the basis for the department's concern is incorrect. If the applicant selects to proceed under (B), upon receipt of the applicant's information, the administrator shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the administrator.

EVALUATION CRITERIA:

The applicant is required to determine the vulnerability rating for any development permit, not otherwise exempted, and meets any one of the criteria below. Please check the boxes that apply to your project:

- ☐ 1.Within a wellhead protection area designated under WAC 246-290-135
- ☐ 2. Within a critical aquifer recharge area mapped and identified by a qualified groundwater professional
- ☐ 3. Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act
- ☐ 4. Within an area established for special protection pursuant to a groundwater management program, Chapters 90.44, 90.48, and 90.54 RCW, and Chapters 173-100 and 173-200 WAC
- ☐ 5. The site contains highly permeable soils, which include types 1 ,2 and 3 under WAC 246-272A-0220, Table V or soils mapped by US Department of Agriculture Natural Resources Conservation Service as having saturated hydraulic conductivity (Ksat) classification of Moderately High or identified as Hydrologic Soil Group "A" and:
  - ☐ A. The site will be utilized for hazardous substance (defined in Chapter 70.105 RCW) processing, storage or handling in applications or quantities larger than is typical of household use; or
  - ☐ B. The site is currently or will be utilized for commercial or industrial activities listed in the US Environmental Protection Agency's Potential Sources of Drinking Water Contamination Index that can be found in Appendix A to Department of Ecology's Critical Aquifer Recharge Area Guidance Document; or
  - ☐ C. The development involves a major subdivision and includes present or future plans to construct dwelling units that will not be connected to a public sewer system and any of the lots are less than one net acre in size; or
  - ☐ D. The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds four thousand square feet;
- ☐ 6. The proposed use is as a commercial feedlot, landfill, junkyard, salvage yard, or auto wrecking yard, or
- ☐ 7. The site will be used for above ground application of sewage or sludge.

Development proposals for a single-family residential dwelling, accessory dwelling unit, or accessory building that is connected to a public sewer system or has a septic permit approved by the Chelan-Douglas health district shall be exempt from hydrogeologic evaluation under CCC, Section 11.82.050.

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there **IS NOT** or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled "**IS NOT**" above, proceed to Sub-Section III of this form.

If you circled "**IS**" above, proceed to Sub-Section II of this form.

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

_____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.

_____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.

_____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.

_____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

☑ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis- related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

- ❑ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.
- ❑ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).
- ❑ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.
- ❑ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.
- ❑ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.
- ❑ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

- ❑ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ❑ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ❑ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ❑ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ❑ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- ❑ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ❑ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ❑ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ❑ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ❑ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ❑ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEGEMENT SECTION

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

By submitting this application, I acknowledge and certify the following:

Initials
(Owner and, if applicable, Applicant)

1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.
2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.
3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.
4. Additional permit applications and approvals may be necessary to conduct specific activities.
5. Application fees are non-refundable, except when approve by the Board.
6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

File(s) No. _____

CC 7. Chelan County is hereby given consent to enter the property(ies) listed above.

CC 8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.

CC 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.

CC 10. I certify that this application has been made with the consent of the lawful property owner(s).

CC 11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.

CC 12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature: Patricia Campbell **Place:** Kingston, Wa **Date:** 12-10-25

Print Name: Patricia Campbell

Owner/Applicant/Agent Signature: Christopher Campbell **Place:** Kingston, WA **Date:** 12-10-25

Print Name: Christopher Campbell

Owner/Applicant/Agent Signature: E A Burgess **Place:** Wenatchee, WA **Date:** 2-11-26

Print Name: Erin Burgess

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801

TELEPHONE: (509) 667-6225

COMPREHENSIVE PLAN AMENDMENT SUPPLEMENTAL INFORMATION

This packet is designed to assist you in preparing your application for a Comprehensive Plan Amendment. The following information is required at the time of submittal. Applications will be accepted **January 2 through March 1** of each calendar year. Additional information may be required. ***An incomplete application will not be processed.***

- ✓ A completed General Land Use Application, pursuant to CCC, Section 14.14.050(A) and (B).
- ✓ A completed SEPA Checklist (State Environmental Policy Act), pursuant to CCC, Section 14.14.050(D).
- ✓ Pursuant to Chelan County Code, Section 14.14.050 (C), a detailed narrative which includes the following:
  - i. A detailed statement of what is proposed to be changed and why. Identify the specific comprehensive land use designation map and zoning map that would be amended; and,
  - ii. Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (Chapter 36.70A RCW as amended) and any applicable County-wide planning policies; and,
  - iii. A statement of how the amendment complies with or supports the comprehensive plan's goals and policies; and,
  - iv. A detailed statement on how the land use designation amendment complies with comprehensive plan land use designation/siting criteria; and,
  - v. A statement of how the amendment is consistent with and supported by the capital facility element and the transportation element of the comprehensive plan, or if not, what changes to these elements would be required; and,
  - vi. For land use designation amendments, identify the land uses surrounding the affected property and describe how the proposed change would affect the surrounding land uses. Describe why the proposed amendment is more appropriate than the existing land use designation; and,
  - vii. Will the proposed amendment affect lands designated as resource lands of long-term commercial significance and/or critical areas? If so, how will the proposed amendment impact these areas; and,
  - viii. How would the proposed amendment affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan; and
  - ix. Explain how the proposed change would serve the interests of not only the applicant, but the public as a whole, including health, safety or welfare; and
- ✓ Pursuant to Chelan County Code, Section 14.14.050 (E), The applicable processing fee for comprehensive plan amendments and SEPA review as determined by the county's adopted fee schedule, as amended, except that amendment requests by the cities shall not require the collection of said fees.
- ✓ Pursuant to Chelan County Code, Section 14.14.060 (1), Amendment review criteria for comprehensive plan maps, urban growth area and county-adopted plans, shall be comply with the following:
  1. General Review Criteria. Proposed amendments to the Chelan County comprehensive plan maps and county-adopted city comprehensive plan maps as these plans relate to the unincorporated portions of each city's urban growth area (UGA) must meet the following criteria:
     - A. The proposal is consistent with the goals of the Growth Management Act (Chapter 36.70A RCW), and any applicable county-wide planning policies; and,
     - B. The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies; and,

C. The amendment complies with comprehensive plan land use designation/siting criteria; and,

D. The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended; and,

E. The amendment does not adversely affect the surrounding land uses; and,

F. The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated; and,

G. The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan; and,

H. The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

✓**RCW 36.70A.020 Planning goals.**

The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations of those counties and cities that are required or choose to plan under RCW 36.70A.040. The following goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans and development regulations:

(1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

(2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

(3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

(4) Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

(5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

(6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

(7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

(8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.

(9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

(10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

(11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

(12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

(13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

Chelan County Code 14.14.050

1. A detailed statement of what is proposed to be changed and why. Identify the specific Comprehensive Plan Land Use Designation map number and Zoning map number that would be amended.

This proposal is to change the zoning and comprehensive plan land use designation map and zoning map of parcel no. 272303330175 at 5.14 acres from Rural Residential/Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR 2.5). The property is located east of Chelan, within Section 03, T 27N, R 23E.W.M.

The official Chelan County Zoning and Comprehensive Plan map is no. 18. Parcel no 272303330175 is adjacent to 168 acres zoned RR 2.5 to the east of the subject property and, in addition to 54 acres zoned RR 2.5 occurring northwest of the subject property directly north of US Highway 97A.

The zoning and comprehensive plan designations are proposed to be changed to align the property with more appropriate zoning based on the property locations adjacent to Highway 97A, Hugo Road, existing residential use and adjacent zoning. The total area proposed to be rezoned is 5.14 acres.

2. Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (RCW 36.70A.020 as amended) and any applicable County Wide Planning Policies.

RCW 36.70A specifies 15 Planning Goals for the State of Washington. When reviewing compatibility with these stated goals, it is important to acknowledge the unique circumstances in Chelan County. Eighty-eight percent (88%) of Chelan County is in public ownership, either state or federal. That leaves twelve percent (12%) of the County in private ownership. Of the property remaining in private ownership, approximately 10% is reserved for roads and utilities. An additional reduction is taken for those areas in private ownership, but encumbered by protected critical areas, such as steep slopes, wetlands, riparian areas, flood plain, shrub steppe, and shoreline. This leaves a very small overall percentage of Chelan County available for residential use, while the demand for housing remains high. This lack of inventory is driving the price of residential property which negatively affects affordability of housing for those who live and work in Chelan County.

RCW 36.70A.020(1) encourages urban growth. The subject property is not located in an urban growth area but rather located near the Chelan UGA and adjacent to the same zoning district as that which is proposed.

RCW 36.70A.020(2) aims to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development. The subject property for this zone change and comp plan map amendment request would not be converted to sprawling, low density development but rather a well-planned efficient use of available land. The best use for this land is allowing the density to increase in the developable areas while preserving the open space and critical areas.

RCW 36.70A.020(4) encourages the promotion of a variety of residential densities and housing types. Given the fact that only 12% of Chelan County is in private ownership, residential development will continue, whether it be as a standard subdivision

encouraging inefficient use of land with large lots, or the use of innovative development through clusters and planned developments, encouraging more manageable lots sizes and open space preservation.

The proposal is also consistent with the county-wide planning policies:

Policy 4: The proposal is consistent with the policies for county-wide transportation facilities and strategies, through an integrated transportation system and is within the current capacity. The property is located adjacent to U.S. Highway 97A and a county road (Hugo Road), and the proposal would not result in heavy traffic through residential neighborhoods or otherwise result in traffic congestion or impacts on inadequate streets or roads.

Policy 5: The proposal is consistent with the county-wide policies for housing by directly addressing land available for housing options, encouraging the productive development of the property for housing, and permitting new housing in an area that already is adjacent to RR 2.5 zoning.

Policy 7: The proposal is consistent with the county-wide policies for economic development and employment. Specifically, one of the factors is "[t]he availability of housing to support economic growth." The proposal would encourage the development of the property as additional housing that would support economic growth in the Chelan area and directly respond to the need for more housing in the area. More inventory has a positive effect on housing costs for buyers.

3. A statement of how the proposed map amendment complies with or supports the Chelan County Comprehensive Plan's goals and policies.

Land Use Element; Residential Development

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Goal Rationale: An adequate supply of housing available to all income levels is necessary to meet the housing needs of the County.

Policy LU 1.1: Promote improved neighborhood character and compatibility through unified design and site requirements for both site-built homes and manufactured and modular housing.

Rationale: The placement of should take into consideration compatibility with the character of existing and future residential areas.

Increasing the density of residential lots in this area would promote a future division of land that can be developed with a unified design and allow lots sizes which could accommodate housing that would be affordable for the area workforce or reduce competition for existing housing.

Policy LU 1.2: Protect residential neighborhoods from impacts associated with incompatible land uses through application of development standards and permit conditioning.

Rationale: Incompatible land uses located in close proximity to residential neighborhoods may create adverse impacts which could lead to a reduction of the high quality of life for the County residents.

The proposed RR 2.5 zoning is the same as the adjacent property to the east and will allow for residential development which is compatible with the existing residential uses in the area.

Policy LU 1.3: Develop innovative regulatory strategies that create developer incentives to provide affordable housing to low- and moderate-income households.

Rationale: This can be accomplished through the use of innovative techniques including but not limited to density bonuses, performance zoning, zero lot line development, and cluster subdivisions. Incentives may help facilitate the construction of low- and moderate-income housing.

The proposed RR 2.5 zoning will allow lot sizes that are in accordance with the Chelan-Douglas Health District standards for water and sewer disposal. This density allows the creation of more residential inventory which serves to reduce land prices based on supply and demand.

Policy LU 1.5: Encourage infill of vacant and underdeveloped land in existing residential areas within urban growth areas and rural communities, such as LAMIRDs.

Rationale: Many parcels of land are available within existing residential developments that can accommodate further development. Infill within these areas will allow public facilities and services to be provided in a more efficient manner.

The proposed rezone is adjacent to a large area zoned RR 2.5 with appropriate lot sizes. The subject property can accommodate further development that is consistent with adjacent land uses and lot sizes.

Housing Element

Goal H 2: Promote a variety of residential densities and housing types.

Policy H 2.1: Promote a diversity of housing unit types and densities to meet the needs of all existing and future residents of the County, including both site-built and manufactured and modular homes.

Rationale: An adequate supply of appropriately zoned land will ensure that the GMA plan does not artificially create inflation in housing prices by restricting competition in the land market.

The approval of this application will lead to increasing the supply of appropriately zoned land that will ensure that inflation in housing prices is not artificially created.

4. **A detailed statement on how the land use designation amendment complies with the Chelan County Comprehensive Plan land use designation/siting criteria.**

Rural Element

Designations/Siting Criteria – Rural Residential 2.5

Density: One (1) dwelling unit per 2.5 acres. Clustering consistent with the underlying densities and the rural character and rural development provisions of the goals and policies of the comprehensive plan may be permitted. Topography, critical areas, other environmental constraints, and compliance with all other applicable development standards shall be considered in the provisions to allow for clustering.

Locational Guidelines:

1. **Geographical and Geological Characteristics. The area may have moderate soil limitations and may have other limited physical constraints to development. The area may be immediately adjacent to existing residential or rural developments. The area may be adjacent to urban growth areas.**

2. **Natural Resources. The area has limited resource management potential. The area may be adjacent to resource lands.**

3. **Public Services. Uses do not require extension or provision of urban levels of services. Rural governmental services and infrastructure are typically available, planned and or funded for.**

4. **Existing Land Uses. Single family residences, agricultural uses, cottage industries and small businesses, and other rural development may be present. Predominant parcel sizes are currently 2.5 acres or greater in size but typically less than 5 acres.**

The property meets the designation and siting criteria for RR 2.5 and is more appropriate than the current zoning. The property is closely associated with natural amenities found in Chelan County due to the location in the greater Chelan recreational area. The property is not designated as a resource land of long-term significance. Rural governmental services are available and planned for. Existing land uses in the area include seasonal and year-round residences, tourist and recreational activities, agriculture, and other rural development. There are many properties in the area that are zoned RR 2.5.

5. **A detailed statement of how the amendment is consistent with and supported by the Capital Facilities Element and the Transportation Element of the Comprehensive Plan, or if not, what changes to these elements would be required.**

Both the Capital Facilities and Transportation elements of the Comprehensive plan speak more to goals and objectives for agencies of jurisdiction when development is proposed. At the time any additional development is proposed, application(s) will have to be in compliance with the concurrency requirements of GMA and the Chelan County comp plan goals and objectives for all elements of the comp plan.

6. **For land use map designation amendments, identify the land uses surrounding the affected property, and describe how the proposed change would affect the surrounding land uses. Explain why the proposed amendment is more appropriate than the existing land use designation.**

The property to the north is zoned RR 5 but is separated from the subject property by Highway 97A. The property to the south and west is zoned RR5. The properties to the east have the same zoning as that which is proposed - RR 2.5, and like the subject property is bordered by U.S. Highway 97A to the north. The proposed designation is more appropriate because the property is bounded on two sides by highways/roads and is in a location with existing access to a county road (Hugo Road), with sufficient right of way for future development.

The proposed amendment is a more appropriate zoning for the subject parcel due to the consistent nature of alignment with previously mentioned goals of the RCW 36.70A.020 and Chelan County Planning Policies.

7. **Will the proposed amendment affect lands designated as resource lands of long-term commercial significance and/or critical areas? If so, how will the proposed amendment impact these areas?**

The proposed text amendment would not affect lands designated as resource lands of long-term commercial significance and/or critical areas. The subject property is not adjacent to Commercial Forest or Agricultural Lands. The property has been evaluated for the presence of streams and/or wetlands and there are none on the property. Any critical areas that may be present on the subject property would be adequately protected by conditions of approval contained in any future land use approvals. All required protections to critical areas such the submission of geotechnical reports would be complied with as necessary in order maintain a high level of environmental quality in Chelan County.

8. **How would the proposed amendment affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.**

The proposed amendment would make a certain amount of land available for higher density development to accommodate future growth in the rural, unincorporated areas of Chelan County. Moderately priced rural properties are very desirable, and the demand

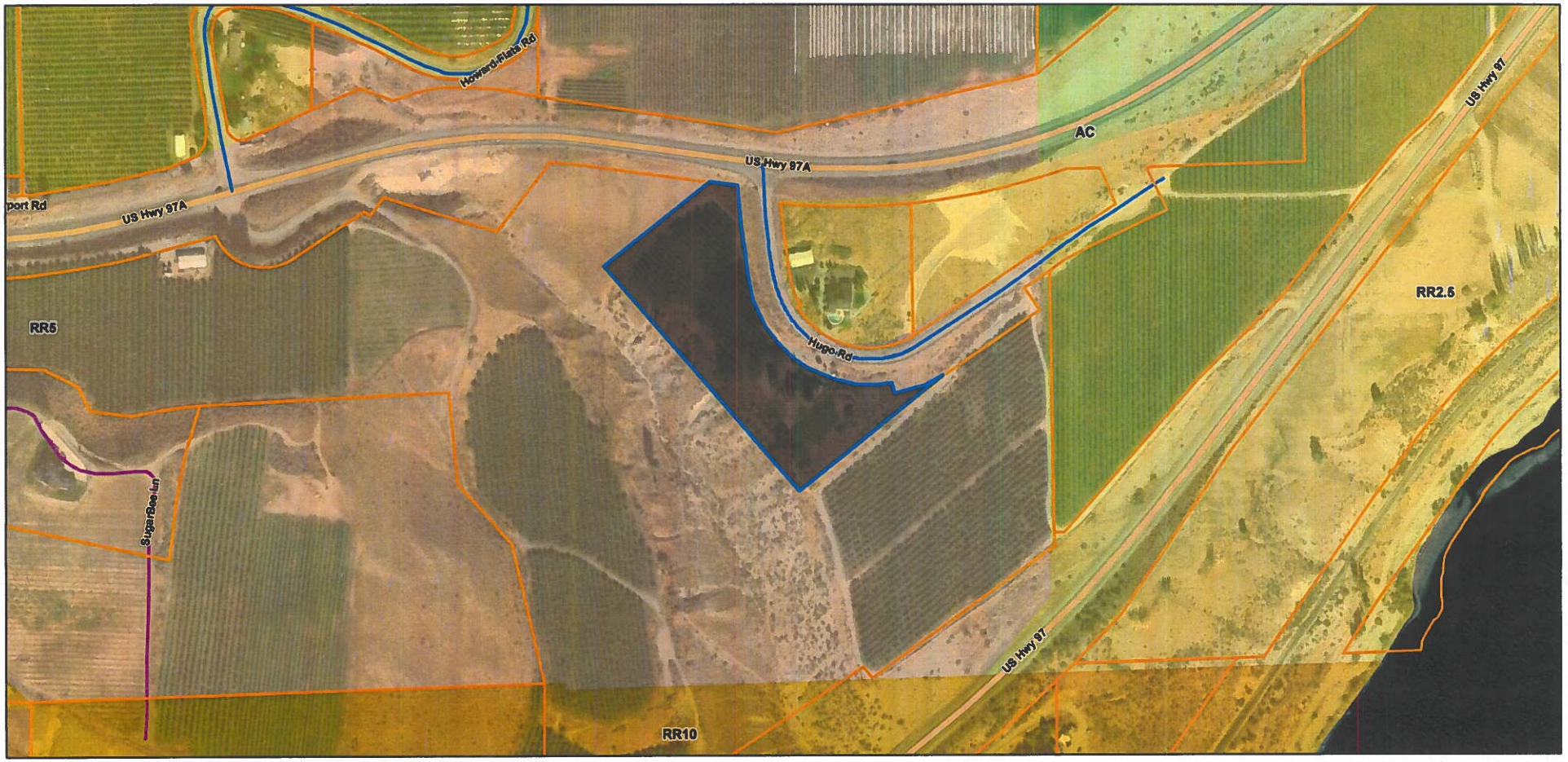
is high for residential building lots. The price of land is increasing rapidly because the demand is high, and the supply is extremely low.

9. Explain how the proposed change would serve the interests of not only the applicant, but also the public as a whole, including health, safety or welfare.

The increased number of lots available for residential development will contribute to stabilizing the housing market, which at present is unattainable for many lifelong Chelan area residents. The value of the property will also increase the residential property taxes for Chelan County, which in turn, will increase the funding for governmental services.

24 Hugo Road Zoning Map

ArcGIS Web Map



2/11/2026, 12:30:13 PM

Parcels

Roads

US, As-built, <Null>

Chelan County, As-built, County; Chelan County, As-built, <Null>; Chelan County, Retired, <Null>

Private, As-built, <Null>; Private, Retired, <Null>; Private, As-built, Private; Private, As-built, Unmaintained

Zoning

COMMERCIAL AGRICULTURAL LANDS

RURAL RESIDENTIAL/RESOURCE 10

RURAL RESIDENTIAL/RESOURCE 2.5

RURAL RESIDENTIAL/RESOURCE 20

RURAL RESIDENTIAL/RESOURCE 5

1:4,514

0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

Vantor

ArcGIS Web AppBuilder

Vantor | Aspect Consulting LLC (2021) - based on WRIA Boundaries (Washington Department of Ecology), 8th and 10th digit hydrologic units (HUCs) from the National Watershed Boundary Dataset (WBD). | Brad Scott - Community Development | The Watershed Company |

ELECTRONICALLY RECORDED in Chelan County WA. Skip Moore, Auditor, Chelan County, WA. AFN # 2596682 Recorded 07/17/2024 at 12:07 PM, D Page: 1 of 6, $308.50, SIMPLIFILE LLC FIG TITLE LLC

When recorded return to:

Fig Title LLC
701 North Chelan Avenue
Wenatchee, WA 98801

202967
REAL ESTATE EXCISE TAX
PAID $8165.00
Chelan County Treasurer
07/17/2024 AZM

File No.:	38189-CC
Abbreviated Legal:	Property 1: Parcel A of Boundary Line Adjustment 2024-231, Chelan County
Tax Parcel Number:	272303330175
Date:	July 8, 2024

STATUTORY WARRANTY DEED

THE GRANTOR(S) **HMJD-Collins LLC, a Washington Limited Liability Company**

for and in consideration of **Ten Dollars ($10.00) and other good and valuable consideration,** in hand paid, conveys, and warrants to **Hugo 24 Enterprises LLC, a Washington Limited Liability Company** the following described real estate, situated in the County of Chelan, State of Washington:

That portion of the Southeast quarter of the Southwest quarter of Section 3, Township 27 North, Range 23 East Willamette Meridian, Chelan County, Washington, more particularly as follows:

Beginning at the intersection point of the Southerly Right of Way of US Highway 97A and the Southerly Right of Way of Hugo Road, said point being perpendicular to and 70.00 feet distant from Highway Engineers Station (H.E.S.) 202+96.29, centerline survey, SR 97, Co. Road 506 to Azwell Vicinity;
Thence along the Southwesterly Right of Way off said Hugh Road, South 7°52'02" East for a distance of 241.33 feet;
Thence along a tangent curve to the left having a radius of 320.00 feet with a delta angle of 92°48'36" for an arc length of 518.35 feet;
Thence South 10°40'38" East for a distance of 30.00 feet;
Thence along a non-tangent curve to the left having a radius of 350.00 feet with a delta angle of 24°11'25" for an arc length of 147.77 feet;
Thence leaving said Right of Way, South 50°48'03" West for a distance of 490.00 feet;
Thence North 41°46'32" West for a distance of 772.95 feet;
Thence North 50°48'03" East for a distance of 355.00 feet, more or less, to the Southerly Right of Way of US Highway 97A;
Thence along said Right of Way, South 82°52'02" East for a distance of 70.00 feet to the Point of Beginning

Also known as Parcel A of Boundary Line Adjustment 2024-231 under Auditor's File No. 2594830

TOGETHER WITH THAT certain 2006 FTWD Manufactured Home, Model OAK GROVE, VIN ALB0305780R

Subject to All encumbrances, rights, restrictions, reservations, covenants and easements, apparent or of record.

And Subject to those items specifically set forth on Exhibit "A"

Exhibit "A"

. This land is included in the Upper Columbia Irrigation District, formally known as the Greater Wenatchee Reclamation District and is subject to the laws and regulations of the United States and the State of Washington applicable to the project and is liable for further assessments, if any, levied by the district, and subject to easements for lateral ditches and pipelines used in connection with the district's irrigation system.

. Right of the public to make necessary slopes for cuts or fills upon the land herein described in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.

. Roadway Easement being 20 feet wide as disclosed on Chelan County Assessor's Map.

. RESERVATIONS contained in Chelan County Superior Court recorded as Case No. 25992.

. Notice of Appropriation of Water as imposed by instrument recorded on April 16, 1902 as document #9015826.

. EASEMENTS and the terms and conditions thereof affecting a portion of said premises for Electric Transmission and Distribution Line recorded on April 16, 1924 as document #120006, on March 23, 1928 as document #164108, on April 27, 1962 as document #593129, on January 7, 1964 as document #615796.

. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Right of Way recorded on December 12, 1947 as document #402273.

. AGREEMENT regarding Roadway and the terms and conditions thereof recorded on February 13, 1957 as document #517530.

. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Electric Transmission and Distribution Line recorded on April 25, 1969 as document #689957.

. Warranty Deed as imposed by instrument recorded on June 16, 1970 as document #700894.

. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Electric Transmission and Distribution Line recorded on May 27, 1971 as document #709486.

. Quit Claim Deed as imposed by instrument recorded on May 29, 1979 as document #800398.

. Quit Claim Deed as imposed by instrument recorded on June 12, 1979 as document #800997.

. Release of Damages as imposed by instrument recorded on January 19, 1984 as document #8401190033, on June 14, 1984 as document #8406140053.

. AGREEMENT regarding Joint Right of Use and the terms and conditions thereof recorded on July 9, 1984 as document #8407090001.

. Quit Claim Deed as imposed by instrument recorded on November 29, 1984 as document #8411290021.

. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Irrigation Pipeline recorded on December 9, 1987 as document #8712090044.

. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Water Pipeline recorded on September 22, 1988 as document #8809220002.

. EASEMENTS and the terms and conditions thereof affecting a portion of said premises for Avigation recorded on April 16, 1993 as document #9304160078, as document #9304160079, as document #9304160080.

. AGREEMENT regarding Limited Avigation Agreement and the terms and conditions thereof recorded on April 16, 1993 as document #9304160080.

. Terms and conditions as disclosed by survey recorded on April 29, 1997 as document #2004701. Affects said premises and other property

. AGREEMENT regarding Fencing Agreement and the terms and conditions thereof recorded on October 16, 1998 as document #2038603.

. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Declaration of Easements recorded on August 22, 2003 as document #2152961.

Said document was amended on September 22, 2003 as document #2155715.

. Covenants, conditions and restrictions and easements contained in Grover Collins Orchard Short Plat No. 2009-015:
Recorded: on December 1, 2009 as document #2315271

. Terms and conditions as disclosed by survey recorded on December 24, 2009 as document #2316587. Affects said premises and other property

. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Overhead and/or Underground Utility recorded on March 4, 2010 as document #2320027.

. Terms and provisions of agreement concerning Boundary Line Adjustment No. 2015-098 recorded on July 14, 2015 as document #2421460.

. Terms and provisions of agreement concerning Boundary Line Adjustment 2020-103 recorded on November 17, 2020 as document #2529918.

. AGREEMENT regarding Shared Well Agreement and the terms and conditions thereof recorded on December 31, 2020 as document #2533366.

. AGREEMENT regarding Shared Well Agreement and the terms and conditions thereof recorded on June 16, 2022 as document #2568910.

. Terms and provisions of agreement concerning Certificate of Exemption recorded on April 29, 2024 as document #2593543.

. Terms and provisions of agreement concerning Boundary Line Adjustment 2024-231 recorded on June 3, 2024 as document #2594830.

Chelan County
Department of Community Development

Receipt Number: 26-00260

316 WASHINGTON ST. SUITE 301
Wenatchee, WA 98801
(509) 667-6225

Payer/Payee: 4C INVESTMENTS LLC ETAL
C/O HUGO 24 ENTERPRISES LLC
LYNNWOOD WA 98036

Cashier: SUSAN DRETKE

Date: 02/11/2026

PL 26-041 COMPREHENSIVE PLAN AMENDMENT 24 Hugo Rd Chelan, WA 98816

Fee Description	BARS Number	Fee Amount	Amount Paid	Fee Balance
Comp Plan Amendment(GMA/Map)	010.020.32210.05.000	$2,475.00	$2,475.00	$0.00
Environmental Review (SEPA)	010.020.34589.03.000	$243.00	$243.00	$0.00
		$2,718.00	**$2,718.00**	**$0.00**
			TOTAL PAID:	**$2,718.00**

Payment Method	Reference Number	Payment Amount
CHECK	1008	$2,718.00
Total:		**$2,718.00**

Notes :

Project Information

License #	License Type	Parcel #
PL 26-041	CPA	272303330175

Project Contacts

License #	Name	Association	Address
PL 26-041	4C INVESTMENTS LLC ETAL	APPLICANT	C/O HUGO 24 ENTERPRISES LLC, LYNNWOOD, WA 98036
	4C INVESTMENTS LLC ETAL	OWNER	C/O HUGO 24 ENTERPRISES LLC, LYNNWOOD, WA 98036

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable:

N/A

2. Name of applicant:

Patricia Campbell

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

	Agent
Patricia Campbell	Erin Burgess
P.O. Box 2131	151 South Worthen Street, Suite 101
Kingston, WA 99346	Wenatchee, WA 98801
(206) 300-1177	509-640-3283

4. Date checklist prepared:

December 2025

5. Agency requesting checklist:

Chelan County

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

Timing and schedule would be consistent with the guidelines established in Chelan County Code Title 14—Development procedures.

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

Unknown.

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

None known.

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.

No.

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

Comprehensive Plan Map Amendment (Chelan County)
Zone Change (Chelan County)

11. Give a 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.)

This proposal is to change the zoning and comprehensive plan land use designation map and zoning map of approximately 5.14 acres (parcel 272303330175) from Rural Residential/Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR 2.5).

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The property is located at 24 Hugo Road, adjacent to U.S. Highway 97A, east of Chelan, within Section 03, T 27N, R 23E.W.M. Parcel no. 272303330175.

B. Environmental Elements [HELP]

1. *Earth* [help]

a. **General description of the site:**

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

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

15 to 45 percent.

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.**

- Pogue gravelly fine sandy loam (PrE), 25 to 45 percent
- Cashmont gravelly sandy loam (CdD), 15 to 25 percent slopes
- There are no agricultural soils of long-term significance.

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

No surface indications. The property is mapped as potentially having erosive soils.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

No filling or grading is proposed.

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

No clearing or construction is proposed.

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

There would be no new impervious surfaces as a result of this proposal.

h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

None proposed.

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.

There would be no new emissions to the air.

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

No.

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

None proposed.

3. Water [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

None onsite.

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.

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.

None proposed.

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

No.

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

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe yje type of waste and anticipated volume of discharge.

No.

b. Ground Water: [help]

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

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.

None proposed.

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.

N/A

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

No.

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

No.

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

None proposed.

4. Plants [help]

Check the types of vegetation found on the site:

__x__deciduous tree: alder, maple, aspen, other
__x__evergreen tree: fir, cedar, pine, other
__x__shrubs
__x__grass
____pasture
____crop or grain
__x__ 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?

None proposed.

c. List threatened and endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None proposed.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

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.

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.

None known.

c. Is the site part of a migration route? If so, explain.

No.

d. Proposed measures to preserve or enhance wildlife, if any:

None proposed.

e. List any invasive animal species known to be on or near the site.

None known.

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A

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.

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

None known.

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.

None known.

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.

N/A

4) Describe special emergency services that might be required.

None.

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

None proposed.

b. Noise

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

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.

N/A.

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

None proposed.

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.

Current use is residential and agricultural. Adjacent properties are in residential and agricultural use.

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?

No.

c. 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:

No.

d. Describe any structures on the site.

1,596 sq ft residence.

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

No.

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

RR 5

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

RR 5

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

N/A.

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

The Washington Department of Fish and Wildlife (WDFW) Priority Habitats and Species (PHS) online map resource indicates the subject parcel occurs within Chelan County Presumptive Shrubsteppe habitat range.

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

N/A

k. **Approximately how many people would the completed project displace?**

N/A.

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

None.

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

Application for a Comprehensive plan map amendment and zone change.

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

None.

9. Housing [help]

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

None.

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

None.

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

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?

N/A.

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

N/A.

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

N/A.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

None.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?

Informal recreational opportunities in the immediate vicinity include watersports, fishing, hiking, camping, snowmobiling and hunting.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

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.

No.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No.

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.

The tribes and DAHP will be notified during the county public notice period.

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.

None proposed.

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.

The site is accessed from Hugo Road. U.S. Highway 97A borders the property on the north.

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?

Link Transit serves Chelan.

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

N/A.

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).

No.

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

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?

N/A.

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.

No.

h. Proposed measures to reduce or control transportation impacts, if any:

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.

No.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed.

16. Utilities [help]

1) Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

a. 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.

None proposed.

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: Patricia Campbell

Name of signee Patricia ~~Pamela~~ Campbell

Position and Agency/Organization owner

Date Submitted: 12-10-25

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable:

N/A

2. Name of applicant:

Patricia Campbell

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

	Agent
Patricia Campbell	Erin Burgess
P.O. Box 2131	151 South Worthen Street, Suite 101
Kingston, WA 99346	Wenatchee, WA 98801
(206) 300-1177	509-640-3283

4. Date checklist prepared:

December 2025

5. Agency requesting checklist:

Chelan County

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

Timing and schedule would be consistent with the guidelines established in Chelan County Code Title 14—Development procedures.

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

Unknown.

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

None known.

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.

No.

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

Comprehensive Plan Map Amendment (Chelan County)
Zone Change (Chelan County)

11. Give a 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.)

This proposal is to change the zoning and comprehensive plan land use designation map and zoning map of approximately 5.14 acres (parcel 272303330175) from Rural Residential/Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR 2.5).

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The property is located at 24 Hugo Road, adjacent to U.S. Highway 97A, east of Chelan, within Section 03, T 27N, R 23E.W.M. Parcel no. 272303330175.

B. Environmental Elements [HELP]

1. *Earth* [help]

a. **General description of the site:**

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

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

15 to 45 percent.

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.**

- Pogue gravelly fine sandy loam (PrE), 25 to 45 percent
- Cashmont gravelly sandy loam (CdD), 15 to 25 percent slopes
- There are no agricultural soils of long-term significance.

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

No surface indications. The property is mapped as potentially having erosive soils.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

No filling or grading is proposed.

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

No clearing or construction is proposed.

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

There would be no new impervious surfaces as a result of this proposal.

h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

None proposed.

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.

There would be no new emissions to the air.

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

No.

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

None proposed.

3. Water [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

None onsite.

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.

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.

None proposed.

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

No.

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

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe yje type of waste and anticipated volume of discharge.

No.

b. Ground Water: [help]

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

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.

None proposed.

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.

N/A

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

No.

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

No.

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

None proposed.

4. ***Plants*** [help]

Check the types of vegetation found on the site:

__x__deciduous tree: alder, maple, aspen, other
__x__evergreen tree: fir, cedar, pine, other
__x__shrubs
__x__grass
_____pasture
_____crop or grain
__x__ 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?

None proposed.

c. List threatened and endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None proposed.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

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.

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.

None known.

c. Is the site part of a migration route? If so, explain.

No.

d. Proposed measures to preserve or enhance wildlife, if any:

None proposed.

e. List any invasive animal species known to be on or near the site.

None known.

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A

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.

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

None known.

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.

None known.

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.

N/A

4) **Describe special emergency services that might be required.**

None.

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

None proposed.

b. Noise

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

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.

N/A.

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

None proposed.

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.

Current use is residential and agricultural. Adjacent properties are in residential and agricultural use.

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?

No.

c. 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:

No.

d. Describe any structures on the site.

1,596 sq ft residence.

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

No.

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

RR 5

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

RR 5

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

N/A.

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

The Washington Department of Fish and Wildlife (WDFW) Priority Habitats and Species (PHS) online map resource indicates the subject parcel occurs within Chelan County Presumptive Shrubsteppe habitat range.

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

N/A

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

N/A.

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

None.

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

Application for a Comprehensive plan map amendment and zone change.

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

None.

9. Housing [help]

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

None.

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

None.

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

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?

N/A.

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

N/A.

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

N/A.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

None.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?

Informal recreational opportunities in the immediate vicinity include watersports, fishing, hiking, camping, snowmobiling and hunting.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

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.

No.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No.

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.

The tribes and DAHP will be notified during the county public notice period.

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.

None proposed.

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.

The site is accessed from Hugo Road. U.S. Highway 97A borders the property on the north.

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?

Link Transit serves Chelan.

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

N/A.

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).

No.

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

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?

N/A.

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.

No.

h. Proposed measures to reduce or control transportation impacts, if any:

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.

No.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed.

16. Utilities [help]

1) **Circle utilities currently available at the site:**
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

a. 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.

None proposed.

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: Patricia Campbell

Name of signee ~~Pamela~~ Patricia Campbell

Position and Agency/Organization owner

Date Submitted: 12-10-25

D. Supplemental sheet for nonproject actions [HELP]

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

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

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

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

The proposal would not include any discharges to water of toxic or hazardous substances of any kind. Because discharges to water are not proposed and toxic or hazardous substances are not part of the proposal, the proposal would not cause an increase in discharge to water or production, storage or release of toxic or hazardous substances.

Proposed measures to avoid or reduce such increases are:

Since no increases are anticipated, no measures to avoid or reduce them are proposed.

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

The proposal does not include any components that are likely to affect plants, animals, fish or marine life. Since the proposal is simply to change the comprehensive plan map and zoning designation, there would be no impact to the above-mentioned resources.

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

The proposal would be in compliance with all local, state and federal regulations regarding the above-mentioned resources. Compliance with all applicable regulations would satisfactorily protect and conserve them.

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

The proposal would not use any energy or natural resources thus it would not deplete them.

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

Since there would be no impacts to energy or natural resources, no measures to protect or conserve them are proposed.

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

The proposal would not be likely to use or affect environmentally sensitive areas or areas designated for governmental protection because none are present on the property.

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

Since there would be no impact to such resources, no measures to protect them are proposed. Subsequent future actions would be subject to regulations protective of such habitats.

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

The proposal would be likely to affect land use by changing the zoning map designation. Such a change would be compatible with any existing plans since the property is adjacent to existing property with the same zoning designation. The proposal would not affect shoreline use since it is not adjacent to a shoreline.

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

Since there would be no negative impact to shoreline and/or land use, no measures are proposed to avoid or reduce them.

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

The proposal would not be likely to increase demands on transportation or public services and utilities.

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

Since there would be no increased demands on transportation or public services and utilities, no measures are proposed to reduce such demands.

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

The proposal would not conflict with local, state or federal laws regarding the protection of the environment.

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301
WENATCHEE, WA 98801
(509) 667-6225

TO: Chelan County Board of County Commissioners
FROM: Chelan County Community Development
HEARING DATE: November 10, 2026
FILE NUMBER: CPA 26-048 HMJD-Collins, LLC

RECOMMENDED MOTION
The Chelan County Planning Commission, at their duly advertised public hearing on September 23, 2026 made a motion to recommend approval (Attachment 1) of CPA 26-048 HMJD-Collins, LLC requested comprehensive plan map amendment from Rural Residential/Resource 10 (RR10) and Rural Residential/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5).

GENERAL INFORMATION

Applicant	HMJD-Collins, LLC
Planning Commission Notice of Hearing Published	September 12, 2026
Planning Commission Hearing	September 23, 2026
Board of County Commissioners Hearing	November 10, 2026
60-day State agency review	July 20, 2026
SEPA Determination	April 30, 2026

SEPA Environmental Review
A Determination of Non-Significance was issued under WAC 107-11-340 on April 30, 2026. The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after a review of a completed environmental checklist and other information on file with the lead agency.

Agency Comments:
The Chelan Douglas Health District submitted comments indicating they have no objection to the approval of this proposal.
The Colville Tribe submitted comments that they looked forward to reviewing development applications should the proposal be approved.

Public Comment:
A neighboring property commented on this proposal as well as the adjoining proposal filed under CPA 26-041 expressing support for both projects.

60-Day Notice
Sent to Department of Commerce July 20, 2026.

PROJECT DESCRIPTION – CPA 26-046 HMJD-Collins, LLC
The applicant is requesting a comprehensive plan map amendment to change the designation of the 46.44-acre property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5). The property is located off Hwy 97A northeast of the City of Chelan and south of the Lake Chelan Airport. The site is currently in active agricultural use as a cherry orchard. The parcel is also known as Assessor's Parcel Number 27-23-03-430-050.

COMPREHENSIVE PLAN

Chelan County conducts an annual review of development regulation text amendments for compliance with the adopted Comprehensive Plan. The Comprehensive Plan represents the long-term vision for future land uses and development. For the county-initiated text amendments, the merits of the requested change must be demonstrated as being consistent with adopted goals and policies.

The following Comprehensive Plan goals and policies are relevant to the proposal:

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Goal RE 2: Maintain natural environment features that support and enhance natural resource-based economic activities, wildlife habitats, traditional rural lifestyles, outdoor recreation, and open space.

Policy RE 2.2: Rural development should not preclude use of rural lands for agriculture and timber production and should avoid or mitigate impacts on existing agriculture or timber operations.

Goal H 1: Encourage the availability of affordable housing to all economic segments of the population of the county.

Goal H 2: Promote a variety of residential densities and housing types.

GOAL AL 1: Support the viability of agriculture and encourage the continued use of rural and resource lands for agriculturally related land uses.

REVIEW CRITERIA
The map amendment was analyzed based on information provided by the applicant or when readily available, within existing County resources. Agency and public comment also play a role in understanding how the amendment may advance the Comprehensive Plan goals and policies and how it may serve the general public's interest.

Pursuant to Chelan County Code (CCC) Section 14.14.060(1), the following general review criteria were used to evaluate the proposed amendment:

(A) The proposal is consistent with the goals of the Growth Management Act (Chapter 36.70A RCW), and any applicable county-wide planning policies.

Finding of Fact: The Growth Management Act under RCW 36.70A.020 contains planning goals that include, but are not limited to, 8) Natural resource industries. Requirements of the GMA that allow more intense development in rural areas include a provision that these areas serve primarily the existing and projected rural population, generally to ensure rural sprawl does not occur where inappropriate.

The requested map amendment to RR2.5 could provide the opportunity for the site to be divided into approximately 20-30 lots depending upon the method used to develop the property (i.e., rural cluster subdivision, planned development). Approximately half the site is used for agricultural purposes in the form of cherry orchards. The rest of the property contains steep slopes in an identified erosion hazard area.

Conclusion: The amendment to the comprehensive plan map could result in development out of character with the surrounding area of low densities and agricultural uses and would not be consistent with the goals of the GMA.

(B) The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies.

Finding of Fact: The proposed land use change would allow a variety of densities for housing. Development of the site into housing would remove approximately 24 acres of the 44.6 acres of the parcel from agricultural production.

Conclusion: The proposal would not be consistent with the GMA goals and with County-wide Planning Policies, specifically Policy RE.2.2.

(C) The amendment complies with comprehensive plan land use designation/siting criteria.

Finding of Fact: The subject property is located in an area of existing rural residential/resource designations ranging from RR2.5 to RR10. Properties to the north of 97A are designated RR2.5, Airport (within the City of Chelan UGA) and Commercial Agricultural

Conclusion: Re-designation of this site to Rural Residential 2.5 would comply with the siting criteria, but would not comply with mandates to protect resource protection.

(D) The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended.

Finding of Fact: The extent of the northern property boundary is adjacent to the US Hwy 97A right-of-way. Any future development of the site would be required to work with the Washington State Dept. of Transportation for access requirements.

Conclusion: No change in the Capital Facility Element or Transportation Element has been identified. The proposed amendment would be supported by and consistent with the existing capital facility element and transportation elements.

(E) The amendment does not adversely affect the surrounding land uses.

Finding of Fact: The areas surrounding the subject property are primarily zoned rural residential, however, most properties are being used for commercial agricultural production as tree fruit orchards.

Conclusion: The amendment could allow for the infringement of residential uses in an area of heavy agricultural use which could adversely surrounding land uses.

(F) The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

Finding of Fact: A majority of the property in the vicinity of the site are used for commercial agricultural purposes. Additionally, the immediate area surrounding the site contains critical areas in the form of geological hazard areas.

Conclusion: The amendment could potentially adversely affect resource lands and critical areas.

(G) The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan.

Finding of Fact: If approved, the amendment could result in the buildable areas of the site to be developed at 2-4 times the existing density.

Conclusion: The proposed amendment would not have an adverse impact on projected growth.

(H) The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

Finding of Fact: The proposed amendment increases the existing allowable density for residential development approximately double what is currently allowed. The surrounding areas already designated RR2.5 have not been developed for residential purposes.

Conclusion: The proposed amendment is not necessary for the public health, safety and welfare.

FINDINGS OF FACT

1. Chelan County adopted Title 14, Development Permit Procedures and Administration outlining provisions relating to the amendment of the Comprehensive Plan consistent with RCW 36.70A. The County followed the procedures required for amendment of the Comprehensive Plan.
2. Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and Chelan County Code outline provisions relating to the adoption and amendments to the Comprehensive Plan. The County used the applicable guidelines and regulatory review criteria for each amendment.
3. RCW 36.70A.210 requires that the Comprehensive Plan be consistent with the provisions of the adopted County-Wide Planning Policies.
4. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11, SEPA Rules, have been satisfied. To comply with the requirements of the State Environmental

Policy Act for environmental review of a non-project action, the County, as lead agency issued a Determination of Non-significance for the application on April 30, 2026.

5. The required State agency review with the Department of Commerce (COM) and other State agencies was initiated on July 20, 2026, pursuant to RCW 36.70A.106.
6. A request for a Comprehensive Plan Map Amendment was submitted by Erin Burgess (agent) on behalf of HMJD-Collins, LLC to change the land use designation for the subject property from Rural Residential/Resource 5 and Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5). The subject property is located off US Hwy 97A, northeast of the City of Chelan and further identified by Assessor Parcel No: 27-23-03-430-050.
7. The location and characteristics are not consistent with Chelan County Comprehensive Plan designation for Rural Residential/Resource 2.5 as outlined in this staff report.

CONCLUSIONS OF LAW

1. The amendment to the Chelan County Comprehensive Plan would not be consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.
2. The amendment would not comply with the Comprehensive Plan designation/siting criteria.
3. The amendment would adversely affect the surrounding land uses.
4. The amendment would adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
5. The amendment would not adversely affect the supply of land for various purposes available to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.
6. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.
7. The amendments are not consistent with Chelan County Code Title 14 Development Permit Procedures and Administration.
8. The requirements of RCW 43.21C, the State Environmental Policy Act and WAC 197-11, SEPA Rules have been satisfied.

ATTACHMENTS

1. Planning Commission Recommendation

Chelan County
Planning Commission

District 1	District 2	District 3
Nik Moushon	Cherie' Warren, Chair	Doug England, Vice Chair
James W. Wiggs	Nelson Brinckerhoff	Chris Willoughby
Tammy Donaghue	Ken Hemberry	Jesse Redell

FILE NUMBER:	CPA 26-048
APPLICANT:	HMJD-Collins, LLC
60-DAY STATE AGENCY REVIEW:	July 20, 2026
SEPA DETERMINATION & DATE:	April 30, 2026
PC PUBLIC HEARING DATE:	September 23, 2026
PUBLIC COMMENT:	Yes
AGENCY COMMENT:	Yes

PLANNING COMMISSION RECOMMENDATION:

Motion by: Nik Moushon

Motion to: Approve application to re-designate from RR5 & RR10 to RR2.5

2nd to motion: James Wiggs

Vote 7 aye–1 nay

Glenn R Warren — October 10, 2026

CHAIR — DATE

CHELAN COUNTY PLANNING COMMISSION

Attachments: Staff Report

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

2026 Comprehensive Plan Map Amendment
Staff Report

TO:	Chelan County Planning Commission
FROM:	Chelan County Community Development
HEARING DATE:	September 23, 2026
FILE NUMBER:	CPA 26-046 HMJD-Collins, LLC

RECOMMENDED MOTION

The Chelan County Planning Commission may make a motion to recommend approval or denial of the proposed Comprehensive Plan Amendments to the Chelan County Board of County Commissioners, pursuant to Chelan County Code Section 14.10.050. Suggested Findings of Fact and Conclusions of Law, which may be modified, are included in this staff report. Staff finds:

A. Re-designation of the site from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 (RR10) to Rural Residential 2.5 (RR2.5) would not comply with applicable Chelan County goals and policies pursuant to the findings of fact and conclusions of law cited below.

GENERAL INFORMATION

Planning Commission Workshop	August 26, 2026
Notice of Application to Surrounding Properties	March 4, 2026
Planning Commission Notice of Hearing Published	September 12, 2026
Planning Commission Hearing	September 23, 2026
60-day State agency review	July 20, 2026
SEPA Determination	April 30, 2026

SEPA Environmental Review

A Determination of Non-Significance (DNS) was issued under WAC 197-11-340(2) for CPA 26-007 on April 30, 2026 (Attachment 1). The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2)(c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency.

Agency Comments:

The Chelan Douglas Health District submitted comments indicating they have no objection to the approval of this proposal.

The Colville Tribe submitted comments that they looked forward to reviewing development applications should the proposal be approved.

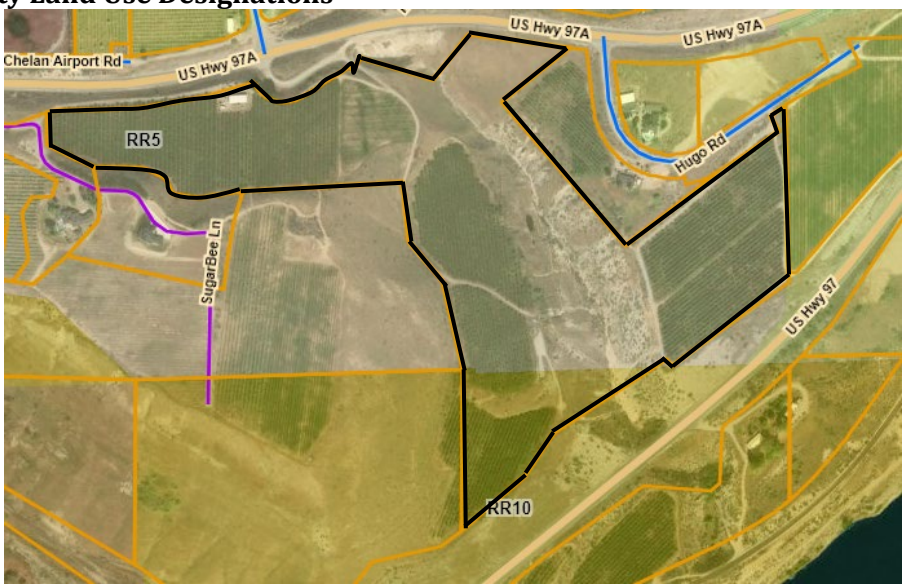
Public Comment:

Comments were received from a neighboring property owner in support of both this application and the adjacent application known as CPA 26-041.

PROJECT DESCRIPTION – CPA 26-046 HMJD-Collins, LLC

Proposal: The applicant is requesting a comprehensive plan map amendment to change the designation of the 46.44-acre property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5). The property is located off Hwy 97A northeast of the City of Chelan and south of the Lake Chelan Airport. The site is currently in active agricultural use as a cherry orchard. The parcel is also known as Assessor's Parcel Number 27-23-03-430-050.

Chelan County Land Use Designations



Density: The existing Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 (RR10) zoning allow one dwelling unit per five acres and one dwelling unit per 10 acres. The proposed Rural Residential/Resource 2.5 (RR2.5) designation would allow the development of more than twice the existing density dependent on which form of subdivision was used.

Comprehensive Plan
Chelan County conducts an annual concurrent review of proposals to amend the Comprehensive Plan. The Plan represents the long-term vision for future land uses and development. Applicants must demonstrate the merits of the requested change as being consistent with adopted goals and policies.

The following Comprehensive Plan policies are relevant to the proposed request:

> **Goal LU 1:** Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.
>
> **Goal RE 2:** Maintain natural environment features that support and enhance natural resource-based economic activities, wildlife habitats, traditional rural lifestyles, outdoor recreation, and open space.
>
> **Policy RE 2.2:** Rural development should not preclude use of rural lands for agriculture and timber production and should avoid or mitigate impacts on existing agriculture or timber operations.

Goal H 1: Encourage the availability of affordable housing to all economic segments of the population of the county.

Goal H 2: Promote a variety of residential densities and housing types.

GOAL AL 1: Support the viability of agriculture and encourage the continued use of rural and resource lands for agriculturally related land uses

Review Criteria

The map amendment was analyzed based on information provided by the applicant or when readily available, within existing County resources. Agency and public comment also play a role in understanding how the amendment may advance the Comprehensive Plan goals and policies and how it may serve the general public's interest.

Pursuant to Chelan County Code (CCC) Section 14.14.060(1), the following general review criteria were used to evaluate the proposed amendment:

(A) The proposal is consistent with the goals of the Growth Management Act (Chapter 36.70A RCW), and any applicable county-wide planning policies.

Finding of Fact: The Growth Management Act under RCW 36.70A.020 contains planning goals that include, but are not limited to, 8) Natural resource industries. Requirements of the GMA that allow more intense development in rural areas include a provision that these areas serve primarily the existing and projected rural population, generally to ensure rural sprawl does not occur where inappropriate.

The requested map amendment to RR2.5 could provide the opportunity for the site to be divided into approximately 20-30 lots depending upon the method used to develop the property (i.e., rural cluster subdivision, planned development). Approximately half the site is used for agricultural purposes in the form of cherry orchards. The rest of the property contains steep slopes in an identified erosion hazard area.

Conclusion: The amendment to the comprehensive plan map could result in development out of character with the surrounding area of low densities and agricultural uses and would not be consistent with the goals of the GMA.

(B) The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies.

Finding of Fact: The proposed land use change would allow a variety of densities for housing. Development of the site into housing would remove approximately 24 acres of the 44.6 acres of the parcel from agricultural production.

Conclusion: The proposal would not be consistent with the GMA goals and with County-wide Planning Policies, specifically Policy RE.2.2.

(C) The amendment complies with comprehensive plan land use designation/siting criteria.

Finding of Fact: The subject property is located in an area of existing rural residential/resource designations ranging from RR2.5 to RR10. Properties to the north of 97A are designated RR2.5, Airport (within the City of Chelan UGA) and Commercial Agricultural

Conclusion: Re-designation of this site to Rural Residential 2.5 would comply with the siting criteria, but would not comply with mandates to protect resource protection.

(D) The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended.

Finding of Fact: The extent of the northern property boundary is adjacent to the US Hwy 97A right-of-way. Any future development of the site would be required to work with the Washington State Dept. of Transportation for access requirements.

Conclusion: No change in the Capital Facility Element or Transportation Element has been identified. The proposed amendment would be supported by and consistent with the existing capital facility element and transportation elements.

(E) The amendment does not adversely affect the surrounding land uses.

Finding of Fact: The areas surrounding the subject property are primarily zoned rural residential, however, most properties are being used for commercial agricultural production as tree fruit orchards.

Conclusion: The amendment could allow for the infringement of residential uses in an area of heavy agricultural use which could adversely surrounding land uses.

(F) The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

Finding of Fact: A majority of the property in the vicinity of the site are used for commercial agricultural purposes. Additionally, the immediate area surrounding the site contains critical areas in the form of geological hazard areas.

Conclusion: The amendment could potentially adversely affect resource lands and critical areas.

(G) The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan.

Finding of Fact: If approved, the amendment could result in the buildable areas of the site to be developed at 2-4 times the existing density.

Conclusion: The proposed amendment would not have an adverse impact on projected growth.

(H) The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

Finding of Fact: The proposed amendment increases the existing allowable density for residential development approximately double what is currently allowed. The surrounding areas already designated RR2.5 have not been developed for residential purposes.

Conclusion: The proposed amendment is not necessary for the public health, safety and welfare.

FINDINGS OF FACT

1. Chelan County adopted Title 14, Development Permit Procedures and Administration outlining provisions relating to the amendment of the Comprehensive Plan consistent with RCW 36.70A. The County followed the procedures required for amendment of the Comprehensive Plan.

2. Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and Chelan County Code outline provisions relating to the adoption and amendments to the Comprehensive Plan. The County used the applicable guidelines and regulatory review criteria for each amendment.
3. RCW 36.70A.210 requires that the Comprehensive Plan be consistent with the provisions of the adopted County-Wide Planning Policies.
4. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11, SEPA Rules, have been satisfied. To comply with the requirements of the State Environmental Policy Act for environmental review of a non-project action, the County, as lead agency issued a Determination of Non-significance for the application on April 30, 2026.
5. The required State agency review with the Department of Commerce (COM) and other State agencies was initiated on July 20, 2026 (Attachment 3), pursuant to RCW 36.70A.106.
6. A request for a Comprehensive Plan Map Amendment was submitted by Erin Burgess (agent) on behalf of HMJD-Collins, LLC to change the land use designation for the subject property from Rural Residential/Resource 5 and Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5). The subject property is located off US Hwy 97A, northeast of the City of Chelan and further identified by Assessor Parcel No: 27-23-03-430-050.
    a. The location and characteristics are not consistent with Chelan County Comprehensive Plan designation for Rural Residential/Resource 2.5 as outlined in this staff report.

CONCLUSIONS OF LAW

1. The amendment to the Chelan County Comprehensive Plan would not be consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.
2. The amendment would not comply with the Comprehensive Plan designation/siting criteria.
3. The amendment would adversely affect the surrounding land uses.
4. The amendment would adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
5. The amendment would not adversely affect the supply of land for various purposes available to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.
6. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.
7. The amendments are not consistent with Chelan County Code Title 14 Development Permit Procedures and Administration.
8. The requirements of RCW 43.21C, the State Environmental Policy Act and WAC 197-11, SEPA Rules have been satisfied.

STAFF Finding

The Chelan County Planning Commission may make a motion to recommend approval or denial of the proposed Comprehensive Plan Amendments to the Chelan County Board of County Commissioners, pursuant to Chelan County Code Section 14.10.050. Suggested Findings of Fact and Conclusions of Law, which may be modified, are included in this staff report. Staff finds:

The Comprehensive Plan Amendment to change the subject property's land use designation from Rural Residential/Resource 5 and Rural Residential/Resource 10 to Rural Residential/Resource given file number CPA 2026-046, based upon the findings of fact and conclusions of law contained would not comply with relevant with adopted county goals and policies.

ATTACHMENTS

1. SEPA Determination
2. Comment Letters

3. 60-day Review Acknowledgment Letter from WA Dept. of Commerce
4. File of Record for CPA 26-048

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301
WENATCHEE, WA 98801
(509) 667-6225

SEPA NOTICE ISSUANCE OF DETERMINATION OF NON-SIGNIFICANCE (DNS)

Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 to Rural Residential/Resource 2.5 (RR2.5).

File Number:	CPA 26-048
Parcel Numbers:	27-23-03-430-050
Site Address:	Unassigned. Chelan, WA 98816
Owners:	HMJD-Collins, LLC PO Box 9 Brewster, WA 98812
Agent:	Erin Burgess, Farallon Consulting, LLC DBA Grette Associates PO Box 94147, Seattle, WA 98124
Lead Agency:	CHELAN COUNTY

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

This Determination of Non-Significance is issued under WAC 197-11-340, DNS. The lead agency will not act on this proposal for fourteen (14) days from the date of publication. Comments must be submitted by May 14, 2026 for consideration.

Responsible Official:	Deanna Walter, Director / SEPA Responsible Official
Address:	Chelan County Department of Community Development 316 Washington Street, Suite 301 Wenatchee, WA 98801
Phone:	(509) 667-6225

Signature: Deanna Walter Date: 4/30/26

Deanna Walter, SEPA Responsible Official

Chelan-Douglas Health District
200 Valley Mall Parkway, East Wenatchee, WA 98802

Memorandum

To: Susan Dretke, Chelan County

From: Richmond Petty, REHS

Date: 03/12/26

RE: HMJD-COLLINS LLC (CPA 26-048) Comments

I have reviewed the above development proposal for a Comprehensive Plan Map Amendment. The request to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5). The subject property is located at Unassigned., Chelan, WA 98816 (county tax parcel: 272303430050)

As proposed, I have no objections to further approval of this project.

- No permitted septic system or approved domestic water source records on file.

Any changes to the project may require additional Health District review.

Fees for review of land-use applications have been established by the Chelan-Douglas Health District Board of Health. The District will bill the applicant upon receipt of our comments (attached).

Project	CDHD 2026 fees
Other Land Use review (per hour)	$125
Administration Fee	$5

To Susan Dretke, Chelan Department of Community Development

Fr Thomas Nielsen, Adjacent Land Owner Thomas Nielsen

Re Project File #'s CPA 26-048 and CPA 26-041

Date March 14, 2026

The purpose of this memorandum is to write in support of the proposed applications for a Comprehensive Plan Amendment to change the two subject properties zoning to Rural Residential 2.5 (RR2.5). With continued population growth in the greater Chelan area, there is a need for more affordable housing. The RR2.5 designation will maintain the rural nature of the area, but allow more families to live in the area.

I am the owner of two parcels of land adjacent to the proposed parcels and whole heartedly support their application. My properties are located at 25 Hugo Road and 109 Hugo Road. I welcome new neighbors!

From: Chris Pedersen
To: Susan Dretke
Subject: CPA 26-048
Date: Monday, March 9, 2026 3:44:07 PM

Susan,

The fire marshal has no comments on the above mentioned project.

Chris Pedersen, CFI²
Chelan County Fire Marshal
Department of Fire Prevention and Investigation
400 Douglas St.
Wenatchee, WA 98801
Cell: 509-630-9259
Email: chris.pedersen@co.chelan.wa.us

From: Connor Armi
To: Susan Dretke
Cc: Amelia Stanger; Rob.Whitlam@dahp.wa.gov
Subject: CPA 26-048 HMJD-Collins, LLC
Date: Thursday, May 7, 2026 1:21:06 PM

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Susan,

This consultation is in response to CPA 26-048 HMJD-Collins, LLC, SEPA Determination of Non-significance. This land use change allows an additional dwelling unit to be constructed with the ratio of 1 residence per 2.5 acres. If and when there is a planned development we look forward to reviewing those future plans.

On behalf of Amelia Stanger, Interim Tribal Historic Preservation Officer.

--
Connor Armi
Archaeologist Senior
CTCR History & Archaeology
509-634-2691

Washington State Department of Commerce

THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2026-S-13072

Submittal Date Time: 07/20/2026

Submittal Information

Jurisdiction	Chelan County
Submittal Type	60-day Notice of Intent to Adopt Amendment
Amendment Type	Comprehensive Plan Amendment

Amendment Information

Brief Description
Proposed comprehensive plan amendment for the GMA periodic update

- **Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.**
- **Yes, this is action includes changes to Urban Growth Boundaries.**

Planning Commissions Date 07/22/2026
Planning Commissions Date 08/26/2026

Anticipated/Proposed Date of Adoption 12/31/2026

Categories

Submittal Category
Comprehensive Plan

Attachments

Attachment Type	File Name	Upload Date
Comprehensive Plan Amendment - Draft	Chelan County 2026-2046 Comp Plan_Appx K_20260715.pdf	07/20/2026 10:53 AM
Comprehensive Plan Amendment - Draft	Chelan County 2026-2046 Comp Plan_Appx L_20260716.pdf	07/20/2026 10:53 AM
Comprehensive Plan Amendment - Draft	Chelan County 2026-2046 Comp Plan_Redlines_20260717.pdf	07/20/2026 10:53 AM
Comprehensive Plan Amendment - Draft	Chelan County Citizen Initiated Comp Plan Amendments.pdf	07/20/2026 10:57 AM

Contact Information

Prefix Ms.
First Name Deanna
Last Name Walter
Title Director
Work (509) 667-6225
Cell
Email deannac.walter@co.chelan.wa.us

☐ **Yes, I would like to be contacted for Technical Assistance.**

Certification

■ **I certify that I am authorized to submit this Amendment for the Jurisdiction identified in this Submittal and all information provided is true and accurate to the best of my knowledge.**

Full Name Ashley Fernandez
Email ashley.fernandez@co.chelan.wa.us

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
)
COUNTY OF CHELAN)

CPA 26-048

Erin Burgess, being first duly sworn, deposes and says: That at all times mentioned herein she/he was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That the general notice of land use action containing the permit #, applicant name and a description of the proposal for a **Comprehensive Plan Amendment, CPA 26-048**, was maintained on the subject property, in accordance with the records of property ownership of the Chelan County Assessor, in good conditions from 3/4/2026 (date of posting on the project site by the Chelan County Department of Community Development), through 3/18/2026 (the end of the public comment period), and affidavit returned to the Chelan County Department of Community Development on 3/25/2026.

Erin Burgess
Signature

3/25/2026
Date

ACKNOWLEDGEMENT

This is to certify that on 25th day of March, 2026.

Erin Burgess to me known to be the person(s), who executed the foregoing Affidavit of Posting and acknowledged to me that they signed the same as their free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Sydney Gebers
Notary Public in and for the State of Washington,
residing in Wenatchee, WA

My commission expires 7/15/28

SYDNEY GEBERS
NOTARY PUBLIC
STATE OF WASHINGTON
COMM. NO. 24022458
MY COMM. EXP. 07-15-28

File: CA 26-048

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

I, Ashley Fernandez, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on April 27, 2026, I personally mailed true and correct copies of the attached SEPA DETERMINATION OF NON-SIGNIFIGANCE to the following parties:

****SEE ATTACHED EMAIL****

Signature

4.27.2026
Date

ACKNOWLEDGEMENT

This is to certify that on 27th day of April, 2026.

Ashley Fernandez to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Breanne Hensley
Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

Ashley Fernandez

From: Ashley Fernandez
Sent: Monday, April 27, 2026 1:22 PM
To: 'hawkins@gebbersfarms.com'; 'erinb@gretteassociates.com'; FMO; 'ehsupport@cdhd.wa.gov'; Cindy Grubb; 'realestateservices@chelanpud.org'; 'aquaticleasing.rivers@dnr.wa.gov'; 'jajax@cityofchelan.us'; 'lauram@cityofchelan.gov'; 'mayor@cityofchelan.us'; 'enviroreview@yakama.com'; 'amelia.stanger.hsy@colvilletribes.com'; 'tracey.peone.hsy@colvilletribes.com'
Cc: Susan Dretke
Subject: Additional comment period for a SEPA Determination regarding CPA 26-048 - HMJD-Collins, LLC - Chelan County Dept. of Community Development
Attachments: CPA 26-048- HMJD-Collins LLC - SEPA - DNS.pdf

Good afternoon,

Please see the attached SEPA Determination of Non-significance regarding HMJD-Collins, LLC's application, File# CPA 26-048. This is a notification of a decision that was made regarding the application. The comment period ends on May 14, 2026.

If you have any questions pertaining to this application please feel free to contact the Chelan County Planner associated with this file, Susan Dretke, at 509-667-6225 or susan.dretke@co.chelan.wa.us.

Have a great week!

Cheers,

Ashley Fernandez
Noticing Clerk
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
Ashley.Fernandez@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey: https://www.surveymonkey.com/r/FC638WT

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: jdL8NbWKaxgbkhXGXlae | **Proof Updated: Apr. 27, 2026 at 08:31am PDT**
Notice Name: CPA - SEPA - DNS

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Ashley Fernandez	Wenatchee World
ashley.fernandez@co.chelan.wa.us	
(509) 667-6225	

Columns Wide: 2 **Ad Class:** Legals

Total Column Inches: 9.14

Number of Lines: 47

4/30/2026: Custom notice (Thursday Rate)	231.55
Subtotal	$231.55
Tax	$0.00
Processing Fee	$23.16
Total	**$254.71**

See Proof on Next Page

DETERMINATION OF NON-SIGNIFICANCE

PURSUANT to R.C.W 43.21C, NOTICE IS HEREBY GIVEN THAT on April 30, 2026 Chelan County Community Development (LEAD AGENCY) did issue a determination of non-significance relative to the environmental impact for the applications listed below. The lead agency for these proposals has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.C.030 (2)(c). This decision was made after review of completed environmental checklist and other information on file with the lead agency.

CPA 26-063 Sanderson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential Resource 5 (RR5). **Site Address:** 172 Whitetail Way Chelan, WA 98816; **Parcel Numbers:** 28-22-34-410-100

CPA 26-067 WA DNR- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 20 (RR20) to Rural Residential Resource 10 (RR10). **Site Address:** Unassigned, Wenatchee, WA 98801; **Parcel Numbers:** 23-20-16-100-000

CPA 26-060 McMahon - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential Resource 2.5 (RR2.5). **Site Address:** 7948 East Leavenworth Rd. Leavenworth, WA 98826; **Parcel Numbers:** 24-17-23-510-480

CPA 26-054 Hellickson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). **Site Address:** 10705 Fox Rd. Leavenworth, WA 98826; **Parcel Numbers:** 25-18-32-330-200

CPA 26-041 Campbell- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5) **Site Address:** 24 Hugo Rd. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-330-175

CPA 26-048 HMJD-Collins LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 to Rural Residential/Resource 2.5 (RR2.5) **Site Address:** Unassigned. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-430-050

CPA 26-026 G&B Properties East LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) to Rural Commercial (RC). **Site Address:** 18625 Beaver Valley Rd., Plain, WA 98826; **Parcel Numbers:** 26-17-13-720-007

CPA 26-007 Heart for Homes - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC). **Site Address:** 85 Chestnut St., Chelan Falls, WA 98817; **Parcel Numbers:** 27-23-32-515-096

This information is available to the public on request and may be reviewed at Chelan County Community Development, 316 Washington Street, #301, Wenatchee, WA, during normal business hours. **Comments on these determinations should be sent to the above listed address and must be received by May 14, 2026 at 5:00 PM.**

Date: April 30, 2026

#######

Skip navigation

DEPARTMENT OF ECOLOGY State of Washington

SEPA Record Submittal

My agency records Add a SEPA record Help My account

Resources

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit Copy Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-048

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:

WA

Parcel number:
27-23-03-430-050

Coordinates (Lat, Long):

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:
Nonproject

Related Ecology SEPA numbers:
202600815

Important dates

Issued date:
4/30/2026

Comments due to lead agency:
5/14/2026

SEPA Number: 202600815

Applicant name:
HMJD-Collins, LLC

Applicant contact information:

Document type:
CONSULT

Document sub type:
DNS

Proposal name:
Changing of Land Use Designation for HMJD-Collins, LLC

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Ashley Fernandez

Date submitted to Ecology:
4/28/2026

Published date:

Attached files

File name	File description
CPA 26-048 - Application Materials.pdf	Application Materials
CPA 26-048- HMJD-Collins LLC - SEPA - DNS.pdf	Issuance of DNS

Ecology home Ecology's SEPA website SEPA Register public search
Version: 1.0.0.0 Contact admin Privacy notice
Accessibility Copyright © Washington State Department of Ecology

File: CPA 26-048

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) **SS**
COUNTY OF CHELAN)

Jessica Thompson, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on 3/4/2026, I personally mailed true and correct copies of the hereto attached:

- ☐ Notice of Shoreline Application
- ☑ Notice of Application
- ☐ Other _____

to all property owners within 360 feet (excluding 60 feet of Street rights of way pursuant to Section 14.08.060 (1)(B), Chelan County Code) of the project boundary in accordance with the records of property ownership of the Chelan County Assessor and any other interested parties. A copy of the mailing list is attached to this affidavit.

Jessica Thompson
Signature

3/4/26
Date

ACKNOWLEDGEMENT

This is to certify that on 4th day of March, 2026

Jessica Thompson to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Breanne Hensley
Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

Owner_Name CPA 26-04 HMJD-COLLINS	Address_1	Address_2	City	State	Zip
WINKEL ALVY H & DEBBORAH L	448 APPLE ACRES RD		CHELAN	WA	98816
WASHINGTON STATE DEPT OF TRANSPORTATION	NORTH CENTRAL REGION	2830 EUCLID AVE	WENATCHEE	WA	98801
VEJAR ANDY R	31 APPLE ACRES RD		CHELAN	WA	98816
TROUT-BLUE CHELAN-MAGI INC	PO BOX 669		CHELAN	WA	98816
ROBISON ORCHARDS INC	PO BOX 1329		CHELAN	WA	98816
PUCKETT KARL & JENNIFER	PO BOX 2821		CHELAN	WA	98816
PORT OF CHELAN COUNTY	285 TECHNOLOGY CENTER WAY, STE 202		WENATCHEE	WA	98801
PEEBLES MARRIAN L & DIANE P	PO BOX 1015		CHELAN	WA	98816
NIELSEN THOMAS C	PO BOX 2131		KINGSTON	WA	98346
LARA FABIOLA D C & ORLANDO	54 COLLINS LN		CHELAN	WA	98816
LAKE CHELAN AIRPORT	C/O CITY OF CHELAN	PO BOX 1407	CHELAN	WA	98816
KOESTER DON N	254 APPLETON LN		CHELAN	WA	98816
KING BILL & HEATHER	PO BOX 2881		CHELAN	WA	98816
KELLY EUGENE G TRUSTEE OF SURVIVORS TRUST	PO BOX 1377		CHELAN	WA	98816
KANSAS INVESTMENTS LLC	PO BOX 187		MANSON	WA	98831
JONES SEQUOIA & JAYME S	5071 NEW SWEDEN RD NE		BAINBRIDGE ISLAND	WA	98110
J G ORCHARD	PO BOX 2146		CHELAN	WA	98816
HMJD-COLLINS LLC	PO BOX 9		BREWSTER	WA	98812
HESLIN THOMAS M	PO BOX 1758		CHELAN	WA	98816
GROVER L COLLINS ORCHARD INC	PO BOX 1756		CHELAN	WA	98816
GREATER WENATCHEE IRRIGATION DISTRICT	3300 SE 8TH ST		EAST WENATCHEE	WA	98802
GOMEZ RAMON & ESPERANZA	250 HIGHWAY 97A		CHELAN	WA	98816
GENE KELLY ORCHARD INC	PO BOX 1377		CHELAN	WA	98816
FARRELL JOHN F JR & FRANCESCA E TRUSTEES	FARRELL JR. FAMILY TRUST	PO BOX 1383	CHELAN	WA	98816
EKENBARGER ORCHARDS INC	PO BOX 1778		CHELAN	WA	98816
EKENBARGER ORCHARDS INC	C/O EKENBARGER ALYCE A	PO BOX 1778	CHELAN	WA	98816
COLLINS JAMES J	84 SHADOW LN		CHELAN	WA	98816
COLLINS FAMILY REVOCABLE TRUST	REGGIE & CAROLE COLLINS	246 W MANSON HWY #288	CHELAN	WA	98816
COLLINS CASEY C & KRISTI L	PO BOX 1194		CHELAN	WA	98816
COLLINS CARMEN	PO BOX 1609		CHELAN	WA	98816
CHELAN COUNTY PUD	PO BOX 1231		WENATCHEE	WA	98807
BENEGAS ALONSO & VALDES LETICIA A	PO BOX 2786		CHELAN	WA	98816
ALLEN THOMAS	PO BOX 567		MANSON	WA	98831
4C INVESTMENTS LLC ETAL	C/O HUGO 24 ENTERPRISES LLC	20316 10TH AVE W	LYNNWOOD	WA	98036

Date Referral Sent: 2/3 File Number: CPA 26-048

Agency Referrals	Date Received	Comments Received
☐ Assessor		Yes/No
☑ Fire Marshal		Yes/No
☐ Building Official		Yes/No
☑ CD Health District		Yes/No
☐ Water		Yes/No
☐ Septic		Yes/No
☐ Solid Waste		Yes/No
☐ Food Service		Yes/No
☑ Public Works		Yes/No
☑ PUD		Yes/No
☐ Power/Water		Yes/No
☐ Property		Yes/No
☐ Sewer		Yes/No
☑ WA State Dept of Natural Resources		Yes/No
☐ Aquatic		Yes/No
☐ Forest		Yes/No
☐ WA State Dept of Ecology		Yes/No
☐ Shorelines/Wetlands		Yes/No
☐ FEMA		Yes/No
☐ WA Dept of Fish & Wildlife		Yes/No
☐ US Fish & Wildlife		Yes/No
☐ WA State Dept of Transportation		Yes/No
☐ US Army Corps of Engineers		Yes/No
☐ Fire District #		Yes/No
☐ Sewer Purveyor:		Yes/No
☐ Water Purveyor:		Yes/No
☐ Irrigation District:		Yes/No
☐ Water District:		Yes/No
☐ School District:		Yes/No
☐ Hospital District:		Yes/No
☑ City of: Chelan		Yes/No
☐ Community Council:		Yes/No
☐ WA State Archaeology		Yes/No
☑ Yakima Nation		Yes/No
☑ Confederated Tribes of Colville		Yes/No
☐ Noxious Weed Control Board		Yes/No
☐ Port of Chelan County		Yes/No
☑ SEPA Register		Yes/No
☐ Bureau of Land Management		Yes/No
☐ Other:		Yes/No

Jessica K. Thompson

From: Jessica K. Thompson
Sent: Tuesday, March 3, 2026 2:18 PM
To: 'hawkins@gebbersfarms.com'; 'erinb@gretteassociates.com'
Cc: Susan Dretke
Subject: Notice of Application for CPA 26-048 HDMJ-Collins, LLC - Chelan County Dept. of Community Development
Attachments: CPA 26-048 NOA.pdf; CPA 26-048 - Affidavit of posting.pdf

Greetings,

Please find the attached Notice of Application for a Comprehensive Plan Amendment regarding HMJD-Collins, LLC's property, File# CPA 26-048. This notice should be posted on the *subject property by March 5th, or as soon as possible. Please place in a prominent position on site and maintain it for 14 days,* starting from the first day of posting. If you need a sign for posting, you may pick one up at our office.

Also attached is the affidavit of posting that needs to be filled out with the appropriate information after the 14-day comment period, signed before a notary, and the original returned to your planner. If your affidavit of posting is not returned to your planner, your file may be placed on hold.

If you have any questions pertaining to your application please contact the Chelan County Planner associated with this file, **Susan Dretke**, at 509-667-6225 or **Susan.Dretke@co.chelan.wa.us**.

Thank you,

Jessica Thompson
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

Jessica K. Thompson

From: Jessica K. Thompson
Sent: Tuesday, March 3, 2026 10:51 AM
To: FMO; 'EHSupport'; Cindy Grubb; 'Real Estate Services'; 'AquaticLeasing.Rivers@dnr.wa.gov'; 'jajax@cityofchelan.us'; Laura McAloon; 'Mayor McCardle'; 'ENVIROREVIEW@YAKAMA.COM'; 'guy.moura@colvilletribes.com'
Cc: Susan Dretke
Subject: Request for Comments – CPA 26-048 HMJD-Collins, LLC – Chelan County Dept. of Community Development
Attachments: CPA 26-048 NOA.pdf; CPA 26-048 - Application Materials.pdf

Greetings,
Chelan County has a **Comprehensive Plan Amendment** application in which we are requesting comments from agencies and special districts. Attached are all the materials for your review and the Notice of Application. Please respond by **5:00 pm on March 19, 2026.**

Project File No.: CPA 26-048

Project Location: Unassigned, Chelan, WA 98816

Parcel Number: 27-23-03-430-050

Applicant/Owner: HMJD-Collins, LLC

Application Date: February 18, 2026

Determination of Complete: February 24, 2026

Notice of Application Date: March 5, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Application Materials: Attached to this email or may be found on the Chelan County Public Notice Portal: https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch
Return Comments To: **Susan Dretke**
Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Email: **Susan.Dretke@co.chelan.wa.us**
Sincerely,

Jessica Thompson
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231

JessicaK.thompson@co.chelan.wa.us

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit | Copy | Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-048 HMJD-Collins, LLC

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:

WA

Parcel number:
27-23-03-430-050

Coordinates (Lat, Long):

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:
Project

Related Ecology SEPA numbers:

Important dates

Issued date:
3/5/2026

Comments due to lead agency:

Applicant name:
HMJD-Collins, LLC

Applicant contact information:

Document type:
CONSULT

Document sub type:

Proposal name:
HMJD-Collins, LLC

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Jessica Thompson

3/19/2026

Date submitted to Ecology:
3/3/2026

Published date:

Attached files

File name	File description
Application.pdf	Application Materials
CPA 26-048 NOA.pdf	Notice of Application

 Copyright © Washington State Department of Ecology

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: buHEAlshXnyv7p3c47kq | **Proof Updated: Mar. 03, 2026 at 07:23am PST**
Notice Name: March 5th NOA NonOp.

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Jessica Thompson	Wenatchee World
jessicak.thompson@co.chelan.wa.us	
(509) 667-6225	

Columns Wide: 2 **Ad Class:** Legals

Total Column Inches: 7.77

Number of Lines: 40

3/5/2026: Custom notice (Thursday Rate)	124.04
Subtotal	$124.04
Tax	$0.00
Processing Fee	$12.40
Total	**$136.44**

See Proof on Next Page

NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

Notice is hereby given that the Chelan County Department of Community Development has received and found the following land use application to be complete and ready for processing, public review, and comment. We have further determined that this proposal is unlikely to have a significant adverse impact on the environment. The department expects to issue a Determination of Non-Significance (DNS) in accordance with the DNS process found in WAC 197-11-340(2). The proposal may include mitigation measures under applicable codes and public review processes. Mitigation measures may be required regardless of whether an EIS is prepared; however, possible mitigation measures are unknown at the issuance of this notice. A copy of the subsequent threshold determination for this proposal may be obtained upon request to this department. **This may be the only opportunity to comment on the environmental impact of this proposal.**

CPA 26-041 Campbell - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR2.5). 24 Hugo Road, Chelan, WA 98816 also identified as Assessor's Parcel No.: 27-23-03-330-175.

CPA 26-048 HMJD Collins, LLC - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 (RR10) to Rural Residentia l/Resource 2.5 (RR2.5). Unassigned, Chelan, WA 98816 also identified as Assessor's Parcel No.: 27-23-03-430-050.

CPA 26-054 Hellickson - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). Unassigned, Chelan, WA 98816 also identified as Assessor's Parcel No.: 25-18-32-330-200.

CPA 26-060 McMahon - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/ Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5). 7948 East Leavenworth Rd., Leavenworth, WA 98826 also identified as Assessor's Parcel No.: 24-17-23-510-480.

On March 5, 2026, this application was noticed to the public, and no action will be taken on this project until the agency comment period ends March 19, 2026.

All reports and file of record are available at 316 Washington St., Suite 301, Wenatchee, WA 98801 for review. Public comments will be accepted at any time prior to the close of the public record on project permits. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, and original signature, should be as specific as possible, and may be mailed or personally delivered at the address listed above. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision, and appeal the decision as provided by law.

Date: March 5, 2026

#######

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225 FAX: (509)667-6475

NOTICE OF APPLICATION

Project File No.:	CPA 26-048
Project Location:	Unassigned, Chelan, WA 98816
Parcel Number:	27-23-03-430-050
Applicant/Owner:	HMJD-Collins, LLC
Application Date:	February 18, 2026
Determination of Complete:	February 24, 2026
Notice of Application Date:	March 5, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Public Review and Comment Period: PUBLIC COMMENT ON THIS PROPOSAL IS ENCOURAGED and no action will be taken on the project until the Agency comment period ends on **March 19, 2026**. Agencies, tribes, and the public are encouraged to review and comment on the proposed project. Public comments will be accepted at any time prior to the close of the public record. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, original signature, and should be as specific as possible. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision and appeal the decision as provided by law. Written comments must be submitted to the Department of Community Development, 316 Washington St., Suite 301 Wenatchee, WA 98801; Attention: Susan Dretke or email susan.dretke@co.chelan.wa.us for additional information or to review application materials.

The complete case file on this matter is available for review online at https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome; or during normal business hours at the offices of the Chelan County Community Development Department located at 316 Washington St., Suite 301 Wenatchee, WA 98801 Monday-Friday between the hours of 8:00 A.M. and 5:00 P.M. Please contact the on-call planner at (509) 667-6224 to arrange an inspection of the file.

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301
WENATCHEE, WA 98801
(509) 667-6225

VIA EMAIL

DETERMINATION OF APPLICATION STATUS

Pursuant to Title 14, Development Permit Procedures & Administration, Section 14.08.030, Determination of Completeness. (CCBOR Resolution No. 2004-16, as amended)

Project Description: The proposal is a request to amend the current comprehensive plan map designation from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5).

File Number:	CPA 26-048
Related Files:	None
Parcel Address:	Unassigned., Chelan, WA 98816
Parcel Zoning	Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 (RR10)
Applicant/Owner:	HMJD-Collins, LLC
Mailing Address:	PO Box 9, Brewster, WA 98812
Date Submitted:	2/18/26
Date Complete:	2/24/26

Upon Initial Review, The Above Referenced Application is Found To Be: COMPLETE

The required components of an application are present and are judged by the review authority to be technically accurate and contain sufficient information necessary to allow the processing of the application. All submittal fees have been paid.

Your application has been determined to be complete as of the date of this letter. Pursuant to Chelan County Code Section 14.08.030(5), a Determination of Completeness shall not preclude the department for requesting additional information or studies if the need for more information becomes apparent during processing of the proposed development.

Review Authority: Susan Dretke
Chelan County Community Development
316 Washington St., Suite 301, Wenatchee, WA 98801
Email: susan.dretke@co.chelan.wa.us
Phone: (509) 667-6586

Sincerely,

Susan Dretke 2/24/26

Chelan County Code 14.14.050

1. A detailed statement of what is proposed to be changed and why. Identify the specific Comprehensive Plan Land Use Designation map number and Zoning map number that would be amended.

This proposal is to change the zoning and comprehensive plan land use designation map and zoning map of parcel no. 272303430050 at 46.44 acres from Rural Residential/Resource 5 (RR 5) and Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR 2.5). The property is located east of Chelan, within Section 03, T 27N, R 23E.W.M.

The official Chelan County Zoning and Comprehensive Plan map is no. 18. Parcel no 272303430050 is adjacent to 168 acres zoned RR 2.5 to the east of the subject property, in addition to 54 acres zoned RR 2.5 occurring north of the subject property directly north of US Highway 97A.

The zoning and comprehensive plan designations are proposed to be changed to align the property with more appropriate zoning based on the property locations adjacent to Highway 97A, US Highway 97, existing residential use and adjacent zoning. The total area proposed to be rezoned is 46.44 acres.

2. Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (RCW 36.70A.020 as amended) and any applicable County Wide Planning Policies.

RCW 36.70A specifies 15 Planning Goals for the State of Washington. When reviewing compatibility with these stated goals, it is important to acknowledge the unique circumstances in Chelan County. Eighty-eight percent (88%) of Chelan County is in public ownership, either state or federal. That leaves twelve percent (12%) of the County in private ownership. Of the property remaining in private ownership, approximately 10% is reserved for roads and utilities. An additional reduction is taken for those areas in private ownership, but encumbered by protected critical areas, such as steep slopes, wetlands, riparian areas, flood plain, and shoreline. This leaves a very small overall percentage of Chelan County available for residential use, while the demand for housing remains high. This lack of inventory is driving the price of residential property which negatively affects affordability of housing for those who live and work in Chelan County.

RCW 36.70A.020(1) encourages urban growth. The subject property is not located in an urban growth area but rather located near the Chelan UGA and is located adjacent to the same zoning district as that which is proposed.

RCW 36.70A.020(2) aims to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development. The subject property for this zone change and comp plan map amendment request would not be converted to sprawling, low density development but rather a well-planned efficient use of available land. The best use for this land is allowing the density to increase in the developable areas while preserving the open space and critical areas.

RCW 36.70A.020(4) encourages the promotion of a variety of residential densities and housing types. Given the fact that only 12% of Chelan County is in private ownership, residential development will continue, whether it be as a standard subdivision

Policy LU 1.2: Protect residential neighborhoods from impacts associated with incompatible land uses through application of development standards and permit conditioning.

Rationale: Incompatible land uses located in close proximity to residential neighborhoods may create adverse impacts which could lead to a reduction of the high quality of life for the County residents.

The proposed RR 2.5 zoning is the same as surrounding properties to the east and will allow for residential development which is compatible with the existing residential uses in the area.

Policy LU 1.3: Develop innovative regulatory strategies that create developer incentives to provide affordable housing to low- and moderate-income households.

Rationale: This can be accomplished through the use of innovative techniques including but not limited to density bonuses, performance zoning, zero lot line development, and cluster subdivisions. Incentives may help facilitate the construction of low- and moderate-income housing.

The proposed RR 2.5 zoning will allow lot sizes that are in accordance with the Chelan-Douglas Health District standards for water and sewer disposal. This density allows the creation of more residential inventory which serves to reduce land prices based on supply and demand.

Policy LU 1.5: Encourage infill of vacant and underdeveloped land in existing residential areas within urban growth areas and rural communities, such as LAMIRDs.

Rationale: Many parcels of land are available within existing residential developments that can accommodate further development. Infill within these areas will allow public facilities and services to be provided in a more efficient manner.

The proposed rezone is adjacent to a large area zoned RR 2.5 with appropriate lot sizes. The subject property can accommodate further development that is consistent with adjacent land uses and lot sizes.

Housing Element

Goal H 2: Promote a variety of residential densities and housing types.

Policy H 2.1: Promote a diversity of housing unity types and densities to meet the needs of all existing and future residents of the County, including both site-built and manufactured and modular homes.

Rationale: An adequate supply of appropriately zoned land will ensure that the GMA plan does not artificially create inflation in housing prices by restricting competition in the land market.

The approval of this application will lead to increasing the supply of appropriately zoned land that will ensure that inflation in housing prices is not artificially created.

4. A detailed statement on how the land use designation amendment complies with the Chelan County Comprehensive Plan land use designation/siting criteria.

Rural Element

Designations/Siting Criteria – Rural Residential 2.5

Density: One (1) dwelling unit per 2.5 acres. Clustering consistent with the underlying densities and the rural character and rural development provisions of the goals and policies of the comprehensive plan may be permitted. Topography, critical areas, other environmental constraints, and compliance with all other applicable development standards shall be considered in the provisions to allow for clustering.

Locational Guidelines:

1. **Geographical and Geological Characteristics. The area may have moderate soil limitations and may have other limited physical constraints to development. The area may be immediately adjacent to existing residential or rural developments. The area may be adjacent to urban growth areas.**

2. **Natural Resources. The area has limited resource management potential. The area may be adjacent to resource lands.**

3. **Public Services. Uses do not require extension or provision of urban levels of services. Rural governmental services and infrastructure are typically available, planned and or funded for.**

4. **Existing Land Uses. Single family residences, agricultural uses, cottage industries and small businesses, and other rural development may be present. Predominant parcel sizes are currently 2.5 acres or greater in size but typically less than 5 acres.**

The property meets the designation and siting criteria for RR 2.5 and is more appropriate than the current zoning. The property is closely associated with natural amenities found in Chelan County due to the location in the greater Chelan recreational area. The property is not designated as a resource land of long-term significance. Rural governmental services are available and planned for. Existing land uses in the area include seasonal and year-round residences, tourist and recreational activities, agriculture, and other rural development. There are many properties in the area that are zoned RR 2.5.

5. **A detailed statement of how the amendment is consistent with and supported by the Capital Facilities Element and the Transportation Element of the Comprehensive Plan, or if not, what changes to these elements would be required.**

Both the Capital Facilities and Transportation elements of the Comprehensive plan speak more to goals and objectives for agencies of jurisdiction when development is proposed. At the time any additional development is proposed, application(s) will have to be in compliance with the concurrency requirements of GMA and the Chelan County comp plan goals and objectives for all elements of the comp plan.

6. **For land use map designation amendments, identify the land uses surrounding the affected property, and describe how the proposed change would affect the surrounding land uses. Explain why the proposed amendment is more appropriate than the existing land use designation.**

The property to the north of parcel no. 272303430050 is zoned RR 2.5 but is separated from the subject property by Highway 97A. Properties to the west are zoned RR5, and properties to the south are zoned RR 10 and are separated from the subject property by US Highway 97. The adjacent property to the east has the same zoning as that which is proposed - RR 2.5, and like the subject property is bordered by U.S. Highway 97A to the north and U.S. Highway 97 to the south. The proposed designation is more appropriate because the property is bounded on two sides by highways/roads and is in a location with existing access to a county road (Hugo Road), with sufficient right of way for future development. In addition, the subject property has existing access by a private road (Sugar Bee Lane). The proposed amendment is more appropriate than the existing land use designation because it offers the current and future residents of the County an opportunity for a greater variety of residential densities and housing unit types, supporting an adequate supply of appropriately zoned land in the County to accommodate a variety of future housing needs.

The proposed amendment is a more appropriate zoning for the subject parcel due to the consistent nature of alignment with previously mentioned goals of the RCW 36.70A.020 and Chelan County Planning Policies.

7. **Will the proposed amendment affect lands designated as resource lands of long-term commercial significance and/or critical areas? If so, how will the proposed amendment impact these areas?**

The proposed amendment would not affect lands designated as resource lands of long-term commercial significance. The subject property is not adjacent to Commercial Forests. The property has been evaluated for the presence of streams and/or wetlands, with the only indication of a stream is the "u" or "unknown" stream type which does not exhibit any surface water at the time of the application. There are no known wetlands present on the subject property. Any critical areas that may be present on the subject property would be adequately protected by conditions of approval contained in any future land use approvals. All required protections to critical areas such the submission of geotechnical reports would be complied with as necessary in order maintain a high level of environmental quality in Chelan County.

8. How would the proposed amendment affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.

The proposed amendment would make a certain amount of land available for higher density development to accommodate future growth in the rural, unincorporated areas of Chelan County. Moderately priced rural properties are very desirable, and the demand is high for residential building lots. The price of land is increasing rapidly because the demand is high, and the supply is extremely low.

9. Explain how the proposed change would serve the interests of not only the applicant, but also the public as a whole, including health, safety or welfare.

The increased number of lots available for residential development will contribute to stabilizing the housing market, which at present is unattainable for many lifelong Chelan area residents. The value of the property will also increase the residential property taxes for Chelan County, which in turn, will increase the funding for governmental services.

ArcGIS Web Map



2/12/2026, 9:58:45 AM

Parcels Parcel No. 272303430050

Roads

US, As-built, <Null>

Chelan County, As-built, County; Chelan County, As-built, <Null>; Chelan County, Retired, <Null>

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Vantor

ArcGIS Web AppBuilder

Vantor | Aspect Consulting LLC (2021) - based on WRIA Boundaries (Washington Department of Ecology), 8th and 10th digit hydrologic units (HUCs) from the National Watershed Boundary Dataset (WBD). | Brad Scott - Community Development | The Watershed Company |

ArcGIS Web Map



2/17/2026, 11:18:23 AM

Parcels

Zoning

- Airport (Chelan)
- COMMERCIAL AGRICULTURAL LANDS
- RURAL INDUSTRIAL
- RURAL RESIDENTIAL/RESOURCE 10
- RURAL RESIDENTIAL/RESOURCE 2.5
- RURAL RESIDENTIAL/RESOURCE 20
- RURAL RESIDENTIAL/RESOURCE 5
- RURAL VILLAGE

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Vantor

ArcGIS Web AppBuilder

Vantor | Aspect Consulting LLC (2021) - based on WRIA Boundaries (Washington Department of Ecology), 8th and 10th digit hydrologic units (HUCs) from the National Watershed Boundary Dataset (WBD). | Brad Scott - Community Development | The Watershed Company |

Return Address:
Robert L. White
Davis, Arneil Law Firm, LLP
617 Washington
Wenatchee WA 98801

excise pd under #190090
NO EXCISE TAX REQUIRED
Chelan County Treasurer
David E. Griffiths
By HM 5/7/2024
Deputy

WARRANTY FULFILLMENT DEED

Reference numbers of related documents: _____

Grantors:
1. Grover Collins Orchards, Inc.

Grantees:
1. HMJD-Collins, LLC

Legal Description:
1. S 3 and 4, T 27 N R 23 E.W.M.
2. Additional legal description is on Exhibit A

Assessor's Property Tax Parcel Account Number(s): ~~292303330715~~ 272303330175, 272304420075, 272303310150

The Grantor, GROVER COLLINS ORCHARDS, INC., a Washington corporation, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, conveys and warrants to HMJD-COLLINS, LLC, a Washington limited liability company, Grantee, the following described real estate, situated in the County of Chelan, State of Washington:

See attached legal description at Exhibit "A".

This Deed is given in fulfillment of that certain Real Estate Contract between the parties hereto, dated 1-11-2021, and recorded 1-11-2021 and 1-28-2021, under Auditor's No. 2534123 and 2535412, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the

Skip Moore, Auditor, Chelan County, WA. AFN # 2593872
Recorded 05/07/2024 at 01:33 PM
D Pages: 6
Filing Instrument $308.50
fig

purchaser in said Contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said Contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on 1-11-2021 & 1-28-2021, Receipt No. 190090 and 190293.

DATED 1/6/2021.

GROVER COLLINS ORCHARDS, INC., a Washington corporation

By _____
Reggie Collins, its President

STATE OF WASHINGTON)
) ss.
County of Chelan)

I certify that I know or have satisfactory evidence that Reggie Collins is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 6th day of January, 2021

_____
(signature) Robert L. White
(printed or typed name)
NOTARY PUBLIC, State of Washington
My Commission Expires 10/15/2023

ROBERT L WHITE NOTARY PUBLIC 42701 COMMISSION EXPIRES 10-15-23 STATE OF WASHINGTON

EXHIBIT A
Legal Description

Property Id No. 63068 APN 272303330175

A portion of the Southwest quarter of Section 3, a portion of the Southeast quarter of Section 4, and a portion of Government Lot 3 in Section 10, Township 27 North, Range 23 East, W.M., Chelan County, Washington, more particularly described as follows:

All of that property described in Deed Volume 802, Page 1953, Chelan County Records, recorded under Auditor's File No. 8301030005.

Also, the part of the property described in Volume 718, Page 1946, Chelan County Records, recorded under Auditor's File No. 737611 which is located in Government Lot 3 in Section 10, Township 27N, Range 23 E.W.M., Chelan County, Washington.

Together with a portion of Parcel "A", Chelan County Boundary Line Adjustment No. 2015-098, recorded under Auditor's File No. 2421460, which lies north of the following described line:

Commencing at the Southwest corner of the Southeast quarter of the Southwest quarter of said Section 3, also being the Southeast corner of said Parcel "A"; thence with the east line of said Parcel "A" the following three calls, N13°37'39"W 371.07 feet; thence N42°21'09"W 211.56 feet; thence N06°00'09"W 240.05 feet to the Point of Beginning;

Thence S86°16'59"W 649.28 feet to the Northeast corner of Parcel "C", Chelan County Boundary Line Adjustment No. 2015-098, recorded under Auditor's File No. 2421460 and the end of this description.

Also known as Parcel B BLA 2020-103 recorded under Chelan County Auditor's File No. 2529918.

Property Id No. 63067 APN 272304420075

See Attached

Parcel 1:

The South half of the Northeast quarter of the Southwest quarter and the Southwest quarter of the Northwest quarter of the Southeast quarter and the Northeast quarter of the Northwest quarter of the Southeast quarter. Section 3, Township 27 North. Range 23, E.W.M., Chelan County, Washington, that part of the following described 2 tracts lying Northerly of existing County road:

Tract 1: Government Lot 6 in Section 3, Township 27 North, Range 23, E. W.M., Chelan County, Washington; and

Parcel 2:

The Northwest quarter of the Northwest quarter of the Southeast quarter of Section 3, Township 27 North, Range 23 E.W.M., Chelan County, Washington.

Property ID No 46320 APN 272303310150

Parcel 1:

That part of the Northwest quarter of the Northwest quarter and that part of Government Lot 3, Section 10, Township 27 North, Range 23 East, W.M. described as: BEGINNING AT A POINT opposition Highway Engineer's Station (hereinafter referred to as HES) 585+00 on the SR 151 Line Survey of SR 151, Beebe Bridge to Hugo Vic., and 350 feet Northwesterly therefrom; thence Northeasterly parallel with said SR 151 Line Survey to a point opposite HES 590+00 thereon; thence Northeasterly to a point opposite HES 594+50 on said SR 151 Line Survey and 305 feet Northwesterly therefrom; thence Southwesterly to a point opposite HES 592+50 on said SR 151 Line Survey and 245 feet Northwesterly therefrom; thence Southwesterly to a point opposite HES 588+00 on said SR 151 Line Survey and 230 feet Northwesterly therefrom; thence Southwesterly to the POINT OF BEGINNING.

Parcel 2:

That part of Southwest quarter of the Southwest quarter of Section 3 and that part of Government Lot 3 in Section 10, Township 27 North, Range 23 East, W.M., described as:

BEGINNING AT A POINT opposite Highway Engineer's Station (hereinafter referred to as HES) 606+00 on the SR 151 Line Survey of SR 151, Beebe Bridge to Hugo Vic., and 140 feet Northwesterly therefrom; thence Southwesterly to a point opposite of HES 600+00 on Said SR 151 Line Survey and 250 feet Northwesterly therefrom; thence Southeasterly to a point opposite said HES and 214 feet Northwesterly therefrom; thence Northeasterly to the POINT OF BEGINNING.

See attached

Tract 2: Part of the Northwest quarter of the Southeast quarter and part of the Government Lot 5 of Section 3, Township 27 North, Range 23, E. W.M., described as follows:

Commencing at the Northeast comer of said Northwest quarter of the Southeast quarter and running thence South 01°43'15" East along the Easterly boundary thereof for a distance of 391.0 feet to a point on the South boundary of Hugo Road and the True Point of Beginning of this description. Thence South 44 °14'15" West along said South boundary for a distance of 259.0 feet; thence South 01°43'15" East along the West boundary of an established orchard road for a distance of 1000.0 feet; thence continuing South 01°43'15" East to the State Shore Lauds on the right bank of the Columbia River; thence Northeasterly along said state Shore Lands boundary to a point on the East boundary of Government Lot 5; thence North 01°43'15" West along the East boundary of Government Lot 5 and the Northwest quarter of the Southeast quarter to the Point of Beginning.

EXCEPT THEREFROM that portion conveyed to Chelan County June 9, 1966 by deed recorded under Auditor's File No. 652247 described as follows:

A parcel of land for public road right of way being the West 30 feet of the North 400 feet of the Southwest quarter of the Northeast quarter of the Southwest quarter of Section 3, Township 27 North, Range 23, E.W.M. AND EXCEPT THEREFROM that portion conveyed to Bernard Finnigan and E.M. Finnigan, husband and wife November 10, 1970 by Quit Claim Deed recorded under Auditor's File No. 704896 described as follows: Part of the Northwest quarter of the Southeast quarter and pan of the Government Lot 5 of Section 3, Township 27 North, Range 23. E.W.M., described as follows:

Commencing at the Northeast corner of said Northwest quarter of the Southeast quarter and running thence South 01°43'15" East along the Easterly boundary thereof for a distance of 391.0 feet to a point on the South boundary of Hugo Road and the True Point of Beginning; thence South 44°14'15" West along said South boundary for a distance of 259.0 feet; thence South 01°43'15" East along the West boundary of an established orchard road for a distance of 1000.0 feet; thence continuing South 01°43'15" East to the State Shore Lands on the right bank of the Columbia River; thence Northeasterly along said State Shore Lands boundary to a point on the East boundary of Government Lot 5; thence North 01°43'15" West along the East boundary of Government Lot 5 and the Northwest quarter of the Southeast quarter to the Point of Beginning.

EXCEPTING THEREFROM the rights of way of the Great Northern Railway.

AND EXCEPTING that part of the above described tract lying Northerly of the existing County Road.

AND ALSO EXCEPTING THEREFROM right-of-way for U.S. Highway SR 97.

See attached

Exhibit "A" (Corrected Legals)

Parcel A:

Parcel B as delineated on Boundary Line Adjustment No. 2020-103, Chelan County, Washington, recorded on November 17, 2020 under Recording No. 2529918.

Parcel B:

The South half of the Northeast Quarter of the Southwest Quarter of Section 3, Township 27 North, Range 23, East of the Willamette Meridian, Chelan County, Washington.

Except therefrom that portion conveyed to Chelan County by Deed recorded under Auditor's File No. 652247 described as follows:

A parcel of land for public road right of way being the West 30 feet of the North 400 feet of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 3, Township 27 North, Range 23, East of the Willamette Meridian.

Also excepting therefrom Right of Way for US Highway SR 97.

Parcel C:

That portion of the Northwest Quarter of the Southeast Quarter of Section 4, Township 27 North, Range 23, East of the Willamette Meridian, Chelan County, Washington, lying Easterly of Apple Acres Road (Formerly State Hwy No. 10) and that portion of the Southwest Quarter of the Southeast Quarter of Section 4 lying Easterly of Apple Acres Road (Formerly State Hwy 10) and Northerly of State Highway 97A.

Except those portions thereof conveyed to City of Chelan by instrument recorded under Auditor's File No. 9304160082, in Volume 0991, Pages 1905-1907, Chelan County, Washington.

The above captioned description may be incorrect, because the application for Title Insurance contained only an address and/or Parcel No. Prior to closing, all parties to the transaction must verify the legal description. If further changes are necessary, notify the Company well before closing so that those changes can be reviewed. Closing instructions must indicate that the legal description has been reviewed and approved by all parties.

Parcel No.: 27 23 03 330 175 27 23 03 310 150 27 23 04 420 075 27 23 03 330 150

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 272303430050 Lot Size: 46.44 acres
Parcel Address: UNASSIGNED City/Zip Code: Chelan 98816
Property Owner(s): HMJD-COLLINS LLC Zoning: RR5 and RR10 SAB
Mailing Address: PO Box 9
City/State/Zip Code: Brewster, WA 98812
Phone: (509) 733-2404 E-mail: hawkins@gebbersfarms.com

Applicant/Agent (if different than owner): Erin Burgess
Company and Mailing Address: Farallon Consulting, LLC DBA Grette Associates, PO Box 94147
City/State/Zip: Seattle, WA 98124 Phone: (509) 640-3289
E-mail: erinb@gretteassociates.com
For multiple owners, applicants, or agents, provide additional sheets.

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ☐ Administrative Modification
- ☐ Administrative Determination
- ☐ Administrative Interpretation
- ☐ Binding Site Plan
- ☑ Comprehensive Plan Map Amendment
- ☐ Comprehensive Plan Text Amendment
- ☐ Conditional Use Permit
- ☐ Forest Practice/Conversion
- ☐ Open Space: Public Benefit Rating System
- ☐ Major Subdivision
- ☐ Master Planned Development
- ☐ Planned Development
- ☐ Plat Alteration or Vacation
- ☐ Short Plat
- ☐ Variance (zoning or critical areas)
- ☐ Zoning Change-Text Amendment/ Map Amendment
- ☐ Critical Area Determination
- ☐ Other: _____

APPLICABILITY SECTION

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership (Title holder signature is required on all applications. Properties being purchased on a Real Estate Contract require title holder signature.)
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

File(s) No. _____

GENERAL INFORMATION

Please provide a narrative of the proposed project including, but not limited to, all proposed activities, uses and development (attach additional sheets if needed):

RR 5 (272303430050) to RR 2.5 and RR10 8AB

☐ Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): _____
2. Is the subject property located within an Urban Growth Area (UGA)? ☑ No ☐ Yes
   If "yes", which UGA? _____
3. Please describe adjacent land uses in all directions around the subject property:
   North: US Hwy 97A, agriculture
   South: US Hwy 97, agriculture
   East: residential and agriculture
   West: residential and undeveloped open space
4. What is the current use of the property? Residential and Agriculture
5. Sanitation Disposal: ☑ N/A ☐ Septic Permit ☐ Sewer District: _____
6. Water Source: ☑ N/A ☐ Single Private Well ☐ Shared Private Well ☐ Group B
   ☐ Public Water Supplier: _____
7. Irrigation Water:
   ☑ N/A ☐ Yes (Private) ☐ Yes (Public) Irrigation District/Purveyor: _____
8. Fire District: Number 7 School District: Chelan
9. Power Service: Chelan PUD
10. Are there critical areas or critical area buffers on the property?
    ☐ Airport Overlay: N/A
    ☐ Aquifer Recharge Area (see attached)
    ☐ Floodplain / Floodway N/A
    Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:
    ☐ Alluvial Fan (250') ☐ Known Historic Hazardous Area (250') ☐ Slopes > 40% (250')
    ☑ Erosive soils (on-site) ☐ Landslide ☐ Snow Avalanche (500')
    ☑ Habitat/Riparian Area, protected species/area: WDFW PHS indicates subject parcel occurs within Chelan County Shrubsteppe habitat range.
    ☐ Streams / Waterbodies: N/A ☐ Shoreline Environment Designation: N/A
    ☑ Drainage or Seasonal Stream: "U" or "unknown" classified water body ☐ Wetland, if so what category: N/A
    ☐ Cultural or Archeological: N/A
11. Will landfill be required? ☑ No ☐ Yes, approximate _____(cubic yards)
12. Will excavation be required? ☑ No ☐ Yes, approximate _____(cubic yards)
13. Has site preparation been started on the site? If so, to what extent?
    No.
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?
    Unknown at time of application.

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:

Unknown.

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property coverd by this proposal? ☑ No ☐ Yes, please list:

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Pursuant to Chelan County Code (CCC), Section 11.82.030: An applicant seeking to develop property which requires a development permit, not otherwise exempted from the requirements of this chapter, shall submit with the application this certified statement, which lists criteria (5)(A) through (5)(D), (6), and (7) as set forth in CCC, Section 11.82.040 and indicate whether the criteria apply or do not apply to the site or development.

*****Any development application that fails to contain this statement or fails to indicate whether any one of the criteria apply or do not apply shall be rejected and only accepted upon resubmission of the completed statement. "Unknown" or similar responses will not be accepted.*****

If the administrator determines the development meets one or more of criteria (1) through (4) of CCC, Section 11.82.040, or if the administrator determines the development meets criterion (5) of CCC, Section 11.82.040 and the applicant indicates the development meets one or more of criteria (5)(A) through (5)(D), or if the applicant indicates the development meets one or more of criteria (6) or (7) of CCC, Section 11.82.040, the development shall require a hydrogeologic evaluation as described in CCC, Section 11.82.050. If the development has a medium or high vulnerability rating, the development shall be subject to the performance standards of CCC, Section 11.82.060.

If the administrator determines that criteria (1) through (5) of CCC, Section 11.82.040 do not apply to the development and an applicant's statement asserts that criteria (6) and (7) of CCC, Section 11.82.040 do not apply to the development, the administrator will accept the statement and proceed with the permitting or approval process, except if the administrator has or obtains information prior to the permit or approval being finalized, which clearly establishes the applicant's statement is incorrect. In which case, the applicant will be advised in writing of the inconsistent information and advised to either (A) provide an amended statement adding the evaluation criteria as being applicable and complete a hydrogeologic evaluation of the development pursuant to CCC, Section 11.82.050, or (B) present sufficient countering information clearly establishing that the basis for the department's concern is incorrect. If the applicant selects to proceed under (B), upon receipt of the applicant's information, the administrator shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the administrator.

EVALUATION CRITERIA:

The applicant is required to determine the vulnerability rating for any development permit, not otherwise exempted, and meets any one of the criteria below. Please check the boxes that apply to your project:

- ☐ 1.Within a wellhead protection area designated under WAC 246-290-135
- ☐ 2. Within a critical aquifer recharge area mapped and identified by a qualified groundwater professional
- ☐ 3. Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act
- ☐ 4. Within an area established for special protection pursuant to a groundwater management program, Chapters 90.44, 90.48, and 90.54 RCW, and Chapters 173-100 and 173-200 WAC
- ☐ 5. The site contains highly permeable soils, which include types 1 ,2 and 3 under WAC 246-272A-0220, Table V or soils mapped by US Department of Agriculture Natural Resources Conservation Service as having saturated hydraulic conductivity (Ksat) classification of Moderately High or identified as Hydrologic Soil Group "A" and:
  - ☐ A. The site will be utilized for hazardous substance (defined in Chapter 70.105 RCW) processing, storage or handling in applications or quantities larger than is typical of household use; or
  - ☐ B. The site is currently or will be utilized for commercial or industrial activities listed in the US Environmental Protection Agency's Potential Sources of Drinking Water Contamination Index that can be found in Appendix A to Department of Ecology's Critical Aquifer Recharge Area Guidance Document; or
  - ☐ C. The development involves a major subdivision and includes present or future plans to construct dwelling units that will not be connected to a public sewer system and any of the lots are less than one net acre in size; or
  - ☐ D. The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds four thousand square feet;
- ☐ 6. The proposed use is as a commercial feedlot, landfill, junkyard, salvage yard, or auto wrecking yard, or
- ☐ 7. The site will be used for above ground application of sewage or sludge.

Development proposals for a single-family residential dwelling, accessory dwelling unit, or accessory building that is connected to a public sewer system or has a septic permit approved by the Chelan-Douglas health district shall be exempt from hydrogeologic evaluation under CCC, Section 11.82.050.

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there **IS NOT** or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled **"IS NOT"** above, proceed to Sub-Section III of this form.

If you circled **"IS"** above, proceed to Sub-Section II of this form.

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.

____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.

____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.

____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

☑ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis- related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

- ❑ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.
- ❑ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).
- ❑ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.
- ❑ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.
- ❑ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.
- ❑ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

- ☐ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ☐ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ☐ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ☐ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ☐ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- ☐ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ☐ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ☐ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ☐ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ☐ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ☐ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEGEMENT SECTION

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

By submitting this application, I acknowledge and certify the following:

Initials
(Owner and, if applicable, Applicant)

1. HG — All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.
2. HG — This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.
3. HG — False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.
4. HG — Additional permit applications and approvals may be necessary to conduct specific activities.
5. HG — Application fees are non-refundable, except when approve by the Board.
6. HG — In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

File(s) No. _____

HG EAB 7. Chelan County is hereby given consent to enter the property(ies) listed above.

HG EAB 8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.

HG EAB 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.

HG EAB 10. I certify that this application has been made with the consent of the lawful property owner(s).

HG EAB 11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.

HG EAB 12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature: Hawkins Gebbers (Feb 17, 2026 12:43:00 PST) **Place:** Brewster WA **Date:** 02/17/2026

Print Name: ~~Hawkins Gebbers~~ Hawkins Gebbers

Owner/Applicant/Agent Signature: E. A. Burgess **Place:** Wenatchee, WA **Date:** 02/17/2026

Print Name: Erin Burgess, Grette Associates

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

COMPREHENSIVE PLAN AMENDMENT SUPPLEMENTAL INFORMATION

This packet is designed to assist you in preparing your application for a Comprehensive Plan Amendment. The following information is required at the time of submittal. Applications will be accepted **January 2 through March 1** of each calendar year. Additional information may be required. ***An incomplete application will not be processed.***

- ✓ A completed General Land Use Application, pursuant to CCC, Section 14.14.050(A) and (B).
- ✓ A completed SEPA Checklist (State Environmental Policy Act), pursuant to CCC, Section 14.14.050(D).
- ✓ Pursuant to Chelan County Code, Section 14.14.050 (C), a detailed narrative which includes the following:
  - i. A detailed statement of what is proposed to be changed and why. Identify the specific comprehensive land use designation map and zoning map that would be amended; and,
  - ii. Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (Chapter 36.70A RCW as amended) and any applicable County-wide planning policies; and,
  - iii. A statement of how the amendment complies with or supports the comprehensive plan's goals and policies; and,
  - iv. A detailed statement on how the land use designation amendment complies with comprehensive plan land use designation/siting criteria; and,
  - v. A statement of how the amendment is consistent with and supported by the capital facility element and the transportation element of the comprehensive plan, or if not, what changes to these elements would be required; and,
  - vi. For land use designation amendments, identify the land uses surrounding the affected property and describe how the proposed change would affect the surrounding land uses. Describe why the proposed amendment is more appropriate than the existing land use designation; and,
  - vii. Will the proposed amendment affect lands designated as resource lands of long-term commercial significance and/or critical areas? If so, how will the proposed amendment impact these areas; and,
  - viii. How would the proposed amendment affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan; and
  - ix. Explain how the proposed change would serve the interests of not only the applicant, but the public as a whole, including health, safety or welfare; and
- ✓ Pursuant to Chelan County Code, Section 14.14.050 (E), The applicable processing fee for comprehensive plan amendments and SEPA review as determined by the county's adopted fee schedule, as amended, except that amendment requests by the cities shall not require the collection of said fees.
- ✓ Pursuant to Chelan County Code, Section 14.14.060 (1), Amendment review criteria for comprehensive plan maps, urban growth area and county-adopted plans, shall be comply with the following:
  1. General Review Criteria. Proposed amendments to the Chelan County comprehensive plan maps and county-adopted city comprehensive plan maps as these plans relate to the unincorporated portions of each city's urban growth area (UGA) must meet the following criteria:
     - A. The proposal is consistent with the goals of the Growth Management Act (Chapter 36.70A RCW), and any applicable county-wide planning policies; and,
     - B. The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies; and,

C. The amendment complies with comprehensive plan land use designation/siting criteria; and,

D. The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended; and,

E. The amendment does not adversely affect the surrounding land uses; and,

F. The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated; and,

G. The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan; and,

H. The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

✓RCW 36.70A.020 Planning goals.

The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations of those counties and cities that are required or choose to plan under RCW 36.70A.040. The following goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans and development regulations:

(1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

(2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

(3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

(4) Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

(5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

(6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

(7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

(8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.

(9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

(10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

(11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

(12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

(13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

Chelan County Code 14.14.050

1. A detailed statement of what is proposed to be changed and why. Identify the specific Comprehensive Plan Land Use Designation map number and Zoning map number that would be amended.

This proposal is to change the zoning and comprehensive plan land use designation map and zoning map of parcel no. 272303430050 at 46.44 acres from Rural Residential/Resource 5 (RR 5) and Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR 2.5). The property is located east of Chelan, within Section 03, T 27N, R 23E.W.M.

The official Chelan County Zoning and Comprehensive Plan map is no. 18. Parcel no 272303430050 is adjacent to 168 acres zoned RR 2.5 to the east of the subject property, in addition to 54 acres zoned RR 2.5 occurring north of the subject property directly north of US Highway 97A.

The zoning and comprehensive plan designations are proposed to be changed to align the property with more appropriate zoning based on the property locations adjacent to Highway 97A, US Highway 97, existing residential use and adjacent zoning. The total area proposed to be rezoned is 46.44 acres.

2. Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (RCW 36.70A.020 as amended) and any applicable County Wide Planning Policies.

RCW 36.70A specifies 15 Planning Goals for the State of Washington. When reviewing compatibility with these stated goals, it is important to acknowledge the unique circumstances in Chelan County. Eighty-eight percent (88%) of Chelan County is in public ownership, either state or federal. That leaves twelve percent (12%) of the County in private ownership. Of the property remaining in private ownership, approximately 10% is reserved for roads and utilities. An additional reduction is taken for those areas in private ownership, but encumbered by protected critical areas, such as steep slopes, wetlands, riparian areas, flood plain, and shoreline. This leaves a very small overall percentage of Chelan County available for residential use, while the demand for housing remains high. This lack of inventory is driving the price of residential property which negatively affects affordability of housing for those who live and work in Chelan County.

RCW 36.70A.020(1) encourages urban growth. The subject property is not located in an urban growth area but rather located near the Chelan UGA and is located adjacent to the same zoning district as that which is proposed.

RCW 36.70A.020(2) aims to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development. The subject property for this zone change and comp plan map amendment request would not be converted to sprawling, low density development but rather a well-planned efficient use of available land. The best use for this land is allowing the density to increase in the developable areas while preserving the open space and critical areas.

RCW 36.70A.020(4) encourages the promotion of a variety of residential densities and housing types. Given the fact that only 12% of Chelan County is in private ownership, residential development will continue, whether it be as a standard subdivision

Policy LU 1.2: Protect residential neighborhoods from impacts associated with incompatible land uses through application of development standards and permit conditioning.

Rationale: Incompatible land uses located in close proximity to residential neighborhoods may create adverse impacts which could lead to a reduction of the high quality of life for the County residents.

The proposed RR 2.5 zoning is the same as surrounding properties to the east and will allow for residential development which is compatible with the existing residential uses in the area.

Policy LU 1.3: Develop innovative regulatory strategies that create developer incentives to provide affordable housing to low- and moderate-income households.

Rationale: This can be accomplished through the use of innovative techniques including but not limited to density bonuses, performance zoning, zero lot line development, and cluster subdivisions. Incentives may help facilitate the construction of low- and moderate-income housing.

The proposed RR 2.5 zoning will allow lot sizes that are in accordance with the Chelan-Douglas Health District standards for water and sewer disposal. This density allows the creation of more residential inventory which serves to reduce land prices based on supply and demand.

Policy LU 1.5: Encourage infill of vacant and underdeveloped land in existing residential areas within urban growth areas and rural communities, such as LAMIRDs.

Rationale: Many parcels of land are available within existing residential developments that can accommodate further development. Infill within these areas will allow public facilities and services to be provided in a more efficient manner.

The proposed rezone is adjacent to a large area zoned RR 2.5 with appropriate lot sizes. The subject property can accommodate further development that is consistent with adjacent land uses and lot sizes.

Housing Element

Goal H 2: Promote a variety of residential densities and housing types.

Policy H 2.1: Promote a diversity of housing unity types and densities to meet the needs of all existing and future residents of the County, including both site-built and manufactured and modular homes.

Rationale: An adequate supply of appropriately zoned land will ensure that the GMA plan does not artificially create inflation in housing prices by restricting competition in the land market.

The approval of this application will lead to increasing the supply of appropriately zoned land that will ensure that inflation in housing prices is not artificially created.

4. A detailed statement on how the land use designation amendment complies with the Chelan County Comprehensive Plan land use designation/siting criteria.

Rural Element

Designations/Siting Criteria – Rural Residential 2.5

Density: One (1) dwelling unit per 2.5 acres. Clustering consistent with the underlying densities and the rural character and rural development provisions of the goals and policies of the comprehensive plan may be permitted. Topography, critical areas, other environmental constraints, and compliance with all other applicable development standards shall be considered in the provisions to allow for clustering.

Locational Guidelines:

1. **Geographical and Geological Characteristics. The area may have moderate soil limitations and may have other limited physical constraints to development. The area may be immediately adjacent to existing residential or rural developments. The area may be adjacent to urban growth areas.**

2. **Natural Resources. The area has limited resource management potential. The area may be adjacent to resource lands.**

3. **Public Services. Uses do not require extension or provision of urban levels of services. Rural governmental services and infrastructure are typically available, planned and or funded for.**

4. **Existing Land Uses. Single family residences, agricultural uses, cottage industries and small businesses, and other rural development may be present. Predominant parcel sizes are currently 2.5 acres or greater in size but typically less than 5 acres.**

The property meets the designation and siting criteria for RR 2.5 and is more appropriate than the current zoning. The property is closely associated with natural amenities found in Chelan County due to the location in the greater Chelan recreational area. The property is not designated as a resource land of long-term significance. Rural governmental services are available and planned for. Existing land uses in the area include seasonal and year-round residences, tourist and recreational activities, agriculture, and other rural development. There are many properties in the area that are zoned RR 2.5.

5. **A detailed statement of how the amendment is consistent with and supported by the Capital Facilities Element and the Transportation Element of the Comprehensive Plan, or if not, what changes to these elements would be required.**

Both the Capital Facilities and Transportation elements of the Comprehensive plan speak more to goals and objectives for agencies of jurisdiction when development is proposed. At the time any additional development is proposed, application(s) will have to be in compliance with the concurrency requirements of GMA and the Chelan County comp plan goals and objectives for all elements of the comp plan.

6. **For land use map designation amendments, identify the land uses surrounding the affected property, and describe how the proposed change would affect the surrounding land uses. Explain why the proposed amendment is more appropriate than the existing land use designation.**

The property to the north of parcel no. 272303430050 is zoned RR 2.5 but is separated from the subject property by Highway 97A. Properties to the west are zoned RR5, and properties to the south are zoned RR 10 and are separated from the subject property by US Highway 97. The adjacent property to the east has the same zoning as that which is proposed - RR 2.5, and like the subject property is bordered by U.S. Highway 97A to the north and U.S. Highway 97 to the south. The proposed designation is more appropriate because the property is bounded on two sides by highways/roads and is in a location with existing access to a county road (Hugo Road), with sufficient right of way for future development. In addition, the subject property has existing access by a private road (Sugar Bee Lane). The proposed amendment is more appropriate than the existing land use designation because it offers the current and future residents of the County an opportunity for a greater variety of residential densities and housing unit types, supporting an adequate supply of appropriately zoned land in the County to accommodate a variety of future housing needs.

The proposed amendment is a more appropriate zoning for the subject parcel due to the consistent nature of alignment with previously mentioned goals of the RCW 36.70A.020 and Chelan County Planning Policies.

7. **Will the proposed amendment affect lands designated as resource lands of long-term commercial significance and/or critical areas? If so, how will the proposed amendment impact these areas?**

The proposed amendment would not affect lands designated as resource lands of long-term commercial significance. The subject property is not adjacent to Commercial Forests. The property has been evaluated for the presence of streams and/or wetlands, with the only indication of a stream is the "u" or "unknown" stream type which does not exhibit any surface water at the time of the application. There are no known wetlands present on the subject property. Any critical areas that may be present on the subject property would be adequately protected by conditions of approval contained in any future land use approvals. All required protections to critical areas such the submission of geotechnical reports would be complied with as necessary in order maintain a high level of environmental quality in Chelan County.

8. How would the proposed amendment affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.

The proposed amendment would make a certain amount of land available for higher density development to accommodate future growth in the rural, unincorporated areas of Chelan County. Moderately priced rural properties are very desirable, and the demand is high for residential building lots. The price of land is increasing rapidly because the demand is high, and the supply is extremely low.

9. Explain how the proposed change would serve the interests of not only the applicant, but also the public as a whole, including health, safety or welfare.

The increased number of lots available for residential development will contribute to stabilizing the housing market, which at present is unattainable for many lifelong Chelan area residents. The value of the property will also increase the residential property taxes for Chelan County, which in turn, will increase the funding for governmental services.

ArcGIS Web Map



2/12/2026, 9:58:45 AM

Parcels Parcel No. 272303430050

Roads

US, As-built, <Null>

Chelan County, As-built, County; Chelan County, As-built, <Null>; Chelan County, Retired, <Null>

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Vantor

ArcGIS Web AppBuilder

Vantor | Aspect Consulting LLC (2021) - based on WRIA Boundaries (Washington Department of Ecology), 8th and 10th digit hydrologic units (HUCs) from the National Watershed Boundary Dataset (WBD). | Brad Scott - Community Development | The Watershed Company |

ArcGIS Web Map



2/17/2026, 11:18:23 AM

Parcels

Zoning

- Airport (Chelan)
- COMMERCIAL AGRICULTURAL LANDS
- RURAL INDUSTRIAL
- RURAL RESIDENTIAL/RESOURCE 10
- RURAL RESIDENTIAL/RESOURCE 2.5
- RURAL RESIDENTIAL/RESOURCE 20
- RURAL RESIDENTIAL/RESOURCE 5
- RURAL VILLAGE

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Vantor

ArcGIS Web AppBuilder

Vantor | Aspect Consulting LLC (2021) - based on WRIA Boundaries (Washington Department of Ecology), 8th and 10th digit hydrologic units (HUCs) from the National Watershed Boundary Dataset (WBD). | Brad Scott - Community Development | The Watershed Company |

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 272303430050 Lot Size: 46.44 acres
Parcel Address: UNASSIGNED City/Zip Code: Chelan 98816
Property Owner(s): HMJD-COLLINS LLC Zoning: RR5 and RR10 SAB
Mailing Address: PO Box 9
City/State/Zip Code: Brewster, WA 98812
Phone: (509) 733-2404 E-mail: hawkins@gebbersfarms.com

Applicant/Agent (if different than owner): Erin Burgess
Company and Mailing Address: Farallon Consulting, LLC DBA Grette Associates, PO Box 94147
City/State/Zip: Seattle, WA 98124 Phone: (509) 640-3289
E-mail: erinb@gretteassociates.com
For multiple owners, applicants, or agents, provide additional sheets.

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ☐ Administrative Modification
- ☐ Administrative Determination
- ☐ Administrative Interpretation
- ☐ Binding Site Plan
- ☑ Comprehensive Plan Map Amendment
- ☐ Comprehensive Plan Text Amendment
- ☐ Conditional Use Permit
- ☐ Forest Practice/Conversion
- ☐ Open Space: Public Benefit Rating System
- ☐ Major Subdivision
- ☐ Master Planned Development
- ☐ Planned Development
- ☐ Plat Alteration or Vacation
- ☐ Short Plat
- ☐ Variance (zoning or critical areas)
- ☐ Zoning Change-Text Amendment/ Map Amendment
- ☐ Critical Area Determination
- ☐ Other: _____

APPLICABILITY SECTION

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership (Title holder signature is required on all applications. Properties being purchased on a Real Estate Contract require title holder signature.)
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

File(s) No. _____

GENERAL INFORMATION

Please provide a narrative of the proposed project including, but not limited to, all proposed activities, uses and development (attach additional sheets if needed):

RR 5 (272303430050) to RR 2.5 and RR10 8AB

☐ Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): _____
2. Is the subject property located within an Urban Growth Area (UGA)? ☑ No ☐ Yes
   If "yes", which UGA? _____
3. Please describe adjacent land uses in all directions around the subject property:
   North: US Hwy 97A, agriculture
   South: US Hwy 97, agriculture
   East: residential and agriculture
   West: residential and undeveloped open space
4. What is the current use of the property? Residential and Agriculture
5. Sanitation Disposal: ☑ N/A ☐ Septic Permit ☐ Sewer District: _____
6. Water Source: ☑ N/A ☐ Single Private Well ☐ Shared Private Well ☐ Group B
   ☐ Public Water Supplier: _____
7. Irrigation Water:
   ☑ N/A ☐ Yes (Private) ☐ Yes (Public) Irrigation District/Purveyor: _____
8. Fire District: Number 7 School District: Chelan
9. Power Service: Chelan PUD
10. Are there critical areas or critical area buffers on the property?
    ☐ Airport Overlay: N/A
    ☐ Aquifer Recharge Area (see attached)
    ☐ Floodplain / Floodway N/A
    Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:
    ☐ Alluvial Fan (250') ☐ Known Historic Hazardous Area (250') ☐ Slopes > 40% (250')
    ☑ Erosive soils (on-site) ☐ Landslide ☐ Snow Avalanche (500')
    ☑ Habitat/Riparian Area, protected species/area: WDFW PHS indicates subject parcel occurs within Chelan County Shrubsteppe habitat range.
    ☐ Streams / Waterbodies: N/A ☐ Shoreline Environment Designation: N/A
    ☑ Drainage or Seasonal Stream: "U" or "unknown" classified water body ☐ Wetland, if so what category: N/A
    ☐ Cultural or Archeological: N/A
11. Will landfill be required? ☑ No ☐ Yes, approximate _____(cubic yards)
12. Will excavation be required? ☑ No ☐ Yes, approximate _____(cubic yards)
13. Has site preparation been started on the site? If so, to what extent?
    No.
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?
    Unknown at time of application.

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:

Unknown.

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property coverd by this proposal? ☑ No ☐ Yes, please list:

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Pursuant to Chelan County Code (CCC), Section 11.82.030: An applicant seeking to develop property which requires a development permit, not otherwise exempted from the requirements of this chapter, shall submit with the application this certified statement, which lists criteria (5)(A) through (5)(D), (6), and (7) as set forth in CCC, Section 11.82.040 and indicate whether the criteria apply or do not apply to the site or development.

*****Any development application that fails to contain this statement or fails to indicate whether any one of the criteria apply or do not apply shall be rejected and only accepted upon resubmission of the completed statement. "Unknown" or similar responses will not be accepted.*****

If the administrator determines the development meets one or more of criteria (1) through (4) of CCC, Section 11.82.040, or if the administrator determines the development meets criterion (5) of CCC, Section 11.82.040 and the applicant indicates the development meets one or more of criteria (5)(A) through (5)(D), or if the applicant indicates the development meets one or more of criteria (6) or (7) of CCC, Section 11.82.040, the development shall require a hydrogeologic evaluation as described in CCC, Section 11.82.050. If the development has a medium or high vulnerability rating, the development shall be subject to the performance standards of CCC, Section 11.82.060.

If the administrator determines that criteria (1) through (5) of CCC, Section 11.82.040 do not apply to the development and an applicant's statement asserts that criteria (6) and (7) of CCC, Section 11.82.040 do not apply to the development, the administrator will accept the statement and proceed with the permitting or approval process, except if the administrator has or obtains information prior to the permit or approval being finalized, which clearly establishes the applicant's statement is incorrect. In which case, the applicant will be advised in writing of the inconsistent information and advised to either (A) provide an amended statement adding the evaluation criteria as being applicable and complete a hydrogeologic evaluation of the development pursuant to CCC, Section 11.82.050, or (B) present sufficient countering information clearly establishing that the basis for the department's concern is incorrect. If the applicant selects to proceed under (B), upon receipt of the applicant's information, the administrator shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the administrator.

EVALUATION CRITERIA:

The applicant is required to determine the vulnerability rating for any development permit, not otherwise exempted, and meets any one of the criteria below. Please check the boxes that apply to your project:

- ☐ 1.Within a wellhead protection area designated under WAC 246-290-135
- ☐ 2. Within a critical aquifer recharge area mapped and identified by a qualified groundwater professional
- ☐ 3. Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act
- ☐ 4. Within an area established for special protection pursuant to a groundwater management program, Chapters 90.44, 90.48, and 90.54 RCW, and Chapters 173-100 and 173-200 WAC
- ☐ 5. The site contains highly permeable soils, which include types 1 ,2 and 3 under WAC 246-272A-0220, Table V or soils mapped by US Department of Agriculture Natural Resources Conservation Service as having saturated hydraulic conductivity (Ksat) classification of Moderately High or identified as Hydrologic Soil Group "A" and:
  - ☐ A. The site will be utilized for hazardous substance (defined in Chapter 70.105 RCW) processing, storage or handling in applications or quantities larger than is typical of household use; or
  - ☐ B. The site is currently or will be utilized for commercial or industrial activities listed in the US Environmental Protection Agency's Potential Sources of Drinking Water Contamination Index that can be found in Appendix A to Department of Ecology's Critical Aquifer Recharge Area Guidance Document; or
  - ☐ C. The development involves a major subdivision and includes present or future plans to construct dwelling units that will not be connected to a public sewer system and any of the lots are less than one net acre in size; or
  - ☐ D. The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds four thousand square feet;
- ☐ 6. The proposed use is as a commercial feedlot, landfill, junkyard, salvage yard, or auto wrecking yard, or
- ☐ 7. The site will be used for above ground application of sewage or sludge.

Development proposals for a single-family residential dwelling, accessory dwelling unit, or accessory building that is connected to a public sewer system or has a septic permit approved by the Chelan-Douglas health district shall be exempt from hydrogeologic evaluation under CCC, Section 11.82.050.

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there **IS NOT** or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled **"IS NOT"** above, proceed to Sub-Section III of this form.

If you circled **"IS"** above, proceed to Sub-Section II of this form.

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.

____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.

____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.

____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

☑ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis- related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

- ❑ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.
- ❑ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).
- ❑ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.
- ❑ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.
- ❑ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.
- ❑ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

- ☐ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ☐ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ☐ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ☐ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ☐ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- ☐ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ☐ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ☐ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ☐ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ☐ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ☐ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEGEMENT SECTION

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

By submitting this application, I acknowledge and certify the following:

Initials
(Owner and, if applicable, Applicant)

1. HG — All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.
2. HG — This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.
3. HG — False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.
4. HG — Additional permit applications and approvals may be necessary to conduct specific activities.
5. HG — Application fees are non-refundable, except when approve by the Board.
6. HG — In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

File(s) No. _____

HG EAB 7. Chelan County is hereby given consent to enter the property(ies) listed above.

HG EAB 8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.

HG EAB 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.

HG EAB 10. I certify that this application has been made with the consent of the lawful property owner(s).

HG EAB 11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.

HG EAB 12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature: Hawkins Gebbers (Feb 17, 2026 12:43:00 PST) **Place:** Brewster WA **Date:** 02/17/2026

Print Name: ~~Hawkins Gebbers~~ Hawkins Gebbers

Owner/Applicant/Agent Signature: E. A. Burgess **Place:** Wenatchee, WA **Date:** 02/17/2026

Print Name: Erin Burgess, Grette Associates

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

COMPREHENSIVE PLAN AMENDMENT SUPPLEMENTAL INFORMATION

This packet is designed to assist you in preparing your application for a Comprehensive Plan Amendment. The following information is required at the time of submittal. Applications will be accepted **January 2 through March 1** of each calendar year. Additional information may be required. ***An incomplete application will not be processed.***

- ✓ A completed General Land Use Application, pursuant to CCC, Section 14.14.050(A) and (B).
- ✓ A completed SEPA Checklist (State Environmental Policy Act), pursuant to CCC, Section 14.14.050(D).
- ✓ Pursuant to Chelan County Code, Section 14.14.050 (C), a detailed narrative which includes the following:
  - i. A detailed statement of what is proposed to be changed and why. Identify the specific comprehensive land use designation map and zoning map that would be amended; and,
  - ii. Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (Chapter 36.70A RCW as amended) and any applicable County-wide planning policies; and,
  - iii. A statement of how the amendment complies with or supports the comprehensive plan's goals and policies; and,
  - iv. A detailed statement on how the land use designation amendment complies with comprehensive plan land use designation/siting criteria; and,
  - v. A statement of how the amendment is consistent with and supported by the capital facility element and the transportation element of the comprehensive plan, or if not, what changes to these elements would be required; and,
  - vi. For land use designation amendments, identify the land uses surrounding the affected property and describe how the proposed change would affect the surrounding land uses. Describe why the proposed amendment is more appropriate than the existing land use designation; and,
  - vii. Will the proposed amendment affect lands designated as resource lands of long-term commercial significance and/or critical areas? If so, how will the proposed amendment impact these areas; and,
  - viii. How would the proposed amendment affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan; and
  - ix. Explain how the proposed change would serve the interests of not only the applicant, but the public as a whole, including health, safety or welfare; and
- ✓ Pursuant to Chelan County Code, Section 14.14.050 (E), The applicable processing fee for comprehensive plan amendments and SEPA review as determined by the county's adopted fee schedule, as amended, except that amendment requests by the cities shall not require the collection of said fees.
- ✓ Pursuant to Chelan County Code, Section 14.14.060 (1), Amendment review criteria for comprehensive plan maps, urban growth area and county-adopted plans, shall be comply with the following:
  1. General Review Criteria. Proposed amendments to the Chelan County comprehensive plan maps and county-adopted city comprehensive plan maps as these plans relate to the unincorporated portions of each city's urban growth area (UGA) must meet the following criteria:
     - A. The proposal is consistent with the goals of the Growth Management Act (Chapter 36.70A RCW), and any applicable county-wide planning policies; and,
     - B. The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies; and,

C. The amendment complies with comprehensive plan land use designation/siting criteria; and,

D. The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended; and,

E. The amendment does not adversely affect the surrounding land uses; and,

F. The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated; and,

G. The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan; and,

H. The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

✓RCW 36.70A.020 Planning goals.

The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations of those counties and cities that are required or choose to plan under RCW 36.70A.040. The following goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans and development regulations:

(1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

(2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

(3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

(4) Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

(5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

(6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

(7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

(8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.

(9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

(10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

(11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

(12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

(13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. **Name of proposed project, if applicable:**

   N/A

2. **Name of applicant:**

Hawkins Gebbers/HMJD Collins

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

	Agent
Hawkins Gebbers	Erin Burgess
P.O. Box 9	151 South Worthen Street, Suite 101
Brewster, WA 98812	Wenatchee, WA 98801
(509) 733-2404	509-640-3283

4. **Date checklist prepared:**

November 2025

5. **Agency requesting checklist:**

Chelan County

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

Timing and schedule would be consistent the guidelines established in Chelan County Code Title 14—Development procedures.

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

Don't know.

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

None known.

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.**

No.

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

Comprehensive Plan Map Amendment (Chelan County)
Zone Change (Chelan County)

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.)**

This proposal is to change the zoning and comprehensive plan land use designation map and zoning map of approximately 47 acres (parcel 272303430050) from to Rural Residential/Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR 2.5). to and Rural Residential/Resource 10 (RRD)

12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

The property is located adjacent to U.S. Highway 97A (parcel no. 272303430050) and east of Chelan, within Section 03, T 27N, R 23E.W.M.

B. Environmental Elements [HELP]

1. *Earth* [help]

a. **General description of the site:**

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

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

15 to 45 percent.

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.**

Parcel no. 272303430050 –

- Cashmont sandy loam (CcB), 3 to 8 percent slopes
- Cashmont gravelly sandy loam (CdD), 15 to 25 percent slopes
- Pogue find sandy loam (PoB), 3 to 8 percent slopes
- Pogue gravelly fine sandy loam (PrE), 25 to 45% slopes.
- There are no agricultural soils of long-term significance.

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

No surface indications. The property is mapped as potentially having erosive soils.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

No filling or grading is proposed.

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

No clearing or construction is proposed.

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

There would be no new impervious surfaces as a result of this proposal.

h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

None proposed.

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.

There would be no new emissions to the air.

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

No.

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

None proposed.

3. Water [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river

it flows into.

According to Washington Department of Natural Resources Forest Practices Application Mapping Tool (FPAMT), there is an "unknown" or "U" classified water body which runs through the subject property. Utilizing Google Earth historical imagery there is no indication of standing water or flow water present.

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.

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.

None proposed.

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

No.

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

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe yje type of waste and anticipated volume of discharge.

No.

b. Ground Water: [help]

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

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.

None proposed.

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.

N/A

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

No.

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

No.

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

None proposed.

4. Plants [help]

Check the types of vegetation found on the site:

__x__deciduous tree: alder, maple, aspen, other
__x__evergreen tree: fir, cedar, pine, other
__x__shrubs
__x__grass
____pasture
____crop or grain
__x__ 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?

None proposed.

c. List threatened and endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None proposed.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

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.

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.

None known.

c. Is the site part of a migration route? If so, explain.

No.

d. Proposed measures to preserve or enhance wildlife, if any:

None proposed.

e. List any invasive animal species known to be on or near the site.

None known.

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A

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.

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

None known.

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.

None known.

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.

N/A

4) Describe special emergency services that might be required.

None.

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

None proposed.

b. Noise

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

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.

N/A.

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

None proposed.

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.

Current use on subject parcel is agricultural. Adjacent properties are in residential and agricultural use. The proposal will not affect current uses on nearby or adjacent properties.

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?

No.

c. 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:

No.

d. Describe any structures on the site.

272303430050 - pole garage/bldg.

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

No.

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

272303430050 – RR 5 and RRID EAB

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

272303430050 – RR 5 and RRID EAB

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

N/A.

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

The Washington Department of Fish and Wildlife (WDFW) Priority Habitats and Species (PHS) online map resource indicates the subject parcel occurs within Chelan County Shrubsteppe habitat range.

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

N/A

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

N/A.

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

None.

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

Application for a Comprehensive plan map amendment and zone change.

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

None.

9. Housing [help]

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

None.

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

None.

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

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?

N/A.

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

N/A.

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

N/A.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

None.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?

Informal recreational opportunities in the immediate vicinity include watersports, fishing, hiking, camping, snowmobiling and hunting.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

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.

No.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No.

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.

The tribes and DAHP will be notified during the county public notice period.

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.

None proposed.

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.

Parcel no. 272303430050 is accessed from U.S. Highway 97A-borders the property on the north.

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?

Yes. Link Transit serves Chelan.

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

N/A.

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).

No.

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

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?

N/A.

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.

No.

h. Proposed measures to reduce or control transportation impacts, if any:

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.

No.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed.

16. Utilities [help]

1) Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

a. 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.

None proposed.

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: Hawkins Gebbers (Feb 17, 2026 12:17:23 PST)

Name of signee Hawkins Gebbers

Position and Agency/Organization Owner, manager

Date Submitted: 02/17/2026

D. Supplemental sheet for nonproject actions [HELP]

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

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

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

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

The proposal would not be likely to increase emissions to air or production of noise. Although the rezoning of the property may lead to its development which could impact air and noise emissions, the current zoning of the property would likewise permit its development thus there would be no increases resulting from the proposal.

The proposal would not include any discharges to water of toxic or hazardous substances of any kind. Because discharges to water are not proposed and toxic or hazardous substances are not part of the proposal, the proposal would not cause an increase in discharge to water or production, storage or release of toxic or hazardous substances.

Proposed measures to avoid or reduce such increases are:

Since no increases are anticipated, no measures to avoid or reduce them are proposed.

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

The proposal does not include any components that would be likely to affect plants, animal, fish or marine life. Since the proposal is simply to change the comprehensive plan map and zoning designation, there would be no impact to the above mentioned resources.

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

The proposal would be in compliance with all local, state and federal regulations regarding the above mentioned resources. Compliance with all applicable regulations would satisfactorily protect and conserve them.

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

The proposal would not use any energy or natural resources thus it would not deplete them.

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

Since there would be no impacts to energy or natural resources, no measures to protect or conserve them are proposed.

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

The proposal would not be likely to use or affect environmentally sensitive areas or areas designated for governmental protection because none are present on the property.

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

Since there would be no impact to such resources, no measures to protect them are proposed.

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

The proposal would be likely to affect land use by changing the zoning map designation. Such a change would not be incompatible with existing plans since the property is adjacent to existing property with the same zoning designation. The proposal would not affect shoreline use since it is not adjacent to a shoreline.

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

Since there would be no negative impact to shoreline and/or land use, no measures are proposed to avoid or reduce them.

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

The proposal would not be likely to increase demands on transportation or public services and utilities.

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

Since there would be no increased demands on transportation or public services and utilities, no measures are proposed to reduce such demands.

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

The proposal would not conflict with local, state or federal laws regarding the protection of the environment.

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. **Name of proposed project, if applicable:**

   N/A

2. **Name of applicant:**

Hawkins Gebbers/HMJD Collins

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

	Agent
Hawkins Gebbers	Erin Burgess
P.O. Box 9	151 South Worthen Street, Suite 101
Brewster, WA 98812	Wenatchee, WA 98801
(509) 733-2404	509-640-3283

4. **Date checklist prepared:**

November 2025

5. **Agency requesting checklist:**

Chelan County

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

Timing and schedule would be consistent the guidelines established in Chelan County Code Title 14—Development procedures.

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

Don't know.

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

None known.

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.**

No.

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

Comprehensive Plan Map Amendment (Chelan County)
Zone Change (Chelan County)

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.)**

This proposal is to change the zoning and comprehensive plan land use designation map and zoning map of approximately 47 acres (parcel 272303430050) from to Rural Residential/Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR 2.5). to and Rural Residential/Resource 10 (RRD)

12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

The property is located adjacent to U.S. Highway 97A (parcel no. 272303430050) and east of Chelan, within Section 03, T 27N, R 23E.W.M.

B. Environmental Elements [HELP]

1. *Earth* [help]

a. **General description of the site:**

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

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

15 to 45 percent.

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.**

Parcel no. 272303430050 –

- Cashmont sandy loam (CcB), 3 to 8 percent slopes
- Cashmont gravelly sandy loam (CdD), 15 to 25 percent slopes
- Pogue find sandy loam (PoB), 3 to 8 percent slopes
- Pogue gravelly fine sandy loam (PrE), 25 to 45% slopes.
- There are no agricultural soils of long-term significance.

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

No surface indications. The property is mapped as potentially having erosive soils.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

No filling or grading is proposed.

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

No clearing or construction is proposed.

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

There would be no new impervious surfaces as a result of this proposal.

h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

None proposed.

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.

There would be no new emissions to the air.

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

No.

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

None proposed.

3. Water [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river

it flows into.

According to Washington Department of Natural Resources Forest Practices Application Mapping Tool (FPAMT), there is an "unknown" or "U" classified water body which runs through the subject property. Utilizing Google Earth historical imagery there is no indication of standing water or flow water present.

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.

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.

None proposed.

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

No.

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

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe yje type of waste and anticipated volume of discharge.

No.

b. Ground Water: [help]

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

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.

None proposed.

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.

N/A

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

No.

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

No.

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

None proposed.

4. Plants [help]

Check the types of vegetation found on the site:

__x__deciduous tree: alder, maple, aspen, other
__x__evergreen tree: fir, cedar, pine, other
__x__shrubs
__x__grass
____pasture
____crop or grain
__x__ 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?

None proposed.

c. List threatened and endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None proposed.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

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.

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.

None known.

c. Is the site part of a migration route? If so, explain.

No.

d. Proposed measures to preserve or enhance wildlife, if any:

None proposed.

e. List any invasive animal species known to be on or near the site.

None known.

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A

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.

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

None known.

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.

None known.

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.

N/A

4) Describe special emergency services that might be required.

None.

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

None proposed.

b. Noise

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

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.

N/A.

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

None proposed.

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.

Current use on subject parcel is agricultural. Adjacent properties are in residential and agricultural use. The proposal will not affect current uses on nearby or adjacent properties.

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?

No.

c. 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:

No.

d. Describe any structures on the site.

272303430050 - pole garage/bldg.

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

No.

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

272303430050 – RR 5 and RRID EAB

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

272303430050 – RR 5 and RRID EAB

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

N/A.

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

The Washington Department of Fish and Wildlife (WDFW) Priority Habitats and Species (PHS) online map resource indicates the subject parcel occurs within Chelan County Shrubsteppe habitat range.

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

N/A

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

N/A.

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

None.

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

Application for a Comprehensive plan map amendment and zone change.

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

None.

9. Housing [help]

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

None.

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

None.

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

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?

N/A.

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

N/A.

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

N/A.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

None.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?

Informal recreational opportunities in the immediate vicinity include watersports, fishing, hiking, camping, snowmobiling and hunting.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

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.

No.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No.

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.

The tribes and DAHP will be notified during the county public notice period.

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.

None proposed.

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.

Parcel no. 272303430050 is accessed from U.S. Highway 97A-borders the property on the north.

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?

Yes. Link Transit serves Chelan.

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

N/A.

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).

No.

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

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?

N/A.

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.

No.

h. Proposed measures to reduce or control transportation impacts, if any:

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.

No.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed.

16. Utilities [help]

1) Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

a. 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.

None proposed.

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: Hawkins Gebbers (Feb 17, 2026 12:17:23 PST)

Name of signee Hawkins Gebbers

Position and Agency/Organization Owner, manager

Date Submitted: 02/17/2026

D. Supplemental sheet for nonproject actions [HELP]

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

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

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

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

The proposal would not be likely to increase emissions to air or production of noise. Although the rezoning of the property may lead to its development which could impact air and noise emissions, the current zoning of the property would likewise permit its development thus there would be no increases resulting from the proposal.

The proposal would not include any discharges to water of toxic or hazardous substances of any kind. Because discharges to water are not proposed and toxic or hazardous substances are not part of the proposal, the proposal would not cause an increase in discharge to water or production, storage or release of toxic or hazardous substances.

Proposed measures to avoid or reduce such increases are:

Since no increases are anticipated, no measures to avoid or reduce them are proposed.

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

The proposal does not include any components that would be likely to affect plants, animal, fish or marine life. Since the proposal is simply to change the comprehensive plan map and zoning designation, there would be no impact to the above mentioned resources.

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

The proposal would be in compliance with all local, state and federal regulations regarding the above mentioned resources. Compliance with all applicable regulations would satisfactorily protect and conserve them.

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

The proposal would not use any energy or natural resources thus it would not deplete them.

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

Since there would be no impacts to energy or natural resources, no measures to protect or conserve them are proposed.

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

The proposal would not be likely to use or affect environmentally sensitive areas or areas designated for governmental protection because none are present on the property.

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

Since there would be no impact to such resources, no measures to protect them are proposed.

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

The proposal would be likely to affect land use by changing the zoning map designation. Such a change would not be incompatible with existing plans since the property is adjacent to existing property with the same zoning designation. The proposal would not affect shoreline use since it is not adjacent to a shoreline.

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

Since there would be no negative impact to shoreline and/or land use, no measures are proposed to avoid or reduce them.

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

The proposal would not be likely to increase demands on transportation or public services and utilities.

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

Since there would be no increased demands on transportation or public services and utilities, no measures are proposed to reduce such demands.

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

The proposal would not conflict with local, state or federal laws regarding the protection of the environment.

Chelan County
Department of Community Development

Receipt Number: 26-00290

316 WASHINGTON ST. SUITE 301
Wenatchee, WA 98801
(509) 667-6225

Payer/Payee: HMJD-COLLINS LLC
PO BOX 9
BREWSTER WA 98812

Cashier: SUSAN DRETKE

Date: 02/18/2026

PL 26-048 COMPREHENSIVE PLAN AMENDMENT ADDRESS UNKNOWN UNKNOWN, WA 98816

Fee Description	BARS Number	Fee Amount	Amount Paid	Fee Balance
Comp Plan Amendment(GMA/Map)	010.020.32210.05.000	$2,475.00	$2,475.00	$0.00
Environmental Review (SEPA)	010.020.34589.03.000	$243.00	$243.00	$0.00
		$2,718.00	**$2,718.00**	**$0.00**
		TOTAL PAID:	**$2,718.00**	

Payment Method	Reference Number	Payment Amount
CREDIT CARD	3474	$2,718.00
Total:		**$2,718.00**

Notes :

Project Information

License #	License Type	Parcel #
PL 26-048	CPA	272303430050

Project Contacts

License #	Name	Association	Address
PL 26-048	GRETTE ASSOCIATES, LLC	APPLICANT	151 S WORTHEN SUITE 101, WENATCHEE, WA 98801
	HMJD-COLLINS LLC	OWNER	PO BOX 9, BREWSTER, WA 98812

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
)
COUNTY OF CHELAN)

CPA 26-048

Erin Burgess, being first duly sworn, deposes and says: That at all times mentioned herein she/he was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That the general notice of land use action containing the permit #, applicant name and a description of the proposal for a **Comprehensive Plan Amendment, CPA 26-048**, was maintained on the subject property, in accordance with the records of property ownership of the Chelan County Assessor, in good conditions from 3/4/2026 (date of posting on the project site by the Chelan County Department of Community Development), through 3/18/2026 (the end of the public comment period), and affidavit returned to the Chelan County Department of Community Development on 3/25/2026.

Erin Burgess
Signature

3/25/2026
Date

ACKNOWLEDGEMENT

This is to certify that on 25th day of March, 2026.

Erin Burgess to me known to be the person(s), who executed the foregoing Affidavit of Posting and acknowledged to me that they signed the same as their free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Sydney Gebers
Notary Public in and for the State of Washington,
residing in Wenatchee, WA

My commission expires 7/15/28

SYDNEY GEBERS
NOTARY PUBLIC
STATE OF WASHINGTON
COMM. NO. 24022458
MY COMM. EXP. 07-15-28

File: CA 26-048

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

I, Ashley Fernandez, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on April 27, 2026, I personally mailed true and correct copies of the attached SEPA DETERMINATION OF NON-SIGNIFIGANCE to the following parties:

****SEE ATTACHED EMAIL****

Signature

4.27.2026
Date

ACKNOWLEDGEMENT

This is to certify that on 27th day of April, 2026.

Ashley Fernandez to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Breanne Hensley
Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

Ashley Fernandez

From: Ashley Fernandez
Sent: Monday, April 27, 2026 1:22 PM
To: 'hawkins@gebbersfarms.com'; 'erinb@gretteassociates.com'; FMO; 'ehsupport@cdhd.wa.gov'; Cindy Grubb; 'realestateservices@chelanpud.org'; 'aquaticleasing.rivers@dnr.wa.gov'; 'jajax@cityofchelan.us'; 'lauram@cityofchelan.gov'; 'mayor@cityofchelan.us'; 'enviroreview@yakama.com'; 'amelia.stanger.hsy@colvilletribes.com'; 'tracey.peone.hsy@colvilletribes.com'
Cc: Susan Dretke
Subject: Additional comment period for a SEPA Determination regarding CPA 26-048 - HMJD-Collins, LLC - Chelan County Dept. of Community Development
Attachments: CPA 26-048- HMJD-Collins LLC - SEPA - DNS.pdf

Good afternoon,

Please see the attached SEPA Determination of Non-significance regarding HMJD-Collins, LLC's application, File# CPA 26-048. This is a notification of a decision that was made regarding the application. The comment period ends on May 14, 2026.

If you have any questions pertaining to this application please feel free to contact the Chelan County Planner associated with this file, Susan Dretke, at 509-667-6225 or susan.dretke@co.chelan.wa.us.

Have a great week!

Cheers,

Ashley Fernandez
Noticing Clerk
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
Ashley.Fernandez@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey: https://www.surveymonkey.com/r/FC638WT

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: jdL8NbWKaxgbkhXGXlae | **Proof Updated: Apr. 27, 2026 at 08:31am PDT**
Notice Name: CPA - SEPA - DNS

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Ashley Fernandez	Wenatchee World
ashley.fernandez@co.chelan.wa.us	
(509) 667-6225	

Columns Wide: 2 **Ad Class:** Legals

Total Column Inches: 9.14

Number of Lines: 47

4/30/2026: Custom notice (Thursday Rate)	231.55
Subtotal	$231.55
Tax	$0.00
Processing Fee	$23.16
Total	**$254.71**

See Proof on Next Page

DETERMINATION OF NON-SIGNIFICANCE

PURSUANT to R.C.W 43.21C, NOTICE IS HEREBY GIVEN THAT on April 30, 2026 Chelan County Community Development (LEAD AGENCY) did issue a determination of non-significance relative to the environmental impact for the applications listed below. The lead agency for these proposals has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.C.030 (2)(c). This decision was made after review of completed environmental checklist and other information on file with the lead agency.

CPA 26-063 Sanderson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential Resource 5 (RR5). **Site Address:** 172 Whitetail Way Chelan, WA 98816; **Parcel Numbers:** 28-22-34-410-100

CPA 26-067 WA DNR- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 20 (RR20) to Rural Residential Resource 10 (RR10). **Site Address:** Unassigned, Wenatchee, WA 98801; **Parcel Numbers:** 23-20-16-100-000

CPA 26-060 McMahon - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential Resource 2.5 (RR2.5). **Site Address:** 7948 East Leavenworth Rd. Leavenworth, WA 98826; **Parcel Numbers:** 24-17-23-510-480

CPA 26-054 Hellickson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). **Site Address:** 10705 Fox Rd. Leavenworth, WA 98826; **Parcel Numbers:** 25-18-32-330-200

CPA 26-041 Campbell- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5) **Site Address:** 24 Hugo Rd. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-330-175

CPA 26-048 HMJD-Collins LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 to Rural Residential/Resource 2.5 (RR2.5) **Site Address:** Unassigned. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-430-050

CPA 26-026 G&B Properties East LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) to Rural Commercial (RC). **Site Address:** 18625 Beaver Valley Rd., Plain, WA 98826; **Parcel Numbers:** 26-17-13-720-007

CPA 26-007 Heart for Homes - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC). **Site Address:** 85 Chestnut St., Chelan Falls, WA 98817; **Parcel Numbers:** 27-23-32-515-096

This information is available to the public on request and may be reviewed at Chelan County Community Development, 316 Washington Street, #301, Wenatchee, WA, during normal business hours. **Comments on these determinations should be sent to the above listed address and must be received by May 14, 2026 at 5:00 PM.**

Date: April 30, 2026

#######

Skip navigation

DEPARTMENT OF ECOLOGY State of Washington

SEPA Record Submittal

My agency records Add a SEPA record Help My account

Resources

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit Copy Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-048

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:

WA

Parcel number:
27-23-03-430-050

Coordinates (Lat, Long):

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:
Nonproject

Related Ecology SEPA numbers:
202600815

Important dates

Issued date:
4/30/2026

Comments due to lead agency:
5/14/2026

SEPA Number: 202600815

Applicant name:
HMJD-Collins, LLC

Applicant contact information:

Document type:
CONSULT

Document sub type:
DNS

Proposal name:
Changing of Land Use Designation for HMJD-Collins, LLC

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Ashley Fernandez

Date submitted to Ecology:
4/28/2026

Published date:

Attached files

File name	File description
CPA 26-048 - Application Materials.pdf	Application Materials
CPA 26-048- HMJD-Collins LLC - SEPA - DNS.pdf	Issuance of DNS

Ecology home Ecology's SEPA website SEPA Register public search
Version: 1.0.0.0 Contact admin Privacy notice
Accessibility Copyright © Washington State Department of Ecology

File: CPA 26-048

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) **SS**
COUNTY OF CHELAN)

Jessica Thompson, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on 3/4/2026, I personally mailed true and correct copies of the hereto attached:

- ☐ Notice of Shoreline Application
- ☑ Notice of Application
- ☐ Other _____

to all property owners within 360 feet (excluding 60 feet of Street rights of way pursuant to Section 14.08.060 (1)(B), Chelan County Code) of the project boundary in accordance with the records of property ownership of the Chelan County Assessor and any other interested parties. A copy of the mailing list is attached to this affidavit.

Jessica Thompson
Signature

3/4/26
Date

ACKNOWLEDGEMENT

This is to certify that on 4th day of March, 2026

Jessica Thompson to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Breanne Hensley
Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

Owner_Name CPA 26-04 HMJD-COLLINS	Address_1	Address_2	City	State	Zip
WINKEL ALVY H & DEBBORAH L	448 APPLE ACRES RD		CHELAN	WA	98816
WASHINGTON STATE DEPT OF TRANSPORTATION	NORTH CENTRAL REGION	2830 EUCLID AVE	WENATCHEE	WA	98801
VEJAR ANDY R	31 APPLE ACRES RD		CHELAN	WA	98816
TROUT-BLUE CHELAN-MAGI INC	PO BOX 669		CHELAN	WA	98816
ROBISON ORCHARDS INC	PO BOX 1329		CHELAN	WA	98816
PUCKETT KARL & JENNIFER	PO BOX 2821		CHELAN	WA	98816
PORT OF CHELAN COUNTY	285 TECHNOLOGY CENTER WAY, STE 202		WENATCHEE	WA	98801
PEEBLES MARRIAN L & DIANE P	PO BOX 1015		CHELAN	WA	98816
NIELSEN THOMAS C	PO BOX 2131		KINGSTON	WA	98346
LARA FABIOLA D C & ORLANDO	54 COLLINS LN		CHELAN	WA	98816
LAKE CHELAN AIRPORT	C/O CITY OF CHELAN	PO BOX 1407	CHELAN	WA	98816
KOESTER DON N	254 APPLETON LN		CHELAN	WA	98816
KING BILL & HEATHER	PO BOX 2881		CHELAN	WA	98816
KELLY EUGENE G TRUSTEE OF SURVIVORS TRUST	PO BOX 1377		CHELAN	WA	98816
KANSAS INVESTMENTS LLC	PO BOX 187		MANSON	WA	98831
JONES SEQUOIA & JAYME S	5071 NEW SWEDEN RD NE		BAINBRIDGE ISLAND	WA	98110
J G ORCHARD	PO BOX 2146		CHELAN	WA	98816
HMJD-COLLINS LLC	PO BOX 9		BREWSTER	WA	98812
HESLIN THOMAS M	PO BOX 1758		CHELAN	WA	98816
GROVER L COLLINS ORCHARD INC	PO BOX 1756		CHELAN	WA	98816
GREATER WENATCHEE IRRIGATION DISTRICT	3300 SE 8TH ST		EAST WENATCHEE	WA	98802
GOMEZ RAMON & ESPERANZA	250 HIGHWAY 97A		CHELAN	WA	98816
GENE KELLY ORCHARD INC	PO BOX 1377		CHELAN	WA	98816
FARRELL JOHN F JR & FRANCESCA E TRUSTEES	FARRELL JR. FAMILY TRUST	PO BOX 1383	CHELAN	WA	98816
EKENBARGER ORCHARDS INC	PO BOX 1778		CHELAN	WA	98816
EKENBARGER ORCHARDS INC	C/O EKENBARGER ALYCE A	PO BOX 1778	CHELAN	WA	98816
COLLINS JAMES J	84 SHADOW LN		CHELAN	WA	98816
COLLINS FAMILY REVOCABLE TRUST	REGGIE & CAROLE COLLINS	246 W MANSON HWY #288	CHELAN	WA	98816
COLLINS CASEY C & KRISTI L	PO BOX 1194		CHELAN	WA	98816
COLLINS CARMEN	PO BOX 1609		CHELAN	WA	98816
CHELAN COUNTY PUD	PO BOX 1231		WENATCHEE	WA	98807
BENEGAS ALONSO & VALDES LETICIA A	PO BOX 2786		CHELAN	WA	98816
ALLEN THOMAS	PO BOX 567		MANSON	WA	98831
4C INVESTMENTS LLC ETAL	C/O HUGO 24 ENTERPRISES LLC	20316 10TH AVE W	LYNNWOOD	WA	98036

Date Referral Sent: 2/3 File Number: CPA 26-048

Agency Referrals	Date Received	Comments Received
☐ Assessor		Yes/No
☑ Fire Marshal		Yes/No
☐ Building Official		Yes/No
☑ CD Health District		Yes/No
☐ Water		Yes/No
☐ Septic		Yes/No
☐ Solid Waste		Yes/No
☐ Food Service		Yes/No
☑ Public Works		Yes/No
☑ PUD		Yes/No
☐ Power/Water		Yes/No
☐ Property		Yes/No
☐ Sewer		Yes/No
☑ WA State Dept of Natural Resources		Yes/No
☐ Aquatic		Yes/No
☐ Forest		Yes/No
☐ WA State Dept of Ecology		Yes/No
☐ Shorelines/Wetlands		Yes/No
☐ FEMA		Yes/No
☐ WA Dept of Fish & Wildlife		Yes/No
☐ US Fish & Wildlife		Yes/No
☐ WA State Dept of Transportation		Yes/No
☐ US Army Corps of Engineers		Yes/No
☐ Fire District #		Yes/No
☐ Sewer Purveyor:		Yes/No
☐ Water Purveyor:		Yes/No
☐ Irrigation District:		Yes/No
☐ Water District:		Yes/No
☐ School District:		Yes/No
☐ Hospital District:		Yes/No
☑ City of: Chelan		Yes/No
☐ Community Council:		Yes/No
☐ WA State Archaeology		Yes/No
☑ Yakima Nation		Yes/No
☑ Confederated Tribes of Colville		Yes/No
☐ Noxious Weed Control Board		Yes/No
☐ Port of Chelan County		Yes/No
☑ SEPA Register		Yes/No
☐ Bureau of Land Management		Yes/No
☐ Other:		Yes/No

Jessica K. Thompson

From: Jessica K. Thompson
Sent: Tuesday, March 3, 2026 2:18 PM
To: 'hawkins@gebbersfarms.com'; 'erinb@gretteassociates.com'
Cc: Susan Dretke
Subject: Notice of Application for CPA 26-048 HDMJ-Collins, LLC - Chelan County Dept. of Community Development
Attachments: CPA 26-048 NOA.pdf; CPA 26-048 - Affidavit of posting.pdf

Greetings,

Please find the attached Notice of Application for a Comprehensive Plan Amendment regarding HMJD-Collins, LLC's property, File# CPA 26-048. This notice should be posted on the *subject property by March 5th, or as soon as possible. Please place in a prominent position on site and maintain it for 14 days,* starting from the first day of posting. If you need a sign for posting, you may pick one up at our office.

Also attached is the affidavit of posting that needs to be filled out with the appropriate information after the 14-day comment period, signed before a notary, and the original returned to your planner. If your affidavit of posting is not returned to your planner, your file may be placed on hold.

If you have any questions pertaining to your application please contact the Chelan County Planner associated with this file, **Susan Dretke**, at 509-667-6225 or **Susan.Dretke@co.chelan.wa.us**.

Thank you,

Jessica Thompson
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

Jessica K. Thompson

From: Jessica K. Thompson
Sent: Tuesday, March 3, 2026 10:51 AM
To: FMO; 'EHSupport'; Cindy Grubb; 'Real Estate Services'; 'AquaticLeasing.Rivers@dnr.wa.gov'; 'jajax@cityofchelan.us'; Laura McAloon; 'Mayor McCardle'; 'ENVIROREVIEW@YAKAMA.COM'; 'guy.moura@colvilletribes.com'
Cc: Susan Dretke
Subject: Request for Comments – CPA 26-048 HMJD-Collins, LLC – Chelan County Dept. of Community Development
Attachments: CPA 26-048 NOA.pdf; CPA 26-048 - Application Materials.pdf

Greetings,
Chelan County has a **Comprehensive Plan Amendment** application in which we are requesting comments from agencies and special districts. Attached are all the materials for your review and the Notice of Application. Please respond by **5:00 pm on March 19, 2026.**

Project File No.: CPA 26-048

Project Location: Unassigned, Chelan, WA 98816

Parcel Number: 27-23-03-430-050

Applicant/Owner: HMJD-Collins, LLC

Application Date: February 18, 2026

Determination of Complete: February 24, 2026

Notice of Application Date: March 5, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Application Materials: Attached to this email or may be found on the Chelan County Public Notice Portal: https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch
Return Comments To: **Susan Dretke**
Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Email: **Susan.Dretke@co.chelan.wa.us**
Sincerely,

Jessica Thompson
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231

JessicaK.thompson@co.chelan.wa.us

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit | Copy | Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-048 HMJD-Collins, LLC

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:

WA

Parcel number:
27-23-03-430-050

Coordinates (Lat, Long):

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:
Project

Related Ecology SEPA numbers:

Important dates

Issued date:
3/5/2026

Comments due to lead agency:

Applicant name:
HMJD-Collins, LLC

Applicant contact information:

Document type:
CONSULT

Document sub type:

Proposal name:
HMJD-Collins, LLC

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Jessica Thompson

3/19/2026

Date submitted to Ecology:
3/3/2026

Published date:

Attached files

File name	File description
Application.pdf	Application Materials
CPA 26-048 NOA.pdf	Notice of Application

 Copyright © Washington State Department of Ecology

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: buHEAlshXnyv7p3c47kq | **Proof Updated: Mar. 03, 2026 at 07:23am PST**
Notice Name: March 5th NOA NonOp.

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Jessica Thompson	Wenatchee World
jessicak.thompson@co.chelan.wa.us	
(509) 667-6225	

Columns Wide: 2 **Ad Class:** Legals

Total Column Inches: 7.77

Number of Lines: 40

3/5/2026: Custom notice (Thursday Rate)	124.04
Subtotal	$124.04
Tax	$0.00
Processing Fee	$12.40
Total	**$136.44**

See Proof on Next Page

NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

Notice is hereby given that the Chelan County Department of Community Development has received and found the following land use application to be complete and ready for processing, public review, and comment. We have further determined that this proposal is unlikely to have a significant adverse impact on the environment. The department expects to issue a Determination of Non-Significance (DNS) in accordance with the DNS process found in WAC 197-11-340(2). The proposal may include mitigation measures under applicable codes and public review processes. Mitigation measures may be required regardless of whether an EIS is prepared; however, possible mitigation measures are unknown at the issuance of this notice. A copy of the subsequent threshold determination for this proposal may be obtained upon request to this department. **This may be the only opportunity to comment on the environmental impact of this proposal.**

CPA 26-041 Campbell - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR2.5). 24 Hugo Road, Chelan, WA 98816 also identified as Assessor's Parcel No.: 27-23-03-330-175.

CPA 26-048 HMJD Collins, LLC - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 (RR10) to Rural Residentia l/Resource 2.5 (RR2.5). Unassigned, Chelan, WA 98816 also identified as Assessor's Parcel No.: 27-23-03-430-050.

CPA 26-054 Hellickson - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). Unassigned, Chelan, WA 98816 also identified as Assessor's Parcel No.: 25-18-32-330-200.

CPA 26-060 McMahon - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/ Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5). 7948 East Leavenworth Rd., Leavenworth, WA 98826 also identified as Assessor's Parcel No.: 24-17-23-510-480.

On March 5, 2026, this application was noticed to the public, and no action will be taken on this project until the agency comment period ends March 19, 2026.

All reports and file of record are available at 316 Washington St., Suite 301, Wenatchee, WA 98801 for review. Public comments will be accepted at any time prior to the close of the public record on project permits. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, and original signature, should be as specific as possible, and may be mailed or personally delivered at the address listed above. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision, and appeal the decision as provided by law.

Date: March 5, 2026

#######

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225 FAX: (509)667-6475

NOTICE OF APPLICATION

Project File No.:	CPA 26-048
Project Location:	Unassigned, Chelan, WA 98816
Parcel Number:	27-23-03-430-050
Applicant/Owner:	HMJD-Collins, LLC
Application Date:	February 18, 2026
Determination of Complete:	February 24, 2026
Notice of Application Date:	March 5, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Public Review and Comment Period: PUBLIC COMMENT ON THIS PROPOSAL IS ENCOURAGED and no action will be taken on the project until the Agency comment period ends on **March 19, 2026**. Agencies, tribes, and the public are encouraged to review and comment on the proposed project. Public comments will be accepted at any time prior to the close of the public record. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, original signature, and should be as specific as possible. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision and appeal the decision as provided by law. Written comments must be submitted to the Department of Community Development, 316 Washington St., Suite 301 Wenatchee, WA 98801; Attention: Susan Dretke or email susan.dretke@co.chelan.wa.us for additional information or to review application materials.

The complete case file on this matter is available for review online at https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome; or during normal business hours at the offices of the Chelan County Community Development Department located at 316 Washington St., Suite 301 Wenatchee, WA 98801 Monday-Friday between the hours of 8:00 A.M. and 5:00 P.M. Please contact the on-call planner at (509) 667-6224 to arrange an inspection of the file.

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301
WENATCHEE, WA 98801
(509) 667-6225

VIA EMAIL

DETERMINATION OF APPLICATION STATUS

Pursuant to Title 14, Development Permit Procedures & Administration, Section 14.08.030, Determination of Completeness. (CCBOR Resolution No. 2004-16, as amended)

Project Description: The proposal is a request to amend the current comprehensive plan map designation from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5).

File Number:	CPA 26-048
Related Files:	None
Parcel Address:	Unassigned., Chelan, WA 98816
Parcel Zoning	Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 (RR10)
Applicant/Owner:	HMJD-Collins, LLC
Mailing Address:	PO Box 9, Brewster, WA 98812
Date Submitted:	2/18/26
Date Complete:	2/24/26

Upon Initial Review, The Above Referenced Application is Found To Be: COMPLETE

The required components of an application are present and are judged by the review authority to be technically accurate and contain sufficient information necessary to allow the processing of the application. All submittal fees have been paid.

Your application has been determined to be complete as of the date of this letter. Pursuant to Chelan County Code Section 14.08.030(5), a Determination of Completeness shall not preclude the department for requesting additional information or studies if the need for more information becomes apparent during processing of the proposed development.

Review Authority: Susan Dretke
Chelan County Community Development
316 Washington St., Suite 301, Wenatchee, WA 98801
Email: susan.dretke@co.chelan.wa.us
Phone: (509) 667-6586

Sincerely,

Susan Dretke 2/24/26

To Susan Dretke, Chelan Department of Community Development

Fr Thomas Nielsen, Adjacent Land Owner Thomas Nielsen

Re Project File #'s CPA 26-048 and CPA 26-041

Date March 14, 2026

The purpose of this memorandum is to write in support of the proposed applications for a Comprehensive Plan Amendment to change the two subject properties zoning to Rural Residential 2.5 (RR2.5). With continued population growth in the greater Chelan area, there is a need for more affordable housing. The RR2.5 designation will maintain the rural nature of the area, but allow more families to live in the area.

I am the owner of two parcels of land adjacent to the proposed parcels and whole heartedly support their application. My properties are located at 25 Hugo Road and 109 Hugo Road. I welcome new neighbors!

Chelan-Douglas Health District
200 Valley Mall Parkway, East Wenatchee, WA 98802

Memorandum

To: Susan Dretke, Chelan County

From: Richmond Petty, REHS

Date: 03/12/26

RE: HMJD-COLLINS LLC (CPA 26-048) Comments

I have reviewed the above development proposal for a Comprehensive Plan Map Amendment. The request to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5). The subject property is located at Unassigned., Chelan, WA 98816 (county tax parcel: 272303430050)

As proposed, I have no objections to further approval of this project.

- No permitted septic system or approved domestic water source records on file.

Any changes to the project may require additional Health District review.

Fees for review of land-use applications have been established by the Chelan-Douglas Health District Board of Health. The District will bill the applicant upon receipt of our comments (attached).

Project	CDHD 2026 fees
Other Land Use review (per hour)	$125
Administration Fee	$5

From: Chris Pedersen
To: Susan Dretke
Subject: CPA 26-048
Date: Monday, March 9, 2026 3:44:07 PM

Susan,

The fire marshal has no comments on the above mentioned project.

Chris Pedersen, CFI²
Chelan County Fire Marshal
Department of Fire Prevention and Investigation
400 Douglas St.
Wenatchee, WA 98801
Cell: 509-630-9259
Email: chris.pedersen@co.chelan.wa.us

From: Connor Armi
To: Susan Dretke
Cc: Amelia Stanger; Rob.Whitlam@dahp.wa.gov
Subject: CPA 26-048 HMJD-Collins, LLC
Date: Thursday, May 7, 2026 1:21:06 PM

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Susan,

This consultation is in response to CPA 26-048 HMJD-Collins, LLC, SEPA Determination of Non-significance. This land use change allows an additional dwelling unit to be constructed with the ratio of 1 residence per 2.5 acres. If and when there is a planned development we look forward to reviewing those future plans.

On behalf of Amelia Stanger, Interim Tribal Historic Preservation Officer.

--
Connor Armi
Archaeologist Senior
CTCR History & Archaeology
509-634-2691

Return Address:
Robert L. White
Davis, Arneil Law Firm, LLP
617 Washington
Wenatchee WA 98801

excise pd under #190090
NO EXCISE TAX REQUIRED
Chelan County Treasurer
David E. Griffiths
By HM 5/7/2024
Deputy

WARRANTY FULFILLMENT DEED

Reference numbers of related documents: _____

Grantors:
1. Grover Collins Orchards, Inc.

Grantees:
1. HMJD-Collins, LLC

Legal Description:
1. S 3 and 4, T 27 N R 23 E.W.M.
2. Additional legal description is on Exhibit A

Assessor's Property Tax Parcel Account Number(s): ~~292303330715~~ 272303330175, 272304420075, 272303310150

The Grantor, GROVER COLLINS ORCHARDS, INC., a Washington corporation, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, conveys and warrants to HMJD-COLLINS, LLC, a Washington limited liability company, Grantee, the following described real estate, situated in the County of Chelan, State of Washington:

See attached legal description at Exhibit "A".

This Deed is given in fulfillment of that certain Real Estate Contract between the parties hereto, dated 1-11-2021, and recorded 1-11-2021 and 1-28-2021, under Auditor's No. 2534123 and 2535412, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the

Skip Moore, Auditor, Chelan County, WA. AFN # 2593872
Recorded 05/07/2024 at 01:33 PM
D Pages: 6
Filing Instrument $308.50
fig

purchaser in said Contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said Contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on 1-11-2021 & 1-28-2021, Receipt No. 190090 and 190293.

DATED 1/6/2021.

GROVER COLLINS ORCHARDS, INC., a Washington corporation

By _____
Reggie Collins, its President

STATE OF WASHINGTON)
) ss.
County of Chelan)

I certify that I know or have satisfactory evidence that Reggie Collins is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 6th day of January, 2021

_____
(signature) Robert L. White
(printed or typed name)
NOTARY PUBLIC, State of Washington
My Commission Expires 10/15/2023

ROBERT L WHITE NOTARY PUBLIC 42701 COMMISSION EXPIRES 10-15-23 STATE OF WASHINGTON

EXHIBIT A
Legal Description

Property Id No. 63068 APN 272303330175

A portion of the Southwest quarter of Section 3, a portion of the Southeast quarter of Section 4, and a portion of Government Lot 3 in Section 10, Township 27 North, Range 23 East, W.M., Chelan County, Washington, more particularly described as follows:

All of that property described in Deed Volume 802, Page 1953, Chelan County Records, recorded under Auditor's File No. 8301030005.

Also, the part of the property described in Volume 718, Page 1946, Chelan County Records, recorded under Auditor's File No. 737611 which is located in Government Lot 3 in Section 10, Township 27N, Range 23 E.W.M., Chelan County, Washington.

Together with a portion of Parcel "A", Chelan County Boundary Line Adjustment No. 2015-098, recorded under Auditor's File No. 2421460, which lies north of the following described line:

Commencing at the Southwest corner of the Southeast quarter of the Southwest quarter of said Section 3, also being the Southeast corner of said Parcel "A"; thence with the east line of said Parcel "A" the following three calls, N13°37'39"W 371.07 feet; thence N42°21'09"W 211.56 feet; thence N06°00'09"W 240.05 feet to the Point of Beginning;

Thence S86°16'59"W 649.28 feet to the Northeast corner of Parcel "C", Chelan County Boundary Line Adjustment No. 2015-098, recorded under Auditor's File No. 2421460 and the end of this description.

Also known as Parcel B BLA 2020-103 recorded under Chelan County Auditor's File No. 2529918.

Property Id No. 63067 APN 272304420075

See Attached

Parcel 1:

The South half of the Northeast quarter of the Southwest quarter and the Southwest quarter of the Northwest quarter of the Southeast quarter and the Northeast quarter of the Northwest quarter of the Southeast quarter. Section 3, Township 27 North. Range 23, E.W.M., Chelan County, Washington, that part of the following described 2 tracts lying Northerly of existing County road:

Tract 1: Government Lot 6 in Section 3, Township 27 North, Range 23, E. W.M., Chelan County, Washington; and

Parcel 2:

The Northwest quarter of the Northwest quarter of the Southeast quarter of Section 3, Township 27 North, Range 23 E.W.M., Chelan County, Washington.

Property ID No 46320 APN 272303310150

Parcel 1:

That part of the Northwest quarter of the Northwest quarter and that part of Government Lot 3, Section 10, Township 27 North, Range 23 East, W.M. described as: BEGINNING AT A POINT opposition Highway Engineer's Station (hereinafter referred to as HES) 585+00 on the SR 151 Line Survey of SR 151, Beebe Bridge to Hugo Vic., and 350 feet Northwesterly therefrom; thence Northeasterly parallel with said SR 151 Line Survey to a point opposite HES 590+00 thereon; thence Northeasterly to a point opposite HES 594+50 on said SR 151 Line Survey and 305 feet Northwesterly therefrom; thence Southwesterly to a point opposite HES 592+50 on said SR 151 Line Survey and 245 feet Northwesterly therefrom; thence Southwesterly to a point opposite HES 588+00 on said SR 151 Line Survey and 230 feet Northwesterly therefrom; thence Southwesterly to the POINT OF BEGINNING.

Parcel 2:

That part of Southwest quarter of the Southwest quarter of Section 3 and that part of Government Lot 3 in Section 10, Township 27 North, Range 23 East, W.M., described as:

BEGINNING AT A POINT opposite Highway Engineer's Station (hereinafter referred to as HES) 606+00 on the SR 151 Line Survey of SR 151, Beebe Bridge to Hugo Vic., and 140 feet Northwesterly therefrom; thence Southwesterly to a point opposite of HES 600+00 on Said SR 151 Line Survey and 250 feet Northwesterly therefrom; thence Southeasterly to a point opposite said HES and 214 feet Northwesterly therefrom; thence Northeasterly to the POINT OF BEGINNING.

See attached

Tract 2: Part of the Northwest quarter of the Southeast quarter and part of the Government Lot 5 of Section 3, Township 27 North, Range 23, E. W.M., described as follows:

Commencing at the Northeast comer of said Northwest quarter of the Southeast quarter and running thence South 01°43'15" East along the Easterly boundary thereof for a distance of 391.0 feet to a point on the South boundary of Hugo Road and the True Point of Beginning of this description. Thence South 44 °14'15" West along said South boundary for a distance of 259.0 feet; thence South 01°43'15" East along the West boundary of an established orchard road for a distance of 1000.0 feet; thence continuing South 01°43'15" East to the State Shore Lauds on the right bank of the Columbia River; thence Northeasterly along said state Shore Lands boundary to a point on the East boundary of Government Lot 5; thence North 01°43'15" West along the East boundary of Government Lot 5 and the Northwest quarter of the Southeast quarter to the Point of Beginning.

EXCEPT THEREFROM that portion conveyed to Chelan County June 9, 1966 by deed recorded under Auditor's File No. 652247 described as follows:

A parcel of land for public road right of way being the West 30 feet of the North 400 feet of the Southwest quarter of the Northeast quarter of the Southwest quarter of Section 3, Township 27 North, Range 23, E.W.M. AND EXCEPT THEREFROM that portion conveyed to Bernard Finnigan and E.M. Finnigan, husband and wife November 10, 1970 by Quit Claim Deed recorded under Auditor's File No. 704896 described as follows: Part of the Northwest quarter of the Southeast quarter and pan of the Government Lot 5 of Section 3, Township 27 North, Range 23. E.W.M., described as follows:

Commencing at the Northeast corner of said Northwest quarter of the Southeast quarter and running thence South 01°43'15" East along the Easterly boundary thereof for a distance of 391.0 feet to a point on the South boundary of Hugo Road and the True Point of Beginning; thence South 44°14'15" West along said South boundary for a distance of 259.0 feet; thence South 01°43'15" East along the West boundary of an established orchard road for a distance of 1000.0 feet; thence continuing South 01°43'15" East to the State Shore Lands on the right bank of the Columbia River; thence Northeasterly along said State Shore Lands boundary to a point on the East boundary of Government Lot 5; thence North 01°43'15" West along the East boundary of Government Lot 5 and the Northwest quarter of the Southeast quarter to the Point of Beginning.

EXCEPTING THEREFROM the rights of way of the Great Northern Railway.

AND EXCEPTING that part of the above described tract lying Northerly of the existing County Road.

AND ALSO EXCEPTING THEREFROM right-of-way for U.S. Highway SR 97.

See attached

Exhibit "A" (Corrected Legals)

Parcel A:

Parcel B as delineated on Boundary Line Adjustment No. 2020-103, Chelan County, Washington, recorded on November 17, 2020 under Recording No. 2529918.

Parcel B:

The South half of the Northeast Quarter of the Southwest Quarter of Section 3, Township 27 North, Range 23, East of the Willamette Meridian, Chelan County, Washington.

Except therefrom that portion conveyed to Chelan County by Deed recorded under Auditor's File No. 652247 described as follows:

A parcel of land for public road right of way being the West 30 feet of the North 400 feet of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 3, Township 27 North, Range 23, East of the Willamette Meridian.

Also excepting therefrom Right of Way for US Highway SR 97.

Parcel C:

That portion of the Northwest Quarter of the Southeast Quarter of Section 4, Township 27 North, Range 23, East of the Willamette Meridian, Chelan County, Washington, lying Easterly of Apple Acres Road (Formerly State Hwy No. 10) and that portion of the Southwest Quarter of the Southeast Quarter of Section 4 lying Easterly of Apple Acres Road (Formerly State Hwy 10) and Northerly of State Highway 97A.

Except those portions thereof conveyed to City of Chelan by instrument recorded under Auditor's File No. 9304160082, in Volume 0991, Pages 1905-1907, Chelan County, Washington.

The above captioned description may be incorrect, because the application for Title Insurance contained only an address and/or Parcel No. Prior to closing, all parties to the transaction must verify the legal description. If further changes are necessary, notify the Company well before closing so that those changes can be reviewed. Closing instructions must indicate that the legal description has been reviewed and approved by all parties.

Parcel No.: 27 23 03 330 175 27 23 03 310 150 27 23 04 420 075 27 23 03 330 150

Chelan County Code 14.14.050

1. A detailed statement of what is proposed to be changed and why. Identify the specific Comprehensive Plan Land Use Designation map number and Zoning map number that would be amended.

This proposal is to change the zoning and comprehensive plan land use designation map and zoning map of parcel no. 272303430050 at 46.44 acres from Rural Residential/Resource 5 (RR 5) and Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR 2.5). The property is located east of Chelan, within Section 03, T 27N, R 23E.W.M.

The official Chelan County Zoning and Comprehensive Plan map is no. 18. Parcel no 272303430050 is adjacent to 168 acres zoned RR 2.5 to the east of the subject property, in addition to 54 acres zoned RR 2.5 occurring north of the subject property directly north of US Highway 97A.

The zoning and comprehensive plan designations are proposed to be changed to align the property with more appropriate zoning based on the property locations adjacent to Highway 97A, US Highway 97, existing residential use and adjacent zoning. The total area proposed to be rezoned is 46.44 acres.

2. Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (RCW 36.70A.020 as amended) and any applicable County Wide Planning Policies.

RCW 36.70A specifies 15 Planning Goals for the State of Washington. When reviewing compatibility with these stated goals, it is important to acknowledge the unique circumstances in Chelan County. Eighty-eight percent (88%) of Chelan County is in public ownership, either state or federal. That leaves twelve percent (12%) of the County in private ownership. Of the property remaining in private ownership, approximately 10% is reserved for roads and utilities. An additional reduction is taken for those areas in private ownership, but encumbered by protected critical areas, such as steep slopes, wetlands, riparian areas, flood plain, and shoreline. This leaves a very small overall percentage of Chelan County available for residential use, while the demand for housing remains high. This lack of inventory is driving the price of residential property which negatively affects affordability of housing for those who live and work in Chelan County.

RCW 36.70A.020(1) encourages urban growth. The subject property is not located in an urban growth area but rather located near the Chelan UGA and is located adjacent to the same zoning district as that which is proposed.

RCW 36.70A.020(2) aims to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development. The subject property for this zone change and comp plan map amendment request would not be converted to sprawling, low density development but rather a well-planned efficient use of available land. The best use for this land is allowing the density to increase in the developable areas while preserving the open space and critical areas.

RCW 36.70A.020(4) encourages the promotion of a variety of residential densities and housing types. Given the fact that only 12% of Chelan County is in private ownership, residential development will continue, whether it be as a standard subdivision

Policy LU 1.2: Protect residential neighborhoods from impacts associated with incompatible land uses through application of development standards and permit conditioning.

Rationale: Incompatible land uses located in close proximity to residential neighborhoods may create adverse impacts which could lead to a reduction of the high quality of life for the County residents.

The proposed RR 2.5 zoning is the same as surrounding properties to the east and will allow for residential development which is compatible with the existing residential uses in the area.

Policy LU 1.3: Develop innovative regulatory strategies that create developer incentives to provide affordable housing to low- and moderate-income households.

Rationale: This can be accomplished through the use of innovative techniques including but not limited to density bonuses, performance zoning, zero lot line development, and cluster subdivisions. Incentives may help facilitate the construction of low- and moderate-income housing.

The proposed RR 2.5 zoning will allow lot sizes that are in accordance with the Chelan-Douglas Health District standards for water and sewer disposal. This density allows the creation of more residential inventory which serves to reduce land prices based on supply and demand.

Policy LU 1.5: Encourage infill of vacant and underdeveloped land in existing residential areas within urban growth areas and rural communities, such as LAMIRDs.

Rationale: Many parcels of land are available within existing residential developments that can accommodate further development. Infill within these areas will allow public facilities and services to be provided in a more efficient manner.

The proposed rezone is adjacent to a large area zoned RR 2.5 with appropriate lot sizes. The subject property can accommodate further development that is consistent with adjacent land uses and lot sizes.

Housing Element

Goal H 2: Promote a variety of residential densities and housing types.

Policy H 2.1: Promote a diversity of housing unity types and densities to meet the needs of all existing and future residents of the County, including both site-built and manufactured and modular homes.

Rationale: An adequate supply of appropriately zoned land will ensure that the GMA plan does not artificially create inflation in housing prices by restricting competition in the land market.

The approval of this application will lead to increasing the supply of appropriately zoned land that will ensure that inflation in housing prices is not artificially created.

4. A detailed statement on how the land use designation amendment complies with the Chelan County Comprehensive Plan land use designation/siting criteria.

Rural Element

Designations/Siting Criteria – Rural Residential 2.5

Density: One (1) dwelling unit per 2.5 acres. Clustering consistent with the underlying densities and the rural character and rural development provisions of the goals and policies of the comprehensive plan may be permitted. Topography, critical areas, other environmental constraints, and compliance with all other applicable development standards shall be considered in the provisions to allow for clustering.

Locational Guidelines:

1. **Geographical and Geological Characteristics. The area may have moderate soil limitations and may have other limited physical constraints to development. The area may be immediately adjacent to existing residential or rural developments. The area may be adjacent to urban growth areas.**

2. **Natural Resources. The area has limited resource management potential. The area may be adjacent to resource lands.**

3. **Public Services. Uses do not require extension or provision of urban levels of services. Rural governmental services and infrastructure are typically available, planned and or funded for.**

4. **Existing Land Uses. Single family residences, agricultural uses, cottage industries and small businesses, and other rural development may be present. Predominant parcel sizes are currently 2.5 acres or greater in size but typically less than 5 acres.**

The property meets the designation and siting criteria for RR 2.5 and is more appropriate than the current zoning. The property is closely associated with natural amenities found in Chelan County due to the location in the greater Chelan recreational area. The property is not designated as a resource land of long-term significance. Rural governmental services are available and planned for. Existing land uses in the area include seasonal and year-round residences, tourist and recreational activities, agriculture, and other rural development. There are many properties in the area that are zoned RR 2.5.

5. **A detailed statement of how the amendment is consistent with and supported by the Capital Facilities Element and the Transportation Element of the Comprehensive Plan, or if not, what changes to these elements would be required.**

Both the Capital Facilities and Transportation elements of the Comprehensive plan speak more to goals and objectives for agencies of jurisdiction when development is proposed. At the time any additional development is proposed, application(s) will have to be in compliance with the concurrency requirements of GMA and the Chelan County comp plan goals and objectives for all elements of the comp plan.

6. **For land use map designation amendments, identify the land uses surrounding the affected property, and describe how the proposed change would affect the surrounding land uses. Explain why the proposed amendment is more appropriate than the existing land use designation.**

The property to the north of parcel no. 272303430050 is zoned RR 2.5 but is separated from the subject property by Highway 97A. Properties to the west are zoned RR5, and properties to the south are zoned RR 10 and are separated from the subject property by US Highway 97. The adjacent property to the east has the same zoning as that which is proposed - RR 2.5, and like the subject property is bordered by U.S. Highway 97A to the north and U.S. Highway 97 to the south. The proposed designation is more appropriate because the property is bounded on two sides by highways/roads and is in a location with existing access to a county road (Hugo Road), with sufficient right of way for future development. In addition, the subject property has existing access by a private road (Sugar Bee Lane). The proposed amendment is more appropriate than the existing land use designation because it offers the current and future residents of the County an opportunity for a greater variety of residential densities and housing unit types, supporting an adequate supply of appropriately zoned land in the County to accommodate a variety of future housing needs.

The proposed amendment is a more appropriate zoning for the subject parcel due to the consistent nature of alignment with previously mentioned goals of the RCW 36.70A.020 and Chelan County Planning Policies.

7. **Will the proposed amendment affect lands designated as resource lands of long-term commercial significance and/or critical areas? If so, how will the proposed amendment impact these areas?**

The proposed amendment would not affect lands designated as resource lands of long-term commercial significance. The subject property is not adjacent to Commercial Forests. The property has been evaluated for the presence of streams and/or wetlands, with the only indication of a stream is the "u" or "unknown" stream type which does not exhibit any surface water at the time of the application. There are no known wetlands present on the subject property. Any critical areas that may be present on the subject property would be adequately protected by conditions of approval contained in any future land use approvals. All required protections to critical areas such the submission of geotechnical reports would be complied with as necessary in order maintain a high level of environmental quality in Chelan County.

8. How would the proposed amendment affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.

The proposed amendment would make a certain amount of land available for higher density development to accommodate future growth in the rural, unincorporated areas of Chelan County. Moderately priced rural properties are very desirable, and the demand is high for residential building lots. The price of land is increasing rapidly because the demand is high, and the supply is extremely low.

9. Explain how the proposed change would serve the interests of not only the applicant, but also the public as a whole, including health, safety or welfare.

The increased number of lots available for residential development will contribute to stabilizing the housing market, which at present is unattainable for many lifelong Chelan area residents. The value of the property will also increase the residential property taxes for Chelan County, which in turn, will increase the funding for governmental services.

ArcGIS Web Map



2/12/2026, 9:58:45 AM

Parcels Parcel No. 272303430050

Roads

US, As-built, <Null>

Chelan County, As-built, County; Chelan County, As-built, <Null>; Chelan County, Retired, <Null>

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Vantor

ArcGIS Web AppBuilder

Vantor | Aspect Consulting LLC (2021) - based on WRIA Boundaries (Washington Department of Ecology), 8th and 10th digit hydrologic units (HUCs) from the National Watershed Boundary Dataset (WBD). | Brad Scott - Community Development | The Watershed Company |

ArcGIS Web Map



2/17/2026, 11:18:23 AM

Parcels

Zoning

- Airport (Chelan)
- COMMERCIAL AGRICULTURAL LANDS
- RURAL INDUSTRIAL
- RURAL RESIDENTIAL/RESOURCE 10
- RURAL RESIDENTIAL/RESOURCE 2.5
- RURAL RESIDENTIAL/RESOURCE 20
- RURAL RESIDENTIAL/RESOURCE 5
- RURAL VILLAGE

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Vantor

ArcGIS Web AppBuilder

Vantor | Aspect Consulting LLC (2021) - based on WRIA Boundaries (Washington Department of Ecology), 8th and 10th digit hydrologic units (HUCs) from the National Watershed Boundary Dataset (WBD). | Brad Scott - Community Development | The Watershed Company |

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 272303430050 Lot Size: 46.44 acres
Parcel Address: UNASSIGNED City/Zip Code: Chelan 98816
Property Owner(s): HMJD-COLLINS LLC Zoning: RR5 and RR10 SAB
Mailing Address: PO Box 9
City/State/Zip Code: Brewster, WA 98812
Phone: (509) 733-2404 E-mail: hawkins@gebbersfarms.com

Applicant/Agent (if different than owner): Erin Burgess
Company and Mailing Address: Farallon Consulting, LLC DBA Grette Associates, PO Box 94147
City/State/Zip: Seattle, WA 98124 Phone: (509) 640-3289
E-mail: erinb@gretteassociates.com
For multiple owners, applicants, or agents, provide additional sheets.

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ☐ Administrative Modification
- ☐ Administrative Determination
- ☐ Administrative Interpretation
- ☐ Binding Site Plan
- ☑ Comprehensive Plan Map Amendment
- ☐ Comprehensive Plan Text Amendment
- ☐ Conditional Use Permit
- ☐ Forest Practice/Conversion
- ☐ Open Space: Public Benefit Rating System
- ☐ Major Subdivision
- ☐ Master Planned Development
- ☐ Planned Development
- ☐ Plat Alteration or Vacation
- ☐ Short Plat
- ☐ Variance (zoning or critical areas)
- ☐ Zoning Change-Text Amendment/ Map Amendment
- ☐ Critical Area Determination
- ☐ Other: _____

APPLICABILITY SECTION

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership (Title holder signature is required on all applications. Properties being purchased on a Real Estate Contract require title holder signature.)
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

File(s) No. _____

GENERAL INFORMATION

Please provide a narrative of the proposed project including, but not limited to, all proposed activities, uses and development (attach additional sheets if needed):

RR 5 (272303430050) to RR 2.5 and RR10 8AB

☐ Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): _____
2. Is the subject property located within an Urban Growth Area (UGA)? ☑ No ☐ Yes
   If "yes", which UGA? _____
3. Please describe adjacent land uses in all directions around the subject property:
   North: US Hwy 97A, agriculture
   South: US Hwy 97, agriculture
   East: residential and agriculture
   West: residential and undeveloped open space
4. What is the current use of the property? Residential and Agriculture
5. Sanitation Disposal: ☑ N/A ☐ Septic Permit ☐ Sewer District: _____
6. Water Source: ☑ N/A ☐ Single Private Well ☐ Shared Private Well ☐ Group B
   ☐ Public Water Supplier: _____
7. Irrigation Water:
   ☑ N/A ☐ Yes (Private) ☐ Yes (Public) Irrigation District/Purveyor: _____
8. Fire District: Number 7 School District: Chelan
9. Power Service: Chelan PUD
10. Are there critical areas or critical area buffers on the property?
    ☐ Airport Overlay: N/A
    ☐ Aquifer Recharge Area (see attached)
    ☐ Floodplain / Floodway N/A
    Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:
    ☐ Alluvial Fan (250') ☐ Known Historic Hazardous Area (250') ☐ Slopes > 40% (250')
    ☑ Erosive soils (on-site) ☐ Landslide ☐ Snow Avalanche (500')
    ☑ Habitat/Riparian Area, protected species/area: WDFW PHS indicates subject parcel occurs within Chelan County Shrubsteppe habitat range.
    ☐ Streams / Waterbodies: N/A ☐ Shoreline Environment Designation: N/A
    ☑ Drainage or Seasonal Stream: "U" or "unknown" classified water body ☐ Wetland, if so what category: N/A
    ☐ Cultural or Archeological: N/A
11. Will landfill be required? ☑ No ☐ Yes, approximate _____(cubic yards)
12. Will excavation be required? ☑ No ☐ Yes, approximate _____(cubic yards)
13. Has site preparation been started on the site? If so, to what extent?
    No.
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?
    Unknown at time of application.

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:

Unknown.

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property coverd by this proposal? ☑ No ☐ Yes, please list:

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Pursuant to Chelan County Code (CCC), Section 11.82.030: An applicant seeking to develop property which requires a development permit, not otherwise exempted from the requirements of this chapter, shall submit with the application this certified statement, which lists criteria (5)(A) through (5)(D), (6), and (7) as set forth in CCC, Section 11.82.040 and indicate whether the criteria apply or do not apply to the site or development.

*****Any development application that fails to contain this statement or fails to indicate whether any one of the criteria apply or do not apply shall be rejected and only accepted upon resubmission of the completed statement. "Unknown" or similar responses will not be accepted.*****

If the administrator determines the development meets one or more of criteria (1) through (4) of CCC, Section 11.82.040, or if the administrator determines the development meets criterion (5) of CCC, Section 11.82.040 and the applicant indicates the development meets one or more of criteria (5)(A) through (5)(D), or if the applicant indicates the development meets one or more of criteria (6) or (7) of CCC, Section 11.82.040, the development shall require a hydrogeologic evaluation as described in CCC, Section 11.82.050. If the development has a medium or high vulnerability rating, the development shall be subject to the performance standards of CCC, Section 11.82.060.

If the administrator determines that criteria (1) through (5) of CCC, Section 11.82.040 do not apply to the development and an applicant's statement asserts that criteria (6) and (7) of CCC, Section 11.82.040 do not apply to the development, the administrator will accept the statement and proceed with the permitting or approval process, except if the administrator has or obtains information prior to the permit or approval being finalized, which clearly establishes the applicant's statement is incorrect. In which case, the applicant will be advised in writing of the inconsistent information and advised to either (A) provide an amended statement adding the evaluation criteria as being applicable and complete a hydrogeologic evaluation of the development pursuant to CCC, Section 11.82.050, or (B) present sufficient countering information clearly establishing that the basis for the department's concern is incorrect. If the applicant selects to proceed under (B), upon receipt of the applicant's information, the administrator shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the administrator.

EVALUATION CRITERIA:

The applicant is required to determine the vulnerability rating for any development permit, not otherwise exempted, and meets any one of the criteria below. Please check the boxes that apply to your project:

- ☐ 1.Within a wellhead protection area designated under WAC 246-290-135
- ☐ 2. Within a critical aquifer recharge area mapped and identified by a qualified groundwater professional
- ☐ 3. Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act
- ☐ 4. Within an area established for special protection pursuant to a groundwater management program, Chapters 90.44, 90.48, and 90.54 RCW, and Chapters 173-100 and 173-200 WAC
- ☐ 5. The site contains highly permeable soils, which include types 1 ,2 and 3 under WAC 246-272A-0220, Table V or soils mapped by US Department of Agriculture Natural Resources Conservation Service as having saturated hydraulic conductivity (Ksat) classification of Moderately High or identified as Hydrologic Soil Group "A" and:
  - ☐ A. The site will be utilized for hazardous substance (defined in Chapter 70.105 RCW) processing, storage or handling in applications or quantities larger than is typical of household use; or
  - ☐ B. The site is currently or will be utilized for commercial or industrial activities listed in the US Environmental Protection Agency's Potential Sources of Drinking Water Contamination Index that can be found in Appendix A to Department of Ecology's Critical Aquifer Recharge Area Guidance Document; or
  - ☐ C. The development involves a major subdivision and includes present or future plans to construct dwelling units that will not be connected to a public sewer system and any of the lots are less than one net acre in size; or
  - ☐ D. The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds four thousand square feet;
- ☐ 6. The proposed use is as a commercial feedlot, landfill, junkyard, salvage yard, or auto wrecking yard, or
- ☐ 7. The site will be used for above ground application of sewage or sludge.

Development proposals for a single-family residential dwelling, accessory dwelling unit, or accessory building that is connected to a public sewer system or has a septic permit approved by the Chelan-Douglas health district shall be exempt from hydrogeologic evaluation under CCC, Section 11.82.050.

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there **IS NOT** or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled **"IS NOT"** above, proceed to Sub-Section III of this form.

If you circled **"IS"** above, proceed to Sub-Section II of this form.

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.

____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.

____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.

____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

☑ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis- related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

- ❑ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.
- ❑ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).
- ❑ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.
- ❑ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.
- ❑ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.
- ❑ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

- ☐ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ☐ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ☐ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ☐ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ☐ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- ☐ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ☐ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ☐ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ☐ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ☐ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ☐ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEGEMENT SECTION

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

By submitting this application, I acknowledge and certify the following:

Initials
(Owner and, if applicable, Applicant)

1. HG — All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.
2. HG — This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.
3. HG — False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.
4. HG — Additional permit applications and approvals may be necessary to conduct specific activities.
5. HG — Application fees are non-refundable, except when approve by the Board.
6. HG — In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

File(s) No. _____

HG EAB 7. Chelan County is hereby given consent to enter the property(ies) listed above.

HG EAB 8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.

HG EAB 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.

HG EAB 10. I certify that this application has been made with the consent of the lawful property owner(s).

HG EAB 11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.

HG EAB 12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature: Hawkins Gebbers (Feb 17, 2026 12:43:00 PST) **Place:** Brewster WA **Date:** 02/17/2026

Print Name: ~~Hawkins Gebbers~~ Hawkins Gebbers

Owner/Applicant/Agent Signature: E. A. Burgess **Place:** Wenatchee, WA **Date:** 02/17/2026

Print Name: Erin Burgess, Grette Associates

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

COMPREHENSIVE PLAN AMENDMENT SUPPLEMENTAL INFORMATION

This packet is designed to assist you in preparing your application for a Comprehensive Plan Amendment. The following information is required at the time of submittal. Applications will be accepted **January 2 through March 1** of each calendar year. Additional information may be required. ***An incomplete application will not be processed.***

- ✓ A completed General Land Use Application, pursuant to CCC, Section 14.14.050(A) and (B).
- ✓ A completed SEPA Checklist (State Environmental Policy Act), pursuant to CCC, Section 14.14.050(D).
- ✓ Pursuant to Chelan County Code, Section 14.14.050 (C), a detailed narrative which includes the following:
  - i. A detailed statement of what is proposed to be changed and why. Identify the specific comprehensive land use designation map and zoning map that would be amended; and,
  - ii. Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (Chapter 36.70A RCW as amended) and any applicable County-wide planning policies; and,
  - iii. A statement of how the amendment complies with or supports the comprehensive plan's goals and policies; and,
  - iv. A detailed statement on how the land use designation amendment complies with comprehensive plan land use designation/siting criteria; and,
  - v. A statement of how the amendment is consistent with and supported by the capital facility element and the transportation element of the comprehensive plan, or if not, what changes to these elements would be required; and,
  - vi. For land use designation amendments, identify the land uses surrounding the affected property and describe how the proposed change would affect the surrounding land uses. Describe why the proposed amendment is more appropriate than the existing land use designation; and,
  - vii. Will the proposed amendment affect lands designated as resource lands of long-term commercial significance and/or critical areas? If so, how will the proposed amendment impact these areas; and,
  - viii. How would the proposed amendment affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan; and
  - ix. Explain how the proposed change would serve the interests of not only the applicant, but the public as a whole, including health, safety or welfare; and
- ✓ Pursuant to Chelan County Code, Section 14.14.050 (E), The applicable processing fee for comprehensive plan amendments and SEPA review as determined by the county's adopted fee schedule, as amended, except that amendment requests by the cities shall not require the collection of said fees.
- ✓ Pursuant to Chelan County Code, Section 14.14.060 (1), Amendment review criteria for comprehensive plan maps, urban growth area and county-adopted plans, shall be comply with the following:
  1. General Review Criteria. Proposed amendments to the Chelan County comprehensive plan maps and county-adopted city comprehensive plan maps as these plans relate to the unincorporated portions of each city's urban growth area (UGA) must meet the following criteria:
     - A. The proposal is consistent with the goals of the Growth Management Act (Chapter 36.70A RCW), and any applicable county-wide planning policies; and,
     - B. The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies; and,

C. The amendment complies with comprehensive plan land use designation/siting criteria; and,

D. The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended; and,

E. The amendment does not adversely affect the surrounding land uses; and,

F. The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated; and,

G. The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan; and,

H. The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

✓RCW 36.70A.020 Planning goals.

The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations of those counties and cities that are required or choose to plan under RCW 36.70A.040. The following goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans and development regulations:

(1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

(2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

(3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

(4) Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

(5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

(6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

(7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

(8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.

(9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

(10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

(11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

(12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

(13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. **Name of proposed project, if applicable:**

   N/A

2. **Name of applicant:**

Hawkins Gebbers/HMJD Collins

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

	Agent
Hawkins Gebbers	Erin Burgess
P.O. Box 9	151 South Worthen Street, Suite 101
Brewster, WA 98812	Wenatchee, WA 98801
(509) 733-2404	509-640-3283

4. **Date checklist prepared:**

November 2025

5. **Agency requesting checklist:**

Chelan County

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

Timing and schedule would be consistent the guidelines established in Chelan County Code Title 14—Development procedures.

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

Don't know.

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

None known.

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.**

No.

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

Comprehensive Plan Map Amendment (Chelan County)
Zone Change (Chelan County)

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.)**

This proposal is to change the zoning and comprehensive plan land use designation map and zoning map of approximately 47 acres (parcel 272303430050) from to Rural Residential/Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR 2.5). to and Rural Residential/Resource 10 (RRD)

12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

The property is located adjacent to U.S. Highway 97A (parcel no. 272303430050) and east of Chelan, within Section 03, T 27N, R 23E.W.M.

B. Environmental Elements [HELP]

1. *Earth* [help]

a. **General description of the site:**

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

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

15 to 45 percent.

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.**

Parcel no. 272303430050 –

- Cashmont sandy loam (CcB), 3 to 8 percent slopes
- Cashmont gravelly sandy loam (CdD), 15 to 25 percent slopes
- Pogue find sandy loam (PoB), 3 to 8 percent slopes
- Pogue gravelly fine sandy loam (PrE), 25 to 45% slopes.
- There are no agricultural soils of long-term significance.

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

No surface indications. The property is mapped as potentially having erosive soils.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

No filling or grading is proposed.

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

No clearing or construction is proposed.

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

There would be no new impervious surfaces as a result of this proposal.

h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

None proposed.

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.

There would be no new emissions to the air.

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

No.

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

None proposed.

3. Water [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river

it flows into.

According to Washington Department of Natural Resources Forest Practices Application Mapping Tool (FPAMT), there is an "unknown" or "U" classified water body which runs through the subject property. Utilizing Google Earth historical imagery there is no indication of standing water or flow water present.

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.

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.

None proposed.

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

No.

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

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe yje type of waste and anticipated volume of discharge.

No.

b. Ground Water: [help]

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

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.

None proposed.

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.

N/A

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

No.

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

No.

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

None proposed.

4. Plants [help]

Check the types of vegetation found on the site:

__x__deciduous tree: alder, maple, aspen, other
__x__evergreen tree: fir, cedar, pine, other
__x__shrubs
__x__grass
____pasture
____crop or grain
__x__ 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?

None proposed.

c. List threatened and endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None proposed.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

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.

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.

None known.

c. Is the site part of a migration route? If so, explain.

No.

d. Proposed measures to preserve or enhance wildlife, if any:

None proposed.

e. List any invasive animal species known to be on or near the site.

None known.

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A

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.

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

None known.

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.

None known.

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.

N/A

4) Describe special emergency services that might be required.

None.

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

None proposed.

b. Noise

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

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.

N/A.

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

None proposed.

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.

Current use on subject parcel is agricultural. Adjacent properties are in residential and agricultural use. The proposal will not affect current uses on nearby or adjacent properties.

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?

No.

c. 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:

No.

d. Describe any structures on the site.

272303430050 - pole garage/bldg.

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

No.

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

272303430050 – RR 5 and RRID EAB

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

272303430050 – RR 5 and RRID EAB

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

N/A.

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

The Washington Department of Fish and Wildlife (WDFW) Priority Habitats and Species (PHS) online map resource indicates the subject parcel occurs within Chelan County Shrubsteppe habitat range.

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

N/A

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

N/A.

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

None.

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

Application for a Comprehensive plan map amendment and zone change.

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

None.

9. Housing [help]

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

None.

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

None.

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

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?

N/A.

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

N/A.

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

N/A.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

None.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?

Informal recreational opportunities in the immediate vicinity include watersports, fishing, hiking, camping, snowmobiling and hunting.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

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.

No.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No.

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.

The tribes and DAHP will be notified during the county public notice period.

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.

None proposed.

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.

Parcel no. 272303430050 is accessed from U.S. Highway 97A-borders the property on the north.

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?

Yes. Link Transit serves Chelan.

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

N/A.

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).

No.

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

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?

N/A.

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.

No.

h. Proposed measures to reduce or control transportation impacts, if any:

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.

No.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed.

16. Utilities [help]

1) Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

a. 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.

None proposed.

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: Hawkins Gebbers (Feb 17, 2026 12:17:23 PST)

Name of signee Hawkins Gebbers

Position and Agency/Organization Owner, manager

Date Submitted: 02/17/2026

D. Supplemental sheet for nonproject actions [HELP]

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

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

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

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

The proposal would not be likely to increase emissions to air or production of noise. Although the rezoning of the property may lead to its development which could impact air and noise emissions, the current zoning of the property would likewise permit its development thus there would be no increases resulting from the proposal.

The proposal would not include any discharges to water of toxic or hazardous substances of any kind. Because discharges to water are not proposed and toxic or hazardous substances are not part of the proposal, the proposal would not cause an increase in discharge to water or production, storage or release of toxic or hazardous substances.

Proposed measures to avoid or reduce such increases are:

Since no increases are anticipated, no measures to avoid or reduce them are proposed.

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

The proposal does not include any components that would be likely to affect plants, animal, fish or marine life. Since the proposal is simply to change the comprehensive plan map and zoning designation, there would be no impact to the above mentioned resources.

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

The proposal would be in compliance with all local, state and federal regulations regarding the above mentioned resources. Compliance with all applicable regulations would satisfactorily protect and conserve them.

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

The proposal would not use any energy or natural resources thus it would not deplete them.

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

Since there would be no impacts to energy or natural resources, no measures to protect or conserve them are proposed.

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

The proposal would not be likely to use or affect environmentally sensitive areas or areas designated for governmental protection because none are present on the property.

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

Since there would be no impact to such resources, no measures to protect them are proposed.

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

The proposal would be likely to affect land use by changing the zoning map designation. Such a change would not be incompatible with existing plans since the property is adjacent to existing property with the same zoning designation. The proposal would not affect shoreline use since it is not adjacent to a shoreline.

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

Since there would be no negative impact to shoreline and/or land use, no measures are proposed to avoid or reduce them.

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

The proposal would not be likely to increase demands on transportation or public services and utilities.

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

Since there would be no increased demands on transportation or public services and utilities, no measures are proposed to reduce such demands.

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

The proposal would not conflict with local, state or federal laws regarding the protection of the environment.

Chelan County Code 14.14.050

1. A detailed statement of what is proposed to be changed and why. Identify the specific Comprehensive Plan Land Use Designation map number and Zoning map number that would be amended.

This proposal is to change the zoning and comprehensive plan land use designation map and zoning map of parcel no. 272303430050 at 46.44 acres from Rural Residential/Resource 5 (RR 5) and Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR 2.5). The property is located east of Chelan, within Section 03, T 27N, R 23E.W.M.

The official Chelan County Zoning and Comprehensive Plan map is no. 18. Parcel no 272303430050 is adjacent to 168 acres zoned RR 2.5 to the east of the subject property, in addition to 54 acres zoned RR 2.5 occurring north of the subject property directly north of US Highway 97A.

The zoning and comprehensive plan designations are proposed to be changed to align the property with more appropriate zoning based on the property locations adjacent to Highway 97A, US Highway 97, existing residential use and adjacent zoning. The total area proposed to be rezoned is 46.44 acres.

2. Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (RCW 36.70A.020 as amended) and any applicable County Wide Planning Policies.

RCW 36.70A specifies 15 Planning Goals for the State of Washington. When reviewing compatibility with these stated goals, it is important to acknowledge the unique circumstances in Chelan County. Eighty-eight percent (88%) of Chelan County is in public ownership, either state or federal. That leaves twelve percent (12%) of the County in private ownership. Of the property remaining in private ownership, approximately 10% is reserved for roads and utilities. An additional reduction is taken for those areas in private ownership, but encumbered by protected critical areas, such as steep slopes, wetlands, riparian areas, flood plain, and shoreline. This leaves a very small overall percentage of Chelan County available for residential use, while the demand for housing remains high. This lack of inventory is driving the price of residential property which negatively affects affordability of housing for those who live and work in Chelan County.

RCW 36.70A.020(1) encourages urban growth. The subject property is not located in an urban growth area but rather located near the Chelan UGA and is located adjacent to the same zoning district as that which is proposed.

RCW 36.70A.020(2) aims to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development. The subject property for this zone change and comp plan map amendment request would not be converted to sprawling, low density development but rather a well-planned efficient use of available land. The best use for this land is allowing the density to increase in the developable areas while preserving the open space and critical areas.

RCW 36.70A.020(4) encourages the promotion of a variety of residential densities and housing types. Given the fact that only 12% of Chelan County is in private ownership, residential development will continue, whether it be as a standard subdivision

Policy LU 1.2: Protect residential neighborhoods from impacts associated with incompatible land uses through application of development standards and permit conditioning.

Rationale: Incompatible land uses located in close proximity to residential neighborhoods may create adverse impacts which could lead to a reduction of the high quality of life for the County residents.

The proposed RR 2.5 zoning is the same as surrounding properties to the east and will allow for residential development which is compatible with the existing residential uses in the area.

Policy LU 1.3: Develop innovative regulatory strategies that create developer incentives to provide affordable housing to low- and moderate-income households.

Rationale: This can be accomplished through the use of innovative techniques including but not limited to density bonuses, performance zoning, zero lot line development, and cluster subdivisions. Incentives may help facilitate the construction of low- and moderate-income housing.

The proposed RR 2.5 zoning will allow lot sizes that are in accordance with the Chelan-Douglas Health District standards for water and sewer disposal. This density allows the creation of more residential inventory which serves to reduce land prices based on supply and demand.

Policy LU 1.5: Encourage infill of vacant and underdeveloped land in existing residential areas within urban growth areas and rural communities, such as LAMIRDs.

Rationale: Many parcels of land are available within existing residential developments that can accommodate further development. Infill within these areas will allow public facilities and services to be provided in a more efficient manner.

The proposed rezone is adjacent to a large area zoned RR 2.5 with appropriate lot sizes. The subject property can accommodate further development that is consistent with adjacent land uses and lot sizes.

Housing Element

Goal H 2: Promote a variety of residential densities and housing types.

Policy H 2.1: Promote a diversity of housing unity types and densities to meet the needs of all existing and future residents of the County, including both site-built and manufactured and modular homes.

Rationale: An adequate supply of appropriately zoned land will ensure that the GMA plan does not artificially create inflation in housing prices by restricting competition in the land market.

The approval of this application will lead to increasing the supply of appropriately zoned land that will ensure that inflation in housing prices is not artificially created.

4. A detailed statement on how the land use designation amendment complies with the Chelan County Comprehensive Plan land use designation/siting criteria.

Rural Element

Designations/Siting Criteria – Rural Residential 2.5

Density: One (1) dwelling unit per 2.5 acres. Clustering consistent with the underlying densities and the rural character and rural development provisions of the goals and policies of the comprehensive plan may be permitted. Topography, critical areas, other environmental constraints, and compliance with all other applicable development standards shall be considered in the provisions to allow for clustering.

Locational Guidelines:

1. **Geographical and Geological Characteristics. The area may have moderate soil limitations and may have other limited physical constraints to development. The area may be immediately adjacent to existing residential or rural developments. The area may be adjacent to urban growth areas.**

2. **Natural Resources. The area has limited resource management potential. The area may be adjacent to resource lands.**

3. **Public Services. Uses do not require extension or provision of urban levels of services. Rural governmental services and infrastructure are typically available, planned and or funded for.**

4. **Existing Land Uses. Single family residences, agricultural uses, cottage industries and small businesses, and other rural development may be present. Predominant parcel sizes are currently 2.5 acres or greater in size but typically less than 5 acres.**

The property meets the designation and siting criteria for RR 2.5 and is more appropriate than the current zoning. The property is closely associated with natural amenities found in Chelan County due to the location in the greater Chelan recreational area. The property is not designated as a resource land of long-term significance. Rural governmental services are available and planned for. Existing land uses in the area include seasonal and year-round residences, tourist and recreational activities, agriculture, and other rural development. There are many properties in the area that are zoned RR 2.5.

5. **A detailed statement of how the amendment is consistent with and supported by the Capital Facilities Element and the Transportation Element of the Comprehensive Plan, or if not, what changes to these elements would be required.**

Both the Capital Facilities and Transportation elements of the Comprehensive plan speak more to goals and objectives for agencies of jurisdiction when development is proposed. At the time any additional development is proposed, application(s) will have to be in compliance with the concurrency requirements of GMA and the Chelan County comp plan goals and objectives for all elements of the comp plan.

6. **For land use map designation amendments, identify the land uses surrounding the affected property, and describe how the proposed change would affect the surrounding land uses. Explain why the proposed amendment is more appropriate than the existing land use designation.**

The property to the north of parcel no. 272303430050 is zoned RR 2.5 but is separated from the subject property by Highway 97A. Properties to the west are zoned RR5, and properties to the south are zoned RR 10 and are separated from the subject property by US Highway 97. The adjacent property to the east has the same zoning as that which is proposed - RR 2.5, and like the subject property is bordered by U.S. Highway 97A to the north and U.S. Highway 97 to the south. The proposed designation is more appropriate because the property is bounded on two sides by highways/roads and is in a location with existing access to a county road (Hugo Road), with sufficient right of way for future development. In addition, the subject property has existing access by a private road (Sugar Bee Lane). The proposed amendment is more appropriate than the existing land use designation because it offers the current and future residents of the County an opportunity for a greater variety of residential densities and housing unit types, supporting an adequate supply of appropriately zoned land in the County to accommodate a variety of future housing needs.

The proposed amendment is a more appropriate zoning for the subject parcel due to the consistent nature of alignment with previously mentioned goals of the RCW 36.70A.020 and Chelan County Planning Policies.

7. **Will the proposed amendment affect lands designated as resource lands of long-term commercial significance and/or critical areas? If so, how will the proposed amendment impact these areas?**

The proposed amendment would not affect lands designated as resource lands of long-term commercial significance. The subject property is not adjacent to Commercial Forests. The property has been evaluated for the presence of streams and/or wetlands, with the only indication of a stream is the "u" or "unknown" stream type which does not exhibit any surface water at the time of the application. There are no known wetlands present on the subject property. Any critical areas that may be present on the subject property would be adequately protected by conditions of approval contained in any future land use approvals. All required protections to critical areas such the submission of geotechnical reports would be complied with as necessary in order maintain a high level of environmental quality in Chelan County.

8. How would the proposed amendment affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.

The proposed amendment would make a certain amount of land available for higher density development to accommodate future growth in the rural, unincorporated areas of Chelan County. Moderately priced rural properties are very desirable, and the demand is high for residential building lots. The price of land is increasing rapidly because the demand is high, and the supply is extremely low.

9. Explain how the proposed change would serve the interests of not only the applicant, but also the public as a whole, including health, safety or welfare.

The increased number of lots available for residential development will contribute to stabilizing the housing market, which at present is unattainable for many lifelong Chelan area residents. The value of the property will also increase the residential property taxes for Chelan County, which in turn, will increase the funding for governmental services.

ArcGIS Web Map



2/12/2026, 9:58:45 AM

Parcels Parcel No. 272303430050

Roads

US, As-built, <Null>

Chelan County, As-built, County; Chelan County, As-built, <Null>; Chelan County, Retired, <Null>

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Vantor

ArcGIS Web AppBuilder

Vantor | Aspect Consulting LLC (2021) - based on WRIA Boundaries (Washington Department of Ecology), 8th and 10th digit hydrologic units (HUCs) from the National Watershed Boundary Dataset (WBD). | Brad Scott - Community Development | The Watershed Company |

ArcGIS Web Map



2/17/2026, 11:18:23 AM

Parcels

Zoning

- Airport (Chelan)
- COMMERCIAL AGRICULTURAL LANDS
- RURAL INDUSTRIAL
- RURAL RESIDENTIAL/RESOURCE 10
- RURAL RESIDENTIAL/RESOURCE 2.5
- RURAL RESIDENTIAL/RESOURCE 20
- RURAL RESIDENTIAL/RESOURCE 5
- RURAL VILLAGE

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Vantor

ArcGIS Web AppBuilder

Vantor | Aspect Consulting LLC (2021) - based on WRIA Boundaries (Washington Department of Ecology), 8th and 10th digit hydrologic units (HUCs) from the National Watershed Boundary Dataset (WBD). | Brad Scott - Community Development | The Watershed Company |

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 272303430050 Lot Size: 46.44 acres
Parcel Address: UNASSIGNED City/Zip Code: Chelan 98816
Property Owner(s): HMJD-COLLINS LLC Zoning: RR5 and RR10 SAB
Mailing Address: PO Box 9
City/State/Zip Code: Brewster, WA 98812
Phone: (509) 733-2404 E-mail: hawkins@gebbersfarms.com

Applicant/Agent (if different than owner): Erin Burgess
Company and Mailing Address: Farallon Consulting, LLC DBA Grette Associates, PO Box 94147
City/State/Zip: Seattle, WA 98124 Phone: (509) 640-3289
E-mail: erinb@gretteassociates.com
For multiple owners, applicants, or agents, provide additional sheets.

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ☐ Administrative Modification
- ☐ Administrative Determination
- ☐ Administrative Interpretation
- ☐ Binding Site Plan
- ☑ Comprehensive Plan Map Amendment
- ☐ Comprehensive Plan Text Amendment
- ☐ Conditional Use Permit
- ☐ Forest Practice/Conversion
- ☐ Open Space: Public Benefit Rating System
- ☐ Major Subdivision
- ☐ Master Planned Development
- ☐ Planned Development
- ☐ Plat Alteration or Vacation
- ☐ Short Plat
- ☐ Variance (zoning or critical areas)
- ☐ Zoning Change-Text Amendment/ Map Amendment
- ☐ Critical Area Determination
- ☐ Other: _____

APPLICABILITY SECTION

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership (Title holder signature is required on all applications. Properties being purchased on a Real Estate Contract require title holder signature.)
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

File(s) No. _____

GENERAL INFORMATION

Please provide a narrative of the proposed project including, but not limited to, all proposed activities, uses and development (attach additional sheets if needed):

RR 5 (272303430050) to RR 2.5 and RR10 8AB

☐ Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): _____
2. Is the subject property located within an Urban Growth Area (UGA)? ☑ No ☐ Yes
   If "yes", which UGA? _____
3. Please describe adjacent land uses in all directions around the subject property:
   North: US Hwy 97A, agriculture
   South: US Hwy 97, agriculture
   East: residential and agriculture
   West: residential and undeveloped open space
4. What is the current use of the property? Residential and Agriculture
5. Sanitation Disposal: ☑ N/A ☐ Septic Permit ☐ Sewer District: _____
6. Water Source: ☑ N/A ☐ Single Private Well ☐ Shared Private Well ☐ Group B
   ☐ Public Water Supplier: _____
7. Irrigation Water:
   ☑ N/A ☐ Yes (Private) ☐ Yes (Public) Irrigation District/Purveyor: _____
8. Fire District: Number 7 School District: Chelan
9. Power Service: Chelan PUD
10. Are there critical areas or critical area buffers on the property?
    ☐ Airport Overlay: N/A
    ☐ Aquifer Recharge Area (see attached)
    ☐ Floodplain / Floodway N/A
    Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:
    ☐ Alluvial Fan (250') ☐ Known Historic Hazardous Area (250') ☐ Slopes > 40% (250')
    ☑ Erosive soils (on-site) ☐ Landslide ☐ Snow Avalanche (500')
    ☑ Habitat/Riparian Area, protected species/area: WDFW PHS indicates subject parcel occurs within Chelan County Shrubsteppe habitat range.
    ☐ Streams / Waterbodies: N/A ☐ Shoreline Environment Designation: N/A
    ☑ Drainage or Seasonal Stream: "U" or "unknown" classified water body ☐ Wetland, if so what category: N/A
    ☐ Cultural or Archeological: N/A
11. Will landfill be required? ☑ No ☐ Yes, approximate _____(cubic yards)
12. Will excavation be required? ☑ No ☐ Yes, approximate _____(cubic yards)
13. Has site preparation been started on the site? If so, to what extent?
    No.
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?
    Unknown at time of application.

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:

Unknown.

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property coverd by this proposal? ☑ No ☐ Yes, please list:

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Pursuant to Chelan County Code (CCC), Section 11.82.030: An applicant seeking to develop property which requires a development permit, not otherwise exempted from the requirements of this chapter, shall submit with the application this certified statement, which lists criteria (5)(A) through (5)(D), (6), and (7) as set forth in CCC, Section 11.82.040 and indicate whether the criteria apply or do not apply to the site or development.

*****Any development application that fails to contain this statement or fails to indicate whether any one of the criteria apply or do not apply shall be rejected and only accepted upon resubmission of the completed statement. "Unknown" or similar responses will not be accepted.*****

If the administrator determines the development meets one or more of criteria (1) through (4) of CCC, Section 11.82.040, or if the administrator determines the development meets criterion (5) of CCC, Section 11.82.040 and the applicant indicates the development meets one or more of criteria (5)(A) through (5)(D), or if the applicant indicates the development meets one or more of criteria (6) or (7) of CCC, Section 11.82.040, the development shall require a hydrogeologic evaluation as described in CCC, Section 11.82.050. If the development has a medium or high vulnerability rating, the development shall be subject to the performance standards of CCC, Section 11.82.060.

If the administrator determines that criteria (1) through (5) of CCC, Section 11.82.040 do not apply to the development and an applicant's statement asserts that criteria (6) and (7) of CCC, Section 11.82.040 do not apply to the development, the administrator will accept the statement and proceed with the permitting or approval process, except if the administrator has or obtains information prior to the permit or approval being finalized, which clearly establishes the applicant's statement is incorrect. In which case, the applicant will be advised in writing of the inconsistent information and advised to either (A) provide an amended statement adding the evaluation criteria as being applicable and complete a hydrogeologic evaluation of the development pursuant to CCC, Section 11.82.050, or (B) present sufficient countering information clearly establishing that the basis for the department's concern is incorrect. If the applicant selects to proceed under (B), upon receipt of the applicant's information, the administrator shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the administrator.

EVALUATION CRITERIA:

The applicant is required to determine the vulnerability rating for any development permit, not otherwise exempted, and meets any one of the criteria below. Please check the boxes that apply to your project:

- ☐ 1.Within a wellhead protection area designated under WAC 246-290-135
- ☐ 2. Within a critical aquifer recharge area mapped and identified by a qualified groundwater professional
- ☐ 3. Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act
- ☐ 4. Within an area established for special protection pursuant to a groundwater management program, Chapters 90.44, 90.48, and 90.54 RCW, and Chapters 173-100 and 173-200 WAC
- ☐ 5. The site contains highly permeable soils, which include types 1 ,2 and 3 under WAC 246-272A-0220, Table V or soils mapped by US Department of Agriculture Natural Resources Conservation Service as having saturated hydraulic conductivity (Ksat) classification of Moderately High or identified as Hydrologic Soil Group "A" and:
  - ☐ A. The site will be utilized for hazardous substance (defined in Chapter 70.105 RCW) processing, storage or handling in applications or quantities larger than is typical of household use; or
  - ☐ B. The site is currently or will be utilized for commercial or industrial activities listed in the US Environmental Protection Agency's Potential Sources of Drinking Water Contamination Index that can be found in Appendix A to Department of Ecology's Critical Aquifer Recharge Area Guidance Document; or
  - ☐ C. The development involves a major subdivision and includes present or future plans to construct dwelling units that will not be connected to a public sewer system and any of the lots are less than one net acre in size; or
  - ☐ D. The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds four thousand square feet;
- ☐ 6. The proposed use is as a commercial feedlot, landfill, junkyard, salvage yard, or auto wrecking yard, or
- ☐ 7. The site will be used for above ground application of sewage or sludge.

Development proposals for a single-family residential dwelling, accessory dwelling unit, or accessory building that is connected to a public sewer system or has a septic permit approved by the Chelan-Douglas health district shall be exempt from hydrogeologic evaluation under CCC, Section 11.82.050.

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there **IS NOT** or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled **"IS NOT"** above, proceed to Sub-Section III of this form.

If you circled **"IS"** above, proceed to Sub-Section II of this form.

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.

____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.

____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.

____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

☑ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis- related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

- ❑ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.
- ❑ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).
- ❑ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.
- ❑ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.
- ❑ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.
- ❑ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

- ☐ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ☐ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ☐ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ☐ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ☐ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- ☐ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ☐ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ☐ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ☐ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ☐ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ☐ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEGEMENT SECTION

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

By submitting this application, I acknowledge and certify the following:

Initials
(Owner and, if applicable, Applicant)

1. HG — All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.
2. HG — This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.
3. HG — False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.
4. HG — Additional permit applications and approvals may be necessary to conduct specific activities.
5. HG — Application fees are non-refundable, except when approve by the Board.
6. HG — In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

File(s) No. _____

HG EAB 7. Chelan County is hereby given consent to enter the property(ies) listed above.

HG EAB 8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.

HG EAB 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.

HG EAB 10. I certify that this application has been made with the consent of the lawful property owner(s).

HG EAB 11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.

HG EAB 12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature: Hawkins Gebbers (Feb 17, 2026 12:43:00 PST) **Place:** Brewster WA **Date:** 02/17/2026

Print Name: ~~Hawkins Gebbers~~ Hawkins Gebbers

Owner/Applicant/Agent Signature: E. A. Burgess **Place:** Wenatchee, WA **Date:** 02/17/2026

Print Name: Erin Burgess, Grette Associates

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

COMPREHENSIVE PLAN AMENDMENT SUPPLEMENTAL INFORMATION

This packet is designed to assist you in preparing your application for a Comprehensive Plan Amendment. The following information is required at the time of submittal. Applications will be accepted **January 2 through March 1** of each calendar year. Additional information may be required. ***An incomplete application will not be processed.***

- ✓ A completed General Land Use Application, pursuant to CCC, Section 14.14.050(A) and (B).
- ✓ A completed SEPA Checklist (State Environmental Policy Act), pursuant to CCC, Section 14.14.050(D).
- ✓ Pursuant to Chelan County Code, Section 14.14.050 (C), a detailed narrative which includes the following:
  - i. A detailed statement of what is proposed to be changed and why. Identify the specific comprehensive land use designation map and zoning map that would be amended; and,
  - ii. Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (Chapter 36.70A RCW as amended) and any applicable County-wide planning policies; and,
  - iii. A statement of how the amendment complies with or supports the comprehensive plan's goals and policies; and,
  - iv. A detailed statement on how the land use designation amendment complies with comprehensive plan land use designation/siting criteria; and,
  - v. A statement of how the amendment is consistent with and supported by the capital facility element and the transportation element of the comprehensive plan, or if not, what changes to these elements would be required; and,
  - vi. For land use designation amendments, identify the land uses surrounding the affected property and describe how the proposed change would affect the surrounding land uses. Describe why the proposed amendment is more appropriate than the existing land use designation; and,
  - vii. Will the proposed amendment affect lands designated as resource lands of long-term commercial significance and/or critical areas? If so, how will the proposed amendment impact these areas; and,
  - viii. How would the proposed amendment affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan; and
  - ix. Explain how the proposed change would serve the interests of not only the applicant, but the public as a whole, including health, safety or welfare; and
- ✓ Pursuant to Chelan County Code, Section 14.14.050 (E), The applicable processing fee for comprehensive plan amendments and SEPA review as determined by the county's adopted fee schedule, as amended, except that amendment requests by the cities shall not require the collection of said fees.
- ✓ Pursuant to Chelan County Code, Section 14.14.060 (1), Amendment review criteria for comprehensive plan maps, urban growth area and county-adopted plans, shall be comply with the following:
  1. General Review Criteria. Proposed amendments to the Chelan County comprehensive plan maps and county-adopted city comprehensive plan maps as these plans relate to the unincorporated portions of each city's urban growth area (UGA) must meet the following criteria:
     - A. The proposal is consistent with the goals of the Growth Management Act (Chapter 36.70A RCW), and any applicable county-wide planning policies; and,
     - B. The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies; and,

C. The amendment complies with comprehensive plan land use designation/siting criteria; and,

D. The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended; and,

E. The amendment does not adversely affect the surrounding land uses; and,

F. The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated; and,

G. The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan; and,

H. The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

✓RCW 36.70A.020 Planning goals.

The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations of those counties and cities that are required or choose to plan under RCW 36.70A.040. The following goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans and development regulations:

(1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

(2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

(3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

(4) Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

(5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

(6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

(7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

(8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.

(9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

(10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

(11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

(12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

(13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. **Name of proposed project, if applicable:**

   N/A

2. **Name of applicant:**

Hawkins Gebbers/HMJD Collins

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

	Agent
Hawkins Gebbers	Erin Burgess
P.O. Box 9	151 South Worthen Street, Suite 101
Brewster, WA 98812	Wenatchee, WA 98801
(509) 733-2404	509-640-3283

4. **Date checklist prepared:**

November 2025

5. **Agency requesting checklist:**

Chelan County

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

Timing and schedule would be consistent the guidelines established in Chelan County Code Title 14—Development procedures.

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

Don't know.

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

None known.

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.**

No.

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

Comprehensive Plan Map Amendment (Chelan County)
Zone Change (Chelan County)

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.)**

This proposal is to change the zoning and comprehensive plan land use designation map and zoning map of approximately 47 acres (parcel 272303430050) from to Rural Residential/Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR 2.5). to and Rural Residential/Resource 10 (RRD)

12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

The property is located adjacent to U.S. Highway 97A (parcel no. 272303430050) and east of Chelan, within Section 03, T 27N, R 23E.W.M.

B. Environmental Elements [HELP]

1. *Earth* [help]

a. **General description of the site:**

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

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

15 to 45 percent.

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.**

Parcel no. 272303430050 –

- Cashmont sandy loam (CcB), 3 to 8 percent slopes
- Cashmont gravelly sandy loam (CdD), 15 to 25 percent slopes
- Pogue find sandy loam (PoB), 3 to 8 percent slopes
- Pogue gravelly fine sandy loam (PrE), 25 to 45% slopes.
- There are no agricultural soils of long-term significance.

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

No surface indications. The property is mapped as potentially having erosive soils.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

No filling or grading is proposed.

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

No clearing or construction is proposed.

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

There would be no new impervious surfaces as a result of this proposal.

h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

None proposed.

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.

There would be no new emissions to the air.

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

No.

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

None proposed.

3. Water [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river

it flows into.

According to Washington Department of Natural Resources Forest Practices Application Mapping Tool (FPAMT), there is an "unknown" or "U" classified water body which runs through the subject property. Utilizing Google Earth historical imagery there is no indication of standing water or flow water present.

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.

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.

None proposed.

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

No.

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

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe yje type of waste and anticipated volume of discharge.

No.

b. Ground Water: [help]

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

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.

None proposed.

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.

N/A

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

No.

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

No.

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

None proposed.

4. Plants [help]

Check the types of vegetation found on the site:

__x__deciduous tree: alder, maple, aspen, other
__x__evergreen tree: fir, cedar, pine, other
__x__shrubs
__x__grass
____pasture
____crop or grain
__x__ 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?

None proposed.

c. List threatened and endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None proposed.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

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.

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.

None known.

c. Is the site part of a migration route? If so, explain.

No.

d. Proposed measures to preserve or enhance wildlife, if any:

None proposed.

e. List any invasive animal species known to be on or near the site.

None known.

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A

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.

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

None known.

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.

None known.

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.

N/A

4) Describe special emergency services that might be required.

None.

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

None proposed.

b. Noise

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

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.

N/A.

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

None proposed.

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.

Current use on subject parcel is agricultural. Adjacent properties are in residential and agricultural use. The proposal will not affect current uses on nearby or adjacent properties.

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?

No.

c. 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:

No.

d. Describe any structures on the site.

272303430050 - pole garage/bldg.

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

No.

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

272303430050 – RR 5 and RRID EAB

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

272303430050 – RR 5 and RRID EAB

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

N/A.

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

The Washington Department of Fish and Wildlife (WDFW) Priority Habitats and Species (PHS) online map resource indicates the subject parcel occurs within Chelan County Shrubsteppe habitat range.

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

N/A

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

N/A.

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

None.

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

Application for a Comprehensive plan map amendment and zone change.

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

None.

9. Housing [help]

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

None.

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

None.

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

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?

N/A.

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

N/A.

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

N/A.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

None.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?

Informal recreational opportunities in the immediate vicinity include watersports, fishing, hiking, camping, snowmobiling and hunting.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

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.

No.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No.

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.

The tribes and DAHP will be notified during the county public notice period.

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.

None proposed.

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.

Parcel no. 272303430050 is accessed from U.S. Highway 97A-borders the property on the north.

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?

Yes. Link Transit serves Chelan.

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

N/A.

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).

No.

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

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?

N/A.

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.

No.

h. Proposed measures to reduce or control transportation impacts, if any:

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.

No.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed.

16. Utilities [help]

1) Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

a. 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.

None proposed.

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: Hawkins Gebbers (Feb 17, 2026 12:17:23 PST)

Name of signee Hawkins Gebbers

Position and Agency/Organization Owner, manager

Date Submitted: 02/17/2026

D. Supplemental sheet for nonproject actions [HELP]

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

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

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

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

The proposal would not be likely to increase emissions to air or production of noise. Although the rezoning of the property may lead to its development which could impact air and noise emissions, the current zoning of the property would likewise permit its development thus there would be no increases resulting from the proposal.

The proposal would not include any discharges to water of toxic or hazardous substances of any kind. Because discharges to water are not proposed and toxic or hazardous substances are not part of the proposal, the proposal would not cause an increase in discharge to water or production, storage or release of toxic or hazardous substances.

Proposed measures to avoid or reduce such increases are:

Since no increases are anticipated, no measures to avoid or reduce them are proposed.

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

The proposal does not include any components that would be likely to affect plants, animal, fish or marine life. Since the proposal is simply to change the comprehensive plan map and zoning designation, there would be no impact to the above mentioned resources.

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

The proposal would be in compliance with all local, state and federal regulations regarding the above mentioned resources. Compliance with all applicable regulations would satisfactorily protect and conserve them.

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

The proposal would not use any energy or natural resources thus it would not deplete them.

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

Since there would be no impacts to energy or natural resources, no measures to protect or conserve them are proposed.

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

The proposal would not be likely to use or affect environmentally sensitive areas or areas designated for governmental protection because none are present on the property.

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

Since there would be no impact to such resources, no measures to protect them are proposed.

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

The proposal would be likely to affect land use by changing the zoning map designation. Such a change would not be incompatible with existing plans since the property is adjacent to existing property with the same zoning designation. The proposal would not affect shoreline use since it is not adjacent to a shoreline.

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

Since there would be no negative impact to shoreline and/or land use, no measures are proposed to avoid or reduce them.

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

The proposal would not be likely to increase demands on transportation or public services and utilities.

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

Since there would be no increased demands on transportation or public services and utilities, no measures are proposed to reduce such demands.

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

The proposal would not conflict with local, state or federal laws regarding the protection of the environment.

Chelan County
Department of Community Development

Receipt Number: 26-00290

316 WASHINGTON ST. SUITE 301
Wenatchee, WA 98801
(509) 667-6225

Payer/Payee: HMJD-COLLINS LLC
PO BOX 9
BREWSTER WA 98812

Cashier: SUSAN DRETKE

Date: 02/18/2026

PL 26-048 COMPREHENSIVE PLAN AMENDMENT ADDRESS UNKNOWN UNKNOWN, WA 98816

Fee Description	BARS Number	Fee Amount	Amount Paid	Fee Balance
Comp Plan Amendment(GMA/Map)	010.020.32210.05.000	$2,475.00	$2,475.00	$0.00
Environmental Review (SEPA)	010.020.34589.03.000	$243.00	$243.00	$0.00
		$2,718.00	**$2,718.00**	**$0.00**
		TOTAL PAID:	**$2,718.00**	

Payment Method	Reference Number	Payment Amount
CREDIT CARD	3474	$2,718.00
Total:		**$2,718.00**

Notes :

Project Information

License #	License Type	Parcel #
PL 26-048	CPA	272303430050

Project Contacts

License #	Name	Association	Address
PL 26-048	GRETTE ASSOCIATES, LLC	APPLICANT	151 S WORTHEN SUITE 101, WENATCHEE, WA 98801
	HMJD-COLLINS LLC	OWNER	PO BOX 9, BREWSTER, WA 98812

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301
WENATCHEE, WA 98801
(509) 667-6225

TO: Chelan County Board of County Commissioners
FROM: Chelan County Community Development
HEARING DATE: November 10, 2026
FILE NUMBER: CPA 26-054 Hellickson

RECOMMENDED MOTION

The Chelan County Planning Commission, at their duly advertised public hearing on September 23, 2026 made a motion to recommend approval (Attachment 1) of CPA 26-054 Hellickson requested comprehensive plan map amendment from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). However, the motion failed to pass and as no alternative motion being made, the application is moving forward without a formal recommendation from the Planning Commission.

GENERAL INFORMATION

Applicant	Michael Hellickson
Planning Commission Notice of Hearing Published	October 3, 2026
Planning Commission Hearing	October 14, 2026
Board of County Commissioners Hearing	November 10, 2026
60-day State agency review	July 20, 2026
SEPA Determination	April 30, 2026

SEPA Environmental Review

A Determination of Non-Significance was issued under WAC 107-11-340 on April 30, 2026. The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after a review of a completed environmental checklist and other information on file with the lead agency.

Agency Comments:

In comments dated March 12, 2026, the Chelan Douglas Health District indicated they have no objections to approval of the proposal.

Chelan County Fire Marshal's office indicated no comments on the proposal.

The Washington State Department of Commerce recommends denying the application due to its violation of GMA rules which state that in order to de-designate resource lands a

comprehensive evaluation of all lands in this designation should be conducted and not on a case by case basis.

Public Comment:
A number of public comments have been received from neighboring property owners whose concerns have been summarized below. The full text of these comments can be found in Attachment 2.

Johnson, Brooke – Opposes proposal, concerned that smaller lots and increased density would occur affecting property values, due to change in the rural feel of the area. Stevens Canyon served by limited road infrastructure and water availability and septic capacity also concerns.

Harris, Sheila – Concerns regarding the potential approval address the private road with no recorded road maintenance agreement serving the area, increase in traffic with additional possible development. Water availability is also a concern. Safety concerns regarding wildfire and access into and out of the area.

Fishburne, John – No objection to approval of application, however has concerns regarding availability of water for domestic use and fire control.

Koblenz, Brian and Lisa – Opposes approval of the application due to the potential increase in development which would be a detriment to the community.

Johnson, Gavin – Opposes project, wants a Determination of Significance issued or at least a wildlife survey that the WDFW has had an opportunity to review and comment. Would like to see the applicant be required to demonstrate the need for the proposed designation in light of current housing inventory.

Larson, Ron – Expressed concerns regarding the possibility of future development on the property.

60-Day Notice
Sent to Department of Commerce July 20, 2026.

PROJECT DESCRIPTION – CPA 26-054 Hellickson
The applicant is requesting a comprehensive plan map amendment to change the designation of the 22-acre property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). The property is developed with one single family residence taking access off Stevens Canyon Road, a private road serving additional single-family residences to the north and south as well as the preliminarily approved 5-lot rural cluster subdivision adjacent to the west. The site is also known as parcel number 25-18-32-330-200.

COMPREHENSIVE PLAN

Chelan County conducts an annual review of development regulation text amendments for compliance with the adopted Comprehensive Plan. The Comprehensive Plan represents the long-term vision for future land uses and development. For the county-initiated text amendments, the merits of the requested change must be demonstrated as being consistent with adopted goals and policies.

The following Comprehensive Plan goals and policies are relevant to the proposal:

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Goal RE 2: Maintain natural environment features that support and enhance natural resource-based economic activities, wildlife habitats, traditional rural lifestyles, outdoor recreation, and open space.

Policy RE 2.2: Rural development should not preclude use of rural lands for agriculture and timber production and should avoid or mitigate impacts on existing agriculture or timber operations.

Goal H 1: Encourage the availability of affordable housing to all economic segments of the population of the county.

Goal H 2: Promote a variety of residential densities and housing types.

Goal FL 1: Conserve forest lands of long-term commercial significance. Encourage sustainable timber production in rural and resource lands as a viable, permanent land use and a significant economic activity within the community.

Policy FL 1.2: Promote multiple uses of forest resource lands where such uses do not eliminate or limit commercial forest resource management.

Policy FL 1.4: Classify and designate forest resource lands based on the criteria and procedures established in WAC 365-190-040, and 060 with special consideration given to the determination of whether forest resource lands considered for designation are viable as long term commercial significant
forest resource lands.

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Goal RE 2: Maintain natural environment features that support and enhance natural resource-based economic activities, wildlife habitats, traditional rural lifestyles, outdoor recreation, and open space.

Policy RE 2.2: Rural development should not preclude use of rural lands for agriculture and timber production and should avoid or mitigate impacts on existing agriculture or timber operations.

Goal H 1: Encourage the availability of affordable housing to all economic segments of the population of the county.

Goal H 2: Promote a variety of residential densities and housing types.

GOAL AL 1: Support the viability of agriculture and encourage the continued use of rural and resource lands for agriculturally related land uses.

REVIEW CRITERIA

The map amendment was analyzed based on information provided by the applicant or when readily available, within existing County resources. Agency and public comment also play a role in understanding how the amendment may advance the Comprehensive Plan goals and policies and how it may serve the general public's interest.

Pursuant to Chelan County Code (CCC) Section 14.14.060(1), the following general review criteria were used to evaluate the proposed amendment:

(A) The proposal is consistent with the goals of the Growth Management Act (Chapter 36.70A RCW), and any applicable county-wide planning policies.

Finding of Fact: The Growth Management Act under RCW 36.70A.020 contains planning goals that include, but are not limited to, 2) Reduce Sprawl, 3) Transportation, 4) Housing, and 8) Natural Resources. The Growth Management Act (GMA) encourages the provision of a variety of densities in order to accommodate projected growth while maintaining the rural character. The GMA also encourages the retention of commercial resource designated lands.

The requested map amendment to RR10 would provide for the site to be divided into one additional lot. The Chelan County Comprehensive Plan locational guidelines for the RR10 designation include "Natural Resources. The area may have agricultural or forest land practice of both small scale and/or commercial significance. The area may also be adjacent to designated resource lands". Properties bordering the site to the north and east are also designated Commercial Forest (FC).

Conclusion: The proposal would not be consistent with the goals of the Growth Management Act and the applicable county-wide planning policies as it would result in the removal of important resource lands.

(B) The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies.

Finding of Fact: The proposed land use change would support the comprehensive plan goals and policies which encourage a variety of housing densities in the rural area, however, it would also result in the reduction of natural resource lands.

Conclusion: The proposal would not be consistent with the GMA goals and with County-wide Planning Policies regarding the protection and preservation of resource lands.

(C) The amendment complies with comprehensive plan land use designation/siting criteria.

Finding of Fact: The comprehensive plan states that the purpose of the RR10 designation is "To allow for rural development, forestry and agricultural uses consistent with the rural character and rural development provisions outlined in the goals and policies of the comprehensive plan. These areas can function as areas of transition between resource lands and areas of more intense rural or urban development. These areas also provide opportunities for protecting sensitive environmental areas and creating open space typical of a rural setting." Properties adjacent to the west and south of the subject parcel are designated and zoned RR10, however, the property is adjacent to FC designated property to the north and east.

Conclusion: The amendment would comply with comprehensive plan land use designation/siting criteria.

(D) The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended.

Finding of Fact: The subject parcel has frontage along Stevens Canyon Road, a private road serving properties both northeast and southwest of the subject property.

Conclusion: No change in the Capital Facility Element or Transportation Element has been identified. The proposed amendment would be consistent with the existing capital facility element and transportation element.

(E) The amendment does not adversely affect the surrounding land uses.

Finding of Fact: The areas surrounding the subject property are either zoned FC (north and east) or RR10 (west and south). There are a number of 1.5 acre lots to the south of the subject property developed with single family residences.

Conclusion: The designation of the site from FC to RR10 has the potential would not adversely affect the surrounding area.

(F) The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

Finding of Fact: The RR10 designation is considered compatible with small-scale forestry operations if the property owner wishes to conduct such activities on the parcel.

Conclusion: The amendment would not adversely affect resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

(G) The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan.

Finding of Fact: The proposed amendment would allow the applicant to potentially develop one additional lot, however it could impact commercial forest practices.

Conclusion: The proposed amendment would not have an adverse impact on projected growth; and would not contribute to the possibility of sprawl.

(H) The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

Finding of Fact: The proposed amendment could increase the availability of additional housing at rural densities, however a number of neighboring residents submitted comments regarding concerns for the potential additional traffic on the public and private road system serving the neighborhood. Concerns were also raised regarding the availability of potable water for additional users and the potential impact to wildlife.

Conclusion: The proposed amendment could provide additional housing opportunities while retaining the rural character of the area.

FINDINGS OF FACT

1. Chelan County adopted Title 14, Development Permit Procedures and Administration outlining provisions relating to the amendment of the Comprehensive Plan consistent with RCW 36.70A. The County followed the procedures required for amendment of the Comprehensive Plan.
2. Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and Chelan County Code outline provisions relating to the adoption and amendments to the Comprehensive Plan. The County used the applicable guidelines and regulatory review criteria for each amendment.
3. RCW 36.70A.210 requires that the Comprehensive Plan be consistent with the provisions of the adopted County-Wide Planning Policies.
4. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11, SEPA Rules, have been satisfied. To comply with the requirements of the State Environmental Policy Act for environmental review of a non-project action, the County, as lead agency issued a Determination of Non-significance for the application on April 30, 2026.
5. The required State agency review with the Department of Commerce (COM) and other State agencies was initiated on July 20, 2026, pursuant to RCW 36.70A.106.
6. The location and characteristics are not consistent with Chelan County Comprehensive Plan designation for Rural Residential/Resource 2.5 as outlined in this staff report.

CONCLUSIONS OF LAW

1. The amendment to the Chelan County Comprehensive Plan would not be consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.
2. The amendment would not comply with the Comprehensive Plan designation/siting criteria.
3. The amendment would adversely affect the surrounding land uses.
4. The amendment would adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
5. The amendment would not adversely affect the supply of land for various purposes available to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.
6. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.
7. The amendments are not consistent with Chelan County Code Title 14 Development Permit Procedures and Administration.
8. The requirements of RCW 43.21C, the State Environmental Policy Act and WAC 197-11, SEPA Rules have been satisfied.

ATTACHMENTS

1. Planning Commission Recommendation

CHELAN COUNTY
PLANNING COMMISSION

District 1	District 2	District 3
Nik Moushon	Cherie' Warren, Chair	Doug England, Vice Chair
James W. Wiggs	Nelson Brinckerhoff	Chris Willoughby
Tammy Donaghue	Ken Hemberry	Jesse Redell

FILE NUMBER:	CPA 26-054
APPLICANT:	Hellickson
60-DAY STATE AGENCY REVIEW:	July 20, 2026
SEPA DETERMINATION & DATE:	April 30, 2026
PC PUBLIC HEARING DATE:	October 14, 2026
PUBLIC COMMENT:	Yes
AGENCY COMMENT:	Yes

PLANNING COMMISSION RECOMMENDATION:

Motion by: Nik

Motion to: approve CPA 26-054 as presented by applicant

2nd to motion – James

Vote – ~~3~~ ~~4~~ 2 aye - 3 nay

Vice CHAIR
CHELAN COUNTY PLANNING COMMISSION

14 Oct 2026
DATE

Attachments: Staff Report

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

2026 Comprehensive Plan Map Amendment
Staff Report

TO:	Chelan County Planning Commission
FROM:	Chelan County Community Development
HEARING DATE:	October 14, 2026
FILE NUMBER:	CPA 26-054 Hellickson

RECOMMENDED MOTION

The Chelan County Planning Commission may make a motion to recommend approval or denial of the proposed Comprehensive Plan Amendments to the Chelan County Board of County Commissioners, pursuant to Chelan County Code Section 14.10.050. Suggested Findings of Fact and Conclusions of Law, which may be modified, are included in this staff report. Staff finds:

A. Re-designation of the site from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10) would not comply with applicable Chelan County goals and policies pursuant to the findings of fact and conclusions of law cited below.

GENERAL INFORMATION

Planning Commission Workshop	August 26, 2026
Notice of Application to Surrounding Properties	March 4, 2026
Planning Commission Notice of Hearing Published	October 3, 2026
Planning Commission Hearing on	October 14, 2026
60-day State agency review	July 20, 2026
SEPA Determination	April 30, 2026

SEPA Environmental Review

A Determination of Non-Significance (DNS) was issued under WAC 197-11-340(2) for CPA 26-026 on April 30, 2026 (Attachment 1). The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2)(c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency.

Agency Comments:

In comments dated March 12, 2026, the Chelan Douglas Health District indicated they have no objections to approval of the proposal. (Attachment 2)

Chelan County Fire Marshal's office indicated no comments on the proposal.

The Washington State Department of Commerce recommends denying the application due to its violation of GMA rules which state that in order to de-designate resource lands a comprehensive evaluation of all lands in this designation should be conducted and not on a case by case basis.

Public Comments:

A number of public comments have been received from neighboring property owners whose concerns have been summarized below. The full text of these comments can be found in Attachment 2.

Johnson, Brooke – Opposes proposal, concerned that smaller lots and increased density would occur affecting property values, due to change in the rural feel of the area. Stevens Canyon served by limited road infrastructure and water availability and septic capacity also concerns.

Harris, Sheila – Concerns regarding the potential approval address the private road with no recorded road maintenance agreement serving the area, increase in traffic with additional possible development. Water availability is also a concern. Safety concerns regarding wildfire and access into and out of the area.

Fishburne, John – No objection to approval of application, however has concerns regarding availability of water for domestic use and fire control.

Koblenz, Brian and Lisa – Opposes approval of the application due to the potential increase in development which would be a detriment to the community.

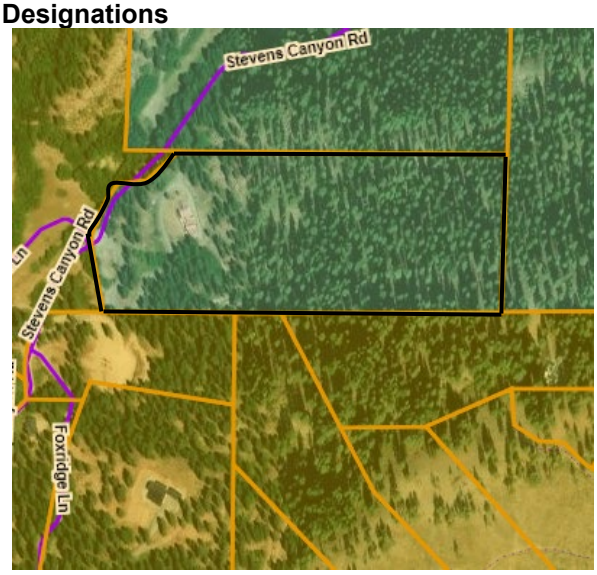
Johnson, Gavin – Opposes project, wants a Determination of Significance issued or at least a wildlife survey that the WDFW has had an opportunity to review and comment. Would like to see the applicant be required to demonstrate the need for the proposed designation in light of current housing inventory.

Larson, Ron – Expressed concerns regarding the possibility of future development on the property.

PROJECT DESCRIPTION – CPA 26-054 Hellickson

Proposal: The applicant is requesting a comprehensive plan map amendment to change the designation of the 22-acre property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). The property is developed with one single family residence taking access off Stevens Canyon Road, a private road serving additional single-family residences to the north and south as well as the preliminarily approved 5-lot rural cluster subdivision adjacent to the west. The site is also known as parcel number 25-18-32-330-200.

Chelan County Land Use Designations



Density: The existing Commercial Forest (FC) zoning allows one dwelling unit per twenty acres. The proposed designation of Rural Residential/Resource 10 (RR10) would allow one dwelling unit per 10 acres,

which if approved, could result in at least one additional lot. The proposal would also remove the commercial forest designation which is considered a resource designation.

Comprehensive Plan
Chelan County conducts an annual concurrent review of proposals to amend the Comprehensive Plan. The Plan represents the long-term vision for future land uses and development. Applicants must demonstrate the merits of the requested change as being consistent with adopted goals and policies.

The following Comprehensive Plan policies are relevant to the proposed request:

> **Goal LU 1:** Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.
>
> **Goal RE 2:** Maintain natural environment features that support and enhance natural resource-based economic activities, wildlife habitats, traditional rural lifestyles, outdoor recreation, and open space.
>
> **Policy RE 2.2:** Rural development should not preclude use of rural lands for agriculture and timber production and should avoid or mitigate impacts on existing agriculture or timber operations.
>
> **Goal H 1:** Encourage the availability of affordable housing to all economic segments of the population of the county.
>
> **Goal H 2:** Promote a variety of residential densities and housing types.
>
> **Goal FL 1**: Conserve forest lands of long term commercial significance. Encourage sustainable timber production in rural and resource lands as a viable, permanent land use and a significant economic activity within the community.
>
> **Policy FL 1.2**: Promote multiple uses of forest resource lands where such uses do not eliminate or limit commercial forest resource management.
>
> **Policy FL 1.4:** Classify and designate forest resource lands based on the criteria and procedures established in WAC 365-190-040, and 060 with special consideration given to the determination of whether forest resource lands considered for designation are viable as long term commercial significant
> forest resource lands.

Review Criteria
The map amendment was analyzed based on information provided by the applicant or when readily available, within existing County resources. Agency and public comment also play a role in understanding how the amendment may advance the Comprehensive Plan goals and policies and how it may serve the general public's interest.

Pursuant to Chelan County Code (CCC) Section 14.14.060(1), the following general review criteria were used to evaluate the proposed amendment:

(A) The proposal is consistent with the goals of the Growth Management Act (Chapter 36.70A RCW), and any applicable county-wide planning policies.

Finding of Fact: The Growth Management Act under RCW 36.70A.020 contains planning goals that include, but are not limited to, 2) Reduce Sprawl, 3) Transportation, 4) Housing, and 8) Natural Resources. The Growth Management Act (GMA) encourages the provision of a variety of densities

in order to accommodate projected growth while maintaining the rural character. The GMA also encourages the retention of commercial resource designated lands.

The requested map amendment to RR10 would provide for the site to be divided into one additional lot. The Chelan County Comprehensive Plan locational guidelines for the RR10 designation include "Natural Resources. The area may have agricultural or forest land practice of both small scale and/or commercial significance. The area may also be adjacent to designated resource lands". Properties bordering the site to the north and east are also designated Commercial Forest (FC).

Conclusion: The proposal would not be consistent with the goals of the Growth Management Act and the applicable county-wide planning policies as it would result in the removal of important resource lands.

(B) The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies.

Finding of Fact: The proposed land use change would support the comprehensive plan goals and policies which encourage a variety of housing densities in the rural area, however, it would also result in the reduction of natural resource lands.

Conclusion: The proposal would not be consistent with the GMA goals and with County-wide Planning Policies regarding the protection and preservation of resource lands.

(C) The amendment complies with comprehensive plan land use designation/siting criteria.

Finding of Fact: The comprehensive plan states that the purpose of the RR10 designation is "To allow for rural development, forestry and agricultural uses consistent with the rural character and rural development provisions outlined in the goals and policies of the comprehensive plan. These areas can function as areas of transition between resource lands and areas of more intense rural or urban development. These areas also provide opportunities for protecting sensitive environmental areas and creating open space typical of a rural setting." Properties adjacent to the west and south of the subject parcel are designated and zoned RR10, however, the property is adjacent to FC designated property to the north and east.

Conclusion: The amendment would comply with comprehensive plan land use designation/siting criteria.

(D) The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended.

Finding of Fact: The subject parcel has frontage along Stevens Canyon Road, a private road serving properties both northeast and southwest of the subject property.

Conclusion: No change in the Capital Facility Element or Transportation Element has been identified. The proposed amendment would be consistent with the existing capital facility element and transportation element.

(E) The amendment does not adversely affect the surrounding land uses.

Finding of Fact: The areas surrounding the subject property are either zoned FC (north and east) or RR10 (west and south). There are a number of 1.5 acre lots to the south of the subject property developed with single family residences.

Conclusion: The designation of the site from FC to RR10 has the potential would not adversely affect the surrounding area.

(F) The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

Finding of Fact: The RR10 designation is considered compatible with small-scale forestry operations if the property owner wishes to conduct such activities on the parcel.

Conclusion: The amendment would not adversely affect resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

(G) The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan.

Finding of Fact: The proposed amendment would allow the applicant to potentially develop one additional lot, however it could impact commercial forest practices.

Conclusion: The proposed amendment would not have an adverse impact on projected growth; and would not contribute to the possibility of sprawl.

(H) The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

Finding of Fact: The proposed amendment could increase the availability of additional housing at rural densities, however a number of neighboring residents submitted comments regarding concerns for the potential additional traffic on the public and private road system serving the neighborhood. Concerns were also raised regarding the availability of potable water for additional users and the potential impact to wildlife.

Conclusion: The proposed amendment could provide additional housing opportunities while retaining the rural character of the area.

FINDINGS OF FACT

1. Chelan County adopted Title 14, Development Permit Procedures and Administration outlining provisions relating to the amendment of the Comprehensive Plan consistent with RCW 36.70A. The County followed the procedures required for amendment of the Comprehensive Plan.
2. Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and Chelan County Code outline provisions relating to the adoption and amendments to the Comprehensive Plan. The County used the applicable guidelines and regulatory review criteria for each amendment.
3. RCW 36.70A.210 requires that the Comprehensive Plan be consistent with the provisions of the adopted County-Wide Planning Policies.
4. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11, SEPA Rules, have been satisfied. To comply with the requirements of the State Environmental Policy Act for environmental review of a non-project action, the County, as lead agency issued a Determination of Non-significance for the application on April 30, 2026.
5. The required State agency review with the Department of Commerce (COM) and other State agencies was initiated on July 20, 2026, (Attachment 3), pursuant to RCW 36.70A.106.
6. The location and characteristics of the site which is the subject this request for a Comprehensive Plan Map Amendment are consistent with Chelan County Comprehensive Plan designation for Rural Residential/Resource 10 (RR10) as outlined in this staff report.

CONCLUSIONS OF LAW

1. The amendment to the Chelan County Comprehensive Plan would be consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.
2. The amendment would comply with the Comprehensive Plan designation/siting criteria.
3. The amendment would not adversely affect the surrounding land uses.
4. The amendment would not adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
5. The amendment would not adversely affect the supply of land for various purposes available to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.
6. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.
7. The amendments are consistent with Chelan County Code Title 14 Development Permit Procedures and Administration.
8. The requirements of RCW 43.21C, the State Environmental Policy Act and WAC 197-11, SEPA Rules have been satisfied.

STAFF Finding

The Chelan County Planning Commission may make a motion to recommend approval or denial of the proposed Comprehensive Plan Amendment to the Chelan County Board of County Commissioners, pursuant to Chelan County Code Section 14.10.050. Suggested Findings of Fact and Conclusions of Law, which may be modified, are included in this staff report. Staff finds:

The Comprehensive Plan Amendment to change the subject property's land use designation from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10), given file number CPA 2026-054, based upon the findings of fact and conclusions of law contained would not comply with relevant adopted county goals and policies.

ATTACHMENTS

1. SEPA Determination
2. Comment letters
3. 60-day Review Acknowledgment Letter from WA Dept. of Commerce
4. File of Record for CPA 26-054

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301
WENATCHEE, WA 98801
(509) 667-6225

SEPA NOTICE ISSUANCE OF DETERMINATION OF NON-SIGNIFICANCE (DNS)

Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10).

File Number:	CPA 26-054
Parcel Numbers:	25-18-32-330-200
Site Address:	10705 Fox Rd. Leavenworth, WA 98826
Owner:	Michael Hellickson, PO Box 7617, Bonney Lake, WA 98391
Agent:	Ryan Walker, Pacific Engineering and Design, 200 S. Columbia St Ste 300 Wenatchee, WA 98801
Lead Agency:	CHELAN COUNTY

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

This Determination of Non-Significance is issued under WAC 197-11-340, DNS. The lead agency will not act on this proposal for fourteen (14) days from the date of publication. Comments must be submitted by May 14, 2026 for consideration.

Responsible Official: Deanna Walter, Director / SEPA Responsible Official
Address: Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: (509) 667-6225

Signature: Deanna Walter Date: 4/30/26
Deanna Walter, SEPA Responsible Official

From: Brian Koblenz
To: Susan Dretke; Brian Koblenz; Lisa Koblenz
Subject: CPA 26-054 Public Comment
Date: Wednesday, March 11, 2026 11:09:09 AM

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Susan,

I am writing on behalf of my wife and I who are neighbors of the applicant and have owned our property for more than 20 years.

We appreciate that you "ENCOURAGE PUBLIC COMMENT" (emphasis yours), but the placement of the sign for the proposed land use action is such that we are the only full-time residents who would see it. Of the remaining three owners who live north and east of the applicant, only one will drive by that sign between the time it is posted and the end of the public comment and no other people have rights to that private road. Those neighbors most impacted live south and west of the applicant and are unlikely to be aware of the application. I have taken the liberty of communicating the link to the Land Use Action application to some of those most impacted.

When we made our purchase decision, our property and all of the properties around it (including the applicants) were zoned FC which carries a 20 acre minimum for development. We were happy to know that our privacy would be respected and the housing density would be minimized through this wildlife corridor. Unfortunately, through various mechanisms, a number of the properties south and west of the applicant have been rezoned to smaller minimum lot sizes and each of them has since had additional houses built with future plans for even more construction.

The applicant states that he has "no plans for future activity connected to this proposal", but the applicant is a real estate professional and it would be disingenuous to believe that an RR-10 zoning will not lead to additional development. Otherwise, the applicant should be satisfied with creating an RR-20 designation of which we are fully supportive. The applicant already has the right to build an additional ADU to their property; rezoning RR-10 paves the way to two houses and two ADUs. We certainly understand how the rezoning benefits the applicant, but we see it only as a detriment to the community.

It would be unfortunate if the county treats the technique of leveraging FC zoning as an effective trojan horse strategy to facilitate updating the zoning to RR-10.

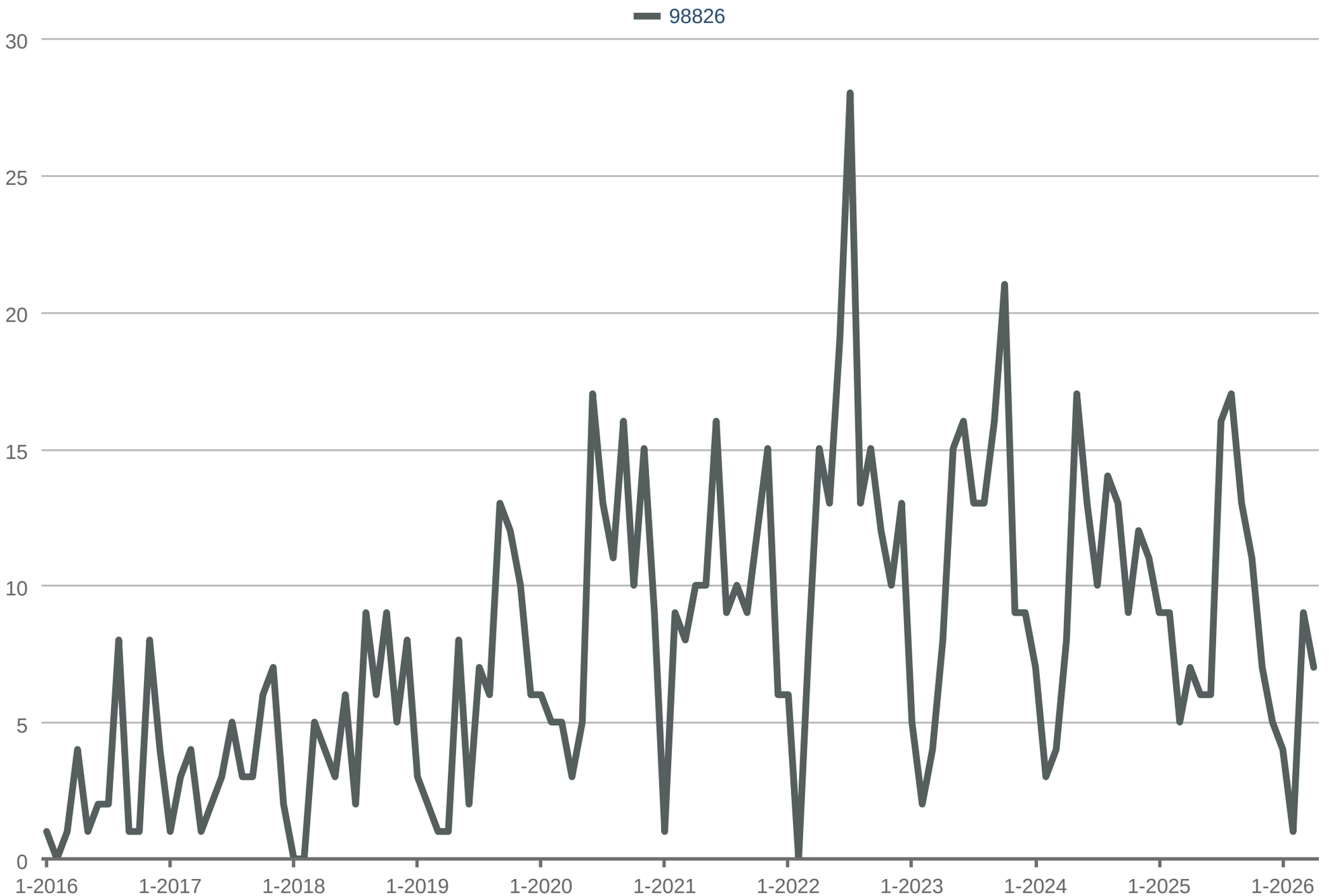
Sincerely,
Brian and Lisa Koblenz
10740 Fox Rd
Leavenworth, WA 98826

Gavin Johnson
Alpine Group

Office: (509) 548-9362
Cell: (509) 264-6960
gavin@alpinegroup.homes
www.alpinegroup.homes

NORTHWEST MULTIPLE LISTING SERVICE.

Closed Sales



98826: Residential

Each data point is one month of activity. Data is from May 5, 2026.

All data from Northwest Multiple Listing Service®. InfoSparks © 2026 ShowingTime.

From: Gavin Johnson
To: Susan Dretke
Cc: Brooke Johnson
Subject: Re: Notice of Application File # CPA 26-054
Date: Monday, March 9, 2026 12:39:31 PM

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Susan,

I'm writing on behalf of my wife and myself, current owners of 25 Foxridge Ln. It's come to my attention via multiple neighbors that Mr. Hellickson is attempting to rezone his property to increase density up Stevens Canyon. We firmly stand against this proposal, and stand with our neighbors' opinions that more density is not the answer. Ski Hill has been rezoned to higher density allowance, hundreds of apartments have been built in the last decade, and demand is not what it used to be. I own a real estate brokerage with an office downtown Leavenworth, so I'm personally aware of the trends, and demand is low, much lower than it was a few years ago.

He may claim to have "no future plans," but heed with caution. This is a man who lost his entire brokerage's license in 2011 due to MANY unethical practices. His actions and intentions are unaligned. What he's proposing is not necessary and will only burden everyone else involved. I hope the county listens and can prove to the people it serves that money is not the only factor that drives county policy/preservation. I look forward to a thoughtful investigation into this matter. Thank you for your time and consideration.

Best,

Gavin & Brooke Johnson
(509)264-6960
(509)280-2848

From: Gavin Johnson
To: Susan Dretke
Subject: SEPA Determination regarding CPA 26-054- Hellickson
Date: Tuesday, May 5, 2026 12:28:02 PM
Attachments: 98826 Closed Inventory Supply.pdf
98826 Closed Sales Trends.pdf

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Susan Dretke,

I am writing to submit formal public comment in opposition to the proposed change in land use designation for Mr. Hellickson's parcel in Leavenworth from Commerical Forest Land to Rural Residential 10 (RR10). I am a resident of the area and a real estate broker actively working in the Leavenworth market, and I have substantive concerns regarding both the environmental implications of this proposal and the demonstrated need that would justify it under the Growth Management Act.

I. Lack of Demonstrated Need

Washington's Growth Management Act requires that changes to land use designations and any expansion of development capacity be supported by a documented, demonstrated need based on current population and market conditions. The current data for the Leavenworth market (ZIP 98826) does not support an argument that additional rural residential capacity is needed. According to Northwest Multiple Listing Service data pulled May 5, 2026:

• Months Supply of Inventory currently sits at approximately 12 months — among the highest readings recorded over the past decade and roughly double what is generally considered a balanced market (4–6 months). The only comparable readings in the past ten years occurred in late 2025, indicating a sustained oversupply rather than a short-term anomaly.

• Closed sales activity has fallen to a range of approximately 1–9 transactions per month in recent months, well below the 13–21 monthly closings typical of 2020 through 2024. Recent activity is at or near the lowest levels observed since 2018.

In parallel, the Leavenworth area has very recently absorbed significant new housing capacity that has not yet worked through the market, including 368 newly constructed and available apartment units near town (with over 200 units still available for rent) and a rezone to RL-8 throughout all of lower Ski Hill that has been rezoned for residential subdivision into a substantial number of additional future homes. Together, these developments represent a meaningful pipeline of new supply already entitled and, in some cases, already delivered.

Given these conditions: historically high inventory, sharply reduced sales velocity, and a sizable pipeline of recently approved and recently delivered units; there is no defensible market basis for further expanding rural residential development capacity at this time. Adding capacity in a market already showing clear signs of oversupply does not advance the GMA's purposes; it works against them.

II. Environmental and Wildlife Concerns

The parcel in question lies within the Stevens Canyon corridor, which functions as an important wildlife migration and habitat area. I have been in contact with the Washington Department of Fish and Wildlife regarding this proposal. WDFW has reviewed the parcel and indicated that it has concerns about the proposal due to the presence of important wildlife resources and habitat in the area, including documented or potential occurrence of golden eagle, northern spotted owl, and sharp-tailed snake. WDFW has further indicated that a thorough wildlife survey will likely be needed to determine whether these species are present and that they look forward to a detailed review should the project advance to the Notice of Application and Environmental Review stage.

Notably, WDFW stated that this proposal is the first they have seen of it, which they noted is consistent with the County's typical practice of soliciting agency comment after the threshold determination has been made. I would respectfully request that the County engage WDFW substantively before issuing any threshold determination on this proposal, given the species and habitat concerns identified, rather than after the fact. Reliance on a Determination of Nonsignificance in the absence of a wildlife survey, when a state resource agency has already flagged species-level concerns, would not appear to satisfy SEPA's requirement that the County consider all reasonably available environmental information.

III. Cumulative Impacts

I would also ask that the County consider the cumulative impact of this proposal in combination with the apartment construction, the recent rezoning of lower Ski Hill, and other recently approved development in the Leavenworth area. SEPA requires consideration of cumulative effects, and reviewing this rezone in isolation, particularly when its stated justification is general future development potential rather than a specific project, risks understating its true contribution to habitat fragmentation and pressure on the Stevens Canyon corridor.

IV. Request

For the reasons above, I respectfully request that the County:

1. Issue a Determination of Significance, or at minimum decline to issue a Determination of Nonsignificance, until a wildlife survey has been completed and WDFW has had the opportunity to formally review and comment;
2. Require the applicant to demonstrate need for the proposed designation change consistent with GMA requirements, in light of current inventory, sales, and pipeline data for the Leavenworth market; and
3. Deny the proposed change from AC to RR10 absent a clear showing of both demonstrated need and adequate environmental review.

Thank you for your time and for the opportunity to comment. I have provided the underlying NWMLS data referenced above, and am happy to discuss any of these points further. Please confirm receipt of this comment for the record.

Respectfully,

Gavin Johnson
(509)264-6960

March 11, 2026

To: Department of Community Development

Att: Susan Dretke

Re: Proposed application for a Comprehensive Plan Map Amendment, file No. CPA 26-054

Comment:

In regards to the application for the proposed Comprehensive Plan Map Amendment, I don't find any objection, but my concern is that within the consideration of said amendment, Chelan County and the Chelan/Douglas County Health Department require proof of adequate domestic water volume for the maximum number of potential living structures without impacting the water table for wells below, and for a minimum of water in reserve for fire control. The area proposed is dense forest and on mountain hillside and the road for fire equipment access is difficult.

Thank you for the opportunity to comment on this application.

Respectfully submitted,

John W. Fishburne

10462 Fox Rd, Leavenworth, WA 98826

Fishburnej3@gmail.com

(509) 670-8635

From: Chris Pedersen
To: Susan Dretke
Subject: CPA 26-054
Date: Monday, March 9, 2026 3:54:29 PM

Susan,

The fire marshals office has no comments on the above mentioned project.

Chris Pedersen, CFI²
Chelan County Fire Marshal
Department of Fire Prevention and Investigation
400 Douglas St.
Wenatchee, WA 98801
Cell: 509-630-9259
Email: chris.pedersen@co.chelan.wa.us

Sheila Harris
Alan Chilcoat
10675 Fox Road
Leavenworth WA 98826

March 11, 2026

Chelan County
Dept of Community Development
316 Washington St, suite 301
Wenatchee, WA 98801

Re Notice of Application File # CPA 26-05, Michael Hellickson

We have questions and comments regarding the above Notice of Application .

This property is accessed by a private road that has no recorded Road Maintenance Agreement. Access is important to us as we live at the bottom of the road, and it runs through our immediate property. Changing the land use designation leads us to speculate that this adjustment would allow for more homes and ADUs. The applicant has told me in our initial introduction that he would like to build homes for his children. How many homes may be accessed off a private road before being required to bring it up to County standards? We are concerned that any further widening through our property will cause the embankment to slough and avalanche our house below.

The road already has 2 STRs which leads to an increase in traffic through our easement of up to 8 cars per day. Another major concern is ongoing construction. We have had up to 16 dumptrucks per day pass through, along with concrete, heavy equipment, and contractor vehicles—all within 40 feet of our home. Little did we know how intense the usage would be when we purchased our parcel. In addition, as there is no maintenance agreement, dust is unmitigated.

Water is a major concern of the entire neighborhood. Our property has 4 wells, serving 16 homes or lots. These wells have run dry in the past, from overuse up the canyon, and when there were fewer users than now. What measures has the County put in place to protect existing wells and users? What health measures are in place to ensure increasing density above community wells will keep runoff of septic drainfields from funneling to our shared aquifer?

In addition, this is a Wildland Urban Interface with no County Fire support required on the private road. It has only one egress route, unless a neighboring driveway is used. Fox Road has only one ingress/egress route with more than 40 homes existing already. There are places on Fox Road where only one car at a time may pass.

The existing fire hydrants on Fox Road are supported by the well system in our property. Without adequate water, the neighborhood fire risk increases.

Of course, we cannot speculate on the applicant's intentions, but the County can parse out the ultimate development goals of any application, as part of comprehensive planning. It's up to the County to protect the existing residential quality of life by addressing increasing density and decreasing resources, before they become problems.

We appreciate being notified of the application notice by mail. We received it March 10. Thank you for noting our comments and questions.

Best regards,

Sheila Harris and Alan Chilcoat

From: Brooke Johnson
To: Susan Dretke
Subject: Re: Notice of Application File # CPA 26-054
Date: Monday, March 9, 2026 12:56:41 PM

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Susan,

My name is Brooke Johnson, and I am a property owner at 25 Foxridge Lane. I'm writing to express my opposition to the proposed rezoning request submitted by Mr. Hellickson for property located up Stevens Canyon.

Like many of my neighbors, my family chose to purchase property in this area because of the existing zoning and the larger lot sizes that provide space, privacy, and a lower-density rural character. We paid a premium for that setting and for the "elbow room" that properties in this area currently offer.

If the zoning is changed to allow for significantly smaller lots and increased density, it fundamentally alters the expectations that current property owners relied upon when making what is often the largest investment of their lives. One of the defining attributes of Stevens Canyon properties is the space and rural feel created by larger lot sizes. If those conditions change, it diminishes a key factor that supports our property values. Being unable to sell our property in the future with those same qualities would place existing homeowners at a clear disadvantage.

There are also practical concerns that come with increasing density in this area. Stevens Canyon is served by limited road infrastructure, and additional development would increase traffic on roads that were not designed for higher volumes. In the event of wildfire, which is a real and ongoing concern in our region, evacuation safety and emergency access should be carefully considered before allowing additional density.

Water availability and septic capacity are also important considerations in rural areas like ours. Increased density could place additional strain on systems that were originally planned for much lower levels of development.

I also encourage the county to carefully evaluate the long-term intentions behind this rezoning request. While it may be stated that there are no immediate development plans, zoning changes often shape what becomes possible in the future. Because of the significant and lasting impacts that increased density could have on Stevens Canyon, I believe it is important for the county to proceed with caution and fully consider how this change could affect existing residents and the broader community over time.

Finally, approving a rezoning like this could set a precedent for similar requests in the future, which could gradually transform the character of Stevens Canyon in ways that current residents never anticipated when they chose to live here.

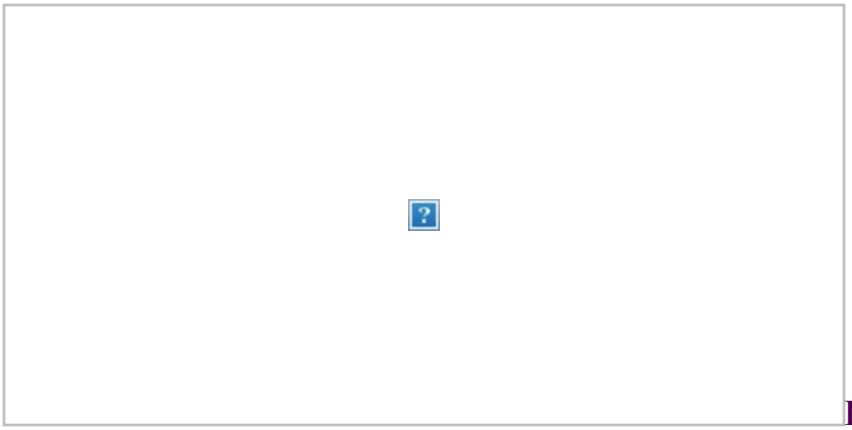
For these reasons, I respectfully ask that the county carefully consider the long-term impacts

this rezoning could have on existing residents, infrastructure, property values, and the rural character of this area before making any decision.

Thank you for your time and for considering the perspectives of local residents.

Sincerely,
Brooke Johnson
25 Foxridge Ln
Leavenworth, WA
(509) 280-2848

--



Brooke Johnson

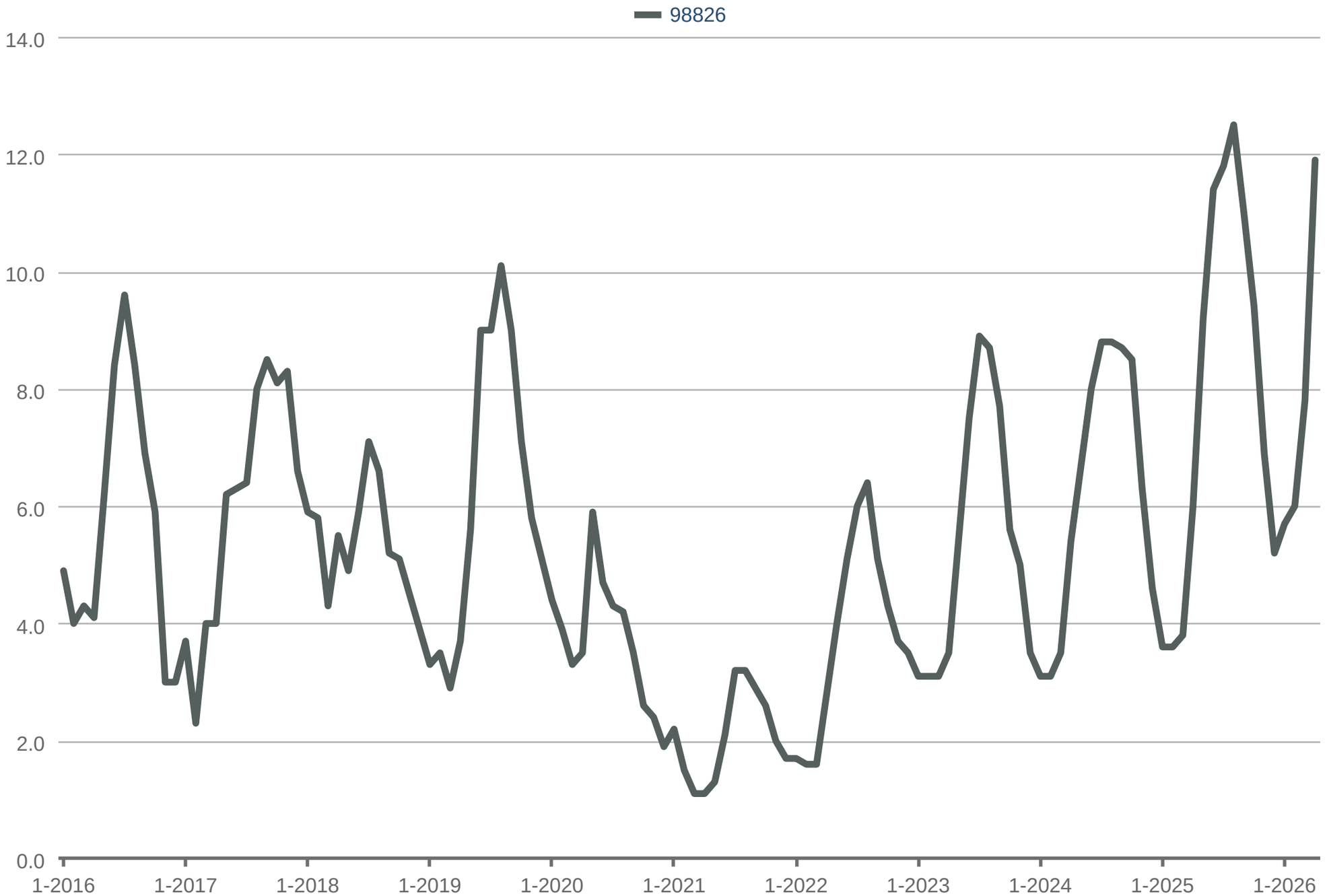
Brooke Johnson
Alpine Group Real Estate
Realtor
509.280.2848
brooke@alpinegroup.homes

Gavin Johnson
Alpine Group

Office: (509) 548-9362
Cell: (509) 264-6960
gavin@alpinegroup.homes
www.alpinegroup.homes

NORTHWEST MULTIPLE LISTING SERVICE.

Months Supply of Inventory (Closed)



98826: Residential

Each data point is one month of activity. Data is from May 5, 2026.

All data from Northwest Multiple Listing Service®. InfoSparks © 2026 ShowingTime.

Chelan-Douglas Health District
200 Valley Mall Parkway, East Wenatchee, WA 98802

Memorandum

To: Susan Dretke, Chelan County

From: Richmond Petty, REHS

Date: 03/12/26

RE: Hellickson (CPA 26-054) Comments

I have reviewed the above development proposal for a Comprehensive Plan Map Amendment. The request to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). The subject property is located at 10705 Fox Rd., Leavenworth, WA 98826 (county tax parcel: 251832330200)

As proposed, I have no objections to further approval of this project.

- Active Septic Repair permit issued (OSS-REPAIR-25-0055) and private water review approved in 2006 for well (APG157).

Any changes to the project may require additional Health District review.

Fees for review of land-use applications have been established by the Chelan-Douglas Health District Board of Health. The District will bill the applicant upon receipt of our comments (attached).

Project	CDHD 2026 fees
Other Land Use review (per hour)	$125
Administration Fee	$5

From: Ron Larson
To: Susan Dretke
Subject: Project File No: CPA 26-054
Date: Wednesday, March 11, 2026 2:47:54 PM

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Susan,
I need help understanding this rezone request. The notice indicates the proposal is to change the zoning for this Parcel to Rural Residential/Resource 10 from Commercial Forest. There is currently a large residence on this property. Is this proposal just to make the zoning consistent with the facts on the ground or is this laying the groundwork for future subdivision? I suspect I'm missing something. Please clarify. We own the residence on 10412 Fox Rd and are interested in any potential impacts to traffic.
Thanks!
Ron Larson

Washington State Department of Commerce

THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2026-S-13072

Submittal Date Time: 07/20/2026

Submittal Information

Jurisdiction	Chelan County
Submittal Type	60-day Notice of Intent to Adopt Amendment
Amendment Type	Comprehensive Plan Amendment

Amendment Information

Brief Description
Proposed comprehensive plan amendment for the GMA periodic update

- **Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.**
- **Yes, this is action includes changes to Urban Growth Boundaries.**

Planning Commissions Date 07/22/2026
Planning Commissions Date 08/26/2026

Anticipated/Proposed Date of Adoption 12/31/2026

Categories

Submittal Category
Comprehensive Plan

Attachments

Attachment Type	File Name	Upload Date
Comprehensive Plan Amendment - Draft	Chelan County 2026-2046 Comp Plan_Appx K_20260715.pdf	07/20/2026 10:53 AM
Comprehensive Plan Amendment - Draft	Chelan County 2026-2046 Comp Plan_Appx L_20260716.pdf	07/20/2026 10:53 AM
Comprehensive Plan Amendment - Draft	Chelan County 2026-2046 Comp Plan_Redlines_20260717.pdf	07/20/2026 10:53 AM
Comprehensive Plan Amendment - Draft	Chelan County Citizen Initiated Comp Plan Amendments.pdf	07/20/2026 10:57 AM

Contact Information

Prefix Ms.
First Name Deanna
Last Name Walter
Title Director
Work (509) 667-6225
Cell
Email deannac.walter@co.chelan.wa.us

☐ **Yes, I would like to be contacted for Technical Assistance.**

Certification

■ **I certify that I am authorized to submit this Amendment for the Jurisdiction identified in this Submittal and all information provided is true and accurate to the best of my knowledge.**

Full Name Ashley Fernandez
Email ashley.fernandez@co.chelan.wa.us

File: SPA 26-054

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

I, Ashley Fernandez, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on April 28, 2026, I personally mailed true and correct copies of the attached SEPA DETERMINATION OF NON-SIGNIFIGANCE to the following parties:

****SEE ATTACHED EMAIL****

Signature

4.28.2026
Date

ACKNOWLEDGEMENT

This is to certify that on 28th day of April, 2026.

Ashley Fernandez to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Breanne Hensley
Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: jdL8NbWKaxgbkhXGXlae | **Proof Updated: Apr. 27, 2026 at 08:31am PDT**
Notice Name: CPA - SEPA - DNS

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Ashley Fernandez	Wenatchee World
ashley.fernandez@co.chelan.wa.us	
(509) 667-6225	

Columns Wide: 2 **Ad Class:** Legals

Total Column Inches: 9.14

Number of Lines: 47

4/30/2026: Custom notice (Thursday Rate)	231.55
Subtotal	$231.55
Tax	$0.00
Processing Fee	$23.16
Total	**$254.71**

See Proof on Next Page

DETERMINATION OF NON-SIGNIFICANCE

PURSUANT to R.C.W 43.21C, NOTICE IS HEREBY GIVEN THAT on April 30, 2026 Chelan County Community Development (LEAD AGENCY) did issue a determination of non-signif icance relative to the environmental impact for the applications listed below. The lead agency for these proposals has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.C.030 (2)(c). This decision was made after review of completed environmental checklist and other information on file with the lead agency.

CPA 26-063 Sanderson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 10 (RR10) to Rural Residential Resource 5 (RR5). **Site Address:** 172 Whitetail Way Chelan, WA 98816; **Parcel Numbers:** 28-22-34-410-100

CPA 26-067 WA DNR- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 20 (RR20) to Rural Residential Resource 10 (RR10). **Site Address:** Unassigned, Wenatchee, WA 98801; **Parcel Numbers:** 23-20-16-100-000

CPA 26-060 McMahon - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 10 (RR10) to Rural Residential Resource 2.5 (RR2.5). **Site Address:** 7948 East Leavenworth Rd. Leavenworth, WA 98826; **Parcel Numbers:** 24-17-23-510-480

CPA 26-054 Hellickson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). **Site Address:** 10705 Fox Rd. Leavenworth, WA 98826; **Parcel Numbers:** 25-18-32-330-200

CPA 26-041 Campbell- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5) **Site Address:** 24 Hugo Rd. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-330-175

CPA 26-048 HMJD-Collins LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 to Rural Residential/ Resource 2.5 (RR2.5) **Site Address:** Unassigned. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-430-050

CPA 26-026 G&B Properties East LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) to Rural Commercial (RC). **Site Address:** 18625 Beaver Valley Rd., Plain, WA 98826; **Parcel Numbers:** 26-17-13-720-007

CPA 26-007 Heart for Homes - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC). **Site Address:** 85 Chestnut St., Chelan Falls, WA 98817; **Parcel Numbers:** 27-23-32-515-096

This information is available to the public on request and may be reviewed at Chelan County Community Development, 316 Washington Street, #301, Wenatchee, WA, during normal business hours. **Comments on these determinations should be sent to the above listed address and must be received by May 14, 2026 at 5:00 PM.**

Date: April 30, 2026

######

Skip navigation

DEPARTMENT OF ECOLOGY State of Washington

SEPA Record Submittal

My agency records Add a SEPA record Help My account

Resources

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit Copy Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-054

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:

Leavenworth WA 98826

Parcel number:
25-18-32-330-200

Coordinates (Lat, Long):

Section/Township/Range:

Other identifying location information:
Address Unassigned

Project documentation

Proposal type:
Nonproject

Related Ecology SEPA numbers:
202600819

Important dates

Issued date:
4/30/2026

Comments due to lead agency:
5/14/2026

SEPA Number: 202600819

Applicant name:
Michael Hellickson

Applicant contact information:

Document type:
CONSULT

Document sub type:
DNS

Proposal name:
Hellickson Comprehensive Plan Map Amendment and Rezone

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Ashley Fernandez

Date submitted to Ecology:
4/28/2026

Published date:

Attached files

File name	File description
CPA 26-054 - Application Materials.pdf	Application Materials
CPA 26-054 - Hellickson - SEPA - DNS.pdf	Issuance of DNS

Ecology home Ecology's SEPA website SEPA Register public search
Version: 1.0.0.0 Contact admin Privacy notice
Accessibility Copyright © Washington State Department of Ecology

Ashley Fernandez

From: Ashley Fernandez
Sent: Tuesday, April 28, 2026 12:33 PM
To: 'michael@hellickson.com'; 'ryanw@pacificengineering.net'; 'fishburnej3@gmail.com'; 'gnorrisj@gmail.com'; 'brooke@alpinegroup.homes'; 'brian.koblenz@gmail.com'; 'ronlarson@comcast.net'; 'richmond.petty@cdhd.wa.gov'
Cc: Susan Dretke
Subject: Additional comment period for a SEPA Determination regarding CPA 26-054- Hellickson - Chelan County Dept. of Community Development
Attachments: CPA 26-054 - Hellickson - SEPA - DNS.pdf

Good afternoon,

Please see the attached SEPA Determination of Non-significance regarding Michael Hellickson's application, File# CPA 26-054. This is a notification of a decision that was made regarding the application. The comment period ends on May 14, 2026.

If you have any questions pertaining to this application please feel free to contact the Chelan County Planner associated with this file, Susan Dretke, at 509-667-6225 or susan.dretke@co.chelan.wa.us.

Have a great week!

Cheers,

Ashley Fernandez
Noticing Clerk
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
Ashley.Fernandez@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey: https://www.surveymonkey.com/r/FC638WT

Additional Comment Letters for CPA 26-054 – Hellickson – SEPA DNS

Mailed 4/28/2026

Sheila Harris & Alan Chilcoat- 10675 Fox Rd, Leavenworth WA 98826

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
)
COUNTY OF CHELAN)

CPA 26-054

Ryan Walker, being first duly sworn, deposes and says: That at all times mentioned herein she/he was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That the general notice of land use action containing the permit #, applicant name and a description of the proposal for a **Comprehensive Plan Amendment, CPA 26-054**, was maintained on the subject property, in accordance with the records of property ownership of the Chelan County Assessor, in good conditions from 2/25/26 (date of posting on the project site by the Chelan County Department of Community Development), through 3/19/26 (the end of the public comment period), and affidavit returned to the Chelan County Department of Community Development on 4/15/26.

Ryan Walker
Signature

4/15/26
Date

ACKNOWLEDGEMENT

This is to certify that on ~~4/15/26~~ 15 day of April, 2026.

Ryan Walker to me known to be the person(s), who executed the foregoing Affidavit of Posting and acknowledged to me that they signed the same as their free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing in Chelan County

My commission expires 9-5-29

JENNIFER HINSON
Commission Expires
09-05-2029
NOTARY PUBLIC
License Number 193513
STATE OF WASHINGTON

File: CPA 26-054

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) **SS**
COUNTY OF CHELAN)

Jessica Thompson, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on 3/4/2026, I personally mailed true and correct copies of the hereto attached:

- ☐ Notice of Shoreline Application
- ☑ Notice of Application
- ☐ Other _____

to all property owners within 1,000 feet (excluding 60 feet of Street rights of way pursuant to Section 14.08.060 (1)(B), Chelan County Code) of the project boundary in accordance with the records of property ownership of the Chelan County Assessor and any other interested parties. A copy of the mailing list is attached to this affidavit.

Signature

3/4/26
Date

ACKNOWLEDGEMENT

This is to certify that on 4th day of March, 20 26

Jessica Thompson to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

Owner_Name CPA 26-054 Hellickson	Address_1	Address_2	City	State	Zip
ADAMS MARY LOU	92 LUCKY DOG LN		LEAVENWORTH	WA	98826
ALLEN CHRISTOPHER S & SARAH L ROSSELET	49 FOX HOLLOW RD		LEAVENWORTH	WA	98826
ALLEN LUCAS J & MADELYN M	10448 FOX RD		LEAVENWORH	WA	98826
ALPINE VIEW LLC	NOVA CHAMBERLAIN PRESIDENT	19501 144TH AVE NE STE C300	WOODINVILLE	WA	98072
BAIN BRANTLEY & STACI	10670 FOX RD		LEAVENWORTH	WA	98826
BALLATA JOSEPH M	5820 S LAURELCREST CT		SPOKANE	WA	99224
BALLEW STEPHEN T ETAL	PO BOX 777		LEAVENWORTH	WA	98826
BIBBEE MARK A & ANN	2860 SPRING CHAPEL CT		HERNDON	VA	20171
BOLSER DUANE A & LOUISE M	PO BOX 572		LEAVENWORTH	WA	98826
BORGES DE MORAES CAMILA	2470 E HELLEN ST		SEATTLE	WA	98112
BOSKET SPENCER ETAL	145 RABBIT LN		LEAVENWORTH	WA	98826
CADE MATTHEW & CAROL	164 S EAGLE RIDGE RD		LEAVENWORTH	WA	98826
CANNATA JOSEPH A	15361 US HIGHWAY 2		LEAVENWORTH	WA	98826
CHILCOAT ALAN L ETAL	10675 FOX RD		LEAVENWORTH	WA	98826
CHRISTENAT JEFF & SUTTON JULIE	1672 ALPENVIEW DR		LEAVENWORTH	WA	98826
CHRISTENAT JEFFREY M & SUTTON JULIE	2319 1ST AVE #508		SEATTLE	WA	98121
CHRISTENAT JEFFREY M & SUTTON JULIE	2319 1ST AVE #508		SEATTLE	WA	98121
COWAN ORCHARDS INC	C/O ROBERT COWAN	40 FOX HOLLOW RD	LEAVENWORTH	WA	98826
DARLINGTON DOUG	23 ARROWLEAF LN		LEAVENWORTH	WA	98826
DIETRICH ORCHARDS LLC	80 RANCHETTS RD		BIGFORK	MT	59911
FARIAS CHRIS	PO BOX 342		LEAVENWORTH	WA	98226
FISHBURNE JOHN W	10462 FOX RD		LEAVENWORTH	WA	98826
FOX RIDGE LLC	10020 NORTH RD		LEAVENWORTH	WA	98826
FRANK JEFFREY G	1617 8TH AVE W		SEATTLE	WA	98105
GIBBONS ALEC	JOSEPH A GIBBONS	PO BOX 492	FRIDAY HARBOR	WA	98250
GONDER LEO & TERESA	PO BOX 36		SPOKANE	WA	99201
GRANDIN JAMES & REBECCA	655 NW 76TH ST		SEATTLE	WA	98117
HAFERMANN MAURY D & SHANNON T	167 CROSS CREEK LN		LEAVENWORTH	WA	98826
HELLICKSON MICHAEL	PO BOX 7617		BONNEY LAKE	WA	98391
HICKEY PETER V C & GAYLE E	PO BOX 2749		WOODINVILLE	WA	98072-2749
J & L GETAWAY LLC	5701 SUGARLOAF ST		ANACORTES	WA	98221
JERGOVIC KENDRA & JADRAN	42 FOXY LN		LEAVENWORTH	WA	98826
JOHNSON BRETT B	10680 FOX RD		LEAVENWORTH	WA	98826
JOHNSON BROOKE & GAVIN N	10380 NORTH RD		LEAVENWORTH	WA	98826
JOHNSON CURTIS M & MEYERS STEVEN P	15242 186TH AVE NE		WOODINVILLE	WA	98072
JORGENSEN MARK R & SARAH R V	13517 NE 94TH ST		REDMOND	WA	98052
KAROL CHARLES B & TREADWELL KAROL JENNIFER L	10495 FOX RD		LEAVENWORTH	WA	98826
KELLER KENRA D & GREGORY S	7538 OLYMPIC VISTA PL NW		SEABECK	WA	98380
KELLEY KYLE S	10541 FOX RD		LEAVENWORTH	WA	98826
KINZER CRAIG & DANNA	18875 SE 42ND ST		ISSAQUAH	WA	98027
KINZER DANNA & CRAIG	300 LENORA ST #492		SEATTLE	WA	98121
KOBLENZ BRIAN	10740 FOX RD		LEAVENWORTH	WA	98826
LEDEZMA LLC	80 RANCHETTS RD		BIGFORK	MT	59911
LEE MICHAEL C & ROSANA M BISHAI	5624 117TH AVE SE		BELLEVUE	WA	98006
LGL PROPERTIES LLC	PO BOX 2151		WENATCHEE	WA	98807
MARTIN STEVEN & MAHALA	269 RABBIT LN		LEAVENWORTH	WA	98826
MAXWELL AMANDA & WILLIAM M RIEDEL	2410A NW 61ST ST		SEATTLE	WA	98107
MC CAULEY CONNIE C ETAL	PO BOX 2023		LEAVENWORTH	WA	98826
MC GLYNN WILLIAM P & JULIE M ENGLAND	70 LUCKY DOG LN		LEAVENWORTH	WA	98826
MC KINNEY JAMES D & RITA E	1217 COMMERCIAL ST		LEAVENWORTH	WA	98826
MELVIN RICHARD A & SHERYL R	2828 NE 183RD ST		LAKE FOREST PARK	WA	98155
MILGATE IAN & CATRIONA REVCBLE LVNG TRUST	MILGATE IAN & CATRIONA TRUSTEES	734 MURET CT	RICHLAND	WA	99352
MOTTELER ORCHARDS LLC	PO BOX 962		LEAVENWORTH	WA	98826-0962
MUENZBERG FAMILY TRUST	MUENZBERG STEVEN & LYNNETTE TRUSTEES	18514 RIDGEFIELD RD NW	SHORELINE	WA	98177
O TWOMNEY JENNIFER & ROBERT P	106 FOXY LN		LEAVENWORTH	WA	98826
PATTON STEVEN M & KATHLEEN A TUCKER-PATTON	63 LUCKY DOG LN		LEAVENWORTH	WA	98826
PHILLIPS THOMAS H & CHERYL L	1484 ALPENVIEW DR		LEAVENWORTH	WA	98826
PIESTRUP SARAH L	10454 FOX RD		LEAVENWORTH	WA	98826
POSEY CANYON LLC	10020 NORTH RD		LEAVENWORTH	WA	98826
REDD PHILLIP E & ANN M	18400 208TH AVE SE		MONROE	WA	98272
REED DOUGLAS S & SARAH S	PO BOX 21866		SEATTLE	WA	98811
RHODRI THOMAS & ELIZABETH MARZOLF	711 NW 73RD ST		SEATTLE	WA	98117
RICHARDSON GEOFFREY D	198 ARROWLEAF LN		LEAVENWORTH	WA	98826
RIISE NILS ERIK & JANA ZEDIKER	PO BOX 307		LEAVENWORTH	WA	98826
ROBERTS HOLLY & ADAM DI PETRILLO	3171 BROWN LOOP		DUPONT	WA	98327
SALE TIMOTHY R & KELLY CHOW-SALE	2606 W BLAINE ST		SEATTLE	WA	98199
SHELLEY MARK S & SHERRIE L	6603 220TH ST SW STE 102		MOUNTLAKE TERRACE	WA	98043
SHUGRUE BRIAN & ROCHELLE	10300 SUNCREST DR		LEAVENWORTH	WA	98826
SPIELHAGEN LIVING TRT	107 RABBIT LN		LEAVENWORTH	WA	98826
STOCKWELL DOUGLAS J	PO BOX 1706		WENATCHEE	WA	98807
STROUD STEVENSON G TRUSTEE	310 S MISSION ST		WENATCHEE	WA	98801
TITOV VSEVOLOD & TATIANA	31 FOXY LN		LEAVENWORTH	WA	98826
UNITED STATES OF AMERICA	USDA FOREST SERVICE	215 MELODY LN	WENATCHEE	WA	98801
WASHBURN KIM & BARBARA	10555 FOX RD		LEAVENWORTH	WA	98826
WERNER PAUL R & LISA M	727 N C ST		TACOMA	WA	98403
WOLF LONNIE & LINDA	PO BOX 637		LEAVENWORTH	WA	98826
ZIEGLER CRAIG ETAL	1912 ALPENVIEW DR		LEAVENWORTH	WA	98826

Date Referral Sent: _____ File Number: CPA 26-054

Agency Referrals	Date Received	Comments Received
☐ Assessor		Yes/No
☑ Fire Marshal		Yes/No
☐ Building Official		Yes/No
☑ CD Health District		Yes/No
☐ Water		Yes/No
☐ Septic		Yes/No
☐ Solid Waste		Yes/No
☐ Food Service		Yes/No
☑ Public Works		Yes/No
☑ PUD		Yes/No
☐ Power/Water		Yes/No
☐ Property		Yes/No
☐ Sewer		Yes/No
☑ WA State Dept of Natural Resources		Yes/No
☐ Aquatic		Yes/No
☐ Forest		Yes/No
☑ WA State Dept of Ecology		Yes/No
☐ Shorelines/Wetlands		Yes/No
☐ FEMA		Yes/No
☐ WA Dept of Fish & Wildlife		Yes/No
☐ US Fish & Wildlife		Yes/No
☐ WA State Dept of Transportation		Yes/No
☐ US Army Corps of Engineers		Yes/No
☐ Fire District # _____		Yes/No
☐ Sewer Purveyor: _____		Yes/No
☐ Water Purveyor: _____		Yes/No
☐ Irrigation District: _____		Yes/No
☐ Water District: _____		Yes/No
☐ School District: _____		Yes/No
☐ Hospital District: _____		Yes/No
☑ City of: Leavenworth		Yes/No
☐ Community Council: _____		Yes/No
☐ WA State Archaeology		Yes/No
☑ Yakima Nation		Yes/No
☑ Confederated Tribes of Colville		Yes/No
☐ Noxious Weed Control Board		Yes/No
☐ Port of Chelan County		Yes/No
☑ SEPA Register		Yes/No
☐ Bureau of Land Management		Yes/No
☐ Other: _____		Yes/No

Jessica K. Thompson

From: Jessica K. Thompson
Sent: Tuesday, March 3, 2026 2:20 PM
To: 'michael@hellickson.com'; 'Ryan Walker'
Cc: Susan Dretke
Subject: Notice of Application for CPA 26-054 Hellickson - Chelan County Dept. of Community Development
Attachments: CPA 26-054 NOA.pdf; CPA 26-054 - Affidavit of posting.pdf

Greetings,

Please find the attached Notice of Application for a Comprehensive Plan Amendment regarding Michael Hellickson's property, File# CPA 26-054. This notice should be posted on the *subject property by March 5th, or as soon as possible. Please place in a prominent position on site and maintain it for 14 days,* starting from the first day of posting. If you need a sign for posting, you may pick one up at our office.

Also attached is the affidavit of posting that needs to be filled out with the appropriate information after the 14-day comment period, signed before a notary, and the original returned to your planner. If your affidavit of posting is not returned to your planner, your file may be placed on hold.

If you have any questions pertaining to your application please contact the Chelan County Planner associated with this file, **Susan Dretke**, at 509-667-6225 or **Susan.Dretke@co.chelan.wa.us**.

Thank you,

Jessica Thompson
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

Jessica K. Thompson

From:	Jessica K. Thompson
Sent:	Tuesday, March 3, 2026 10:55 AM
To:	FMO; 'EHSupport'; Cindy Grubb; 'Real Estate Services'; 'AquaticLeasing.Rivers@dnr.wa.gov'; 'ECY RE CRO SEPA Coordinator'; 'Andi Zontek-Backstrum'; Brantley Bain; 'cflorea@cityofleavenworth.com'; 'selby@cityofleavenworth.com'; 'ENVIROREVIEW@YAKAMA.COM'; 'guy.moura@colvilletribes.com'
Cc:	Susan Dretke
Subject:	Request for Comments – CPA 26-054 Hellickson - Chelan County Dept. of Community Development
Attachments:	CPA 26-054 NOA.pdf; CPA 26-054 - Application Materials.pdf; CPA 26-054 - SEPA.pdf

Greetings,
Chelan County has a **Comprehensive Plan Amendment** application in which we are requesting comments from agencies and special districts. Attached are all the materials for your review and the Notice of Application. Please respond by **5:00 pm on March 19, 2026.**

Project File No.:	CPA 26-054
Project Location:	Unassigned, Chelan, WA 98816
Parcel Number:	25-18-32-330-200
Applicant/Owner:	Michael Hellickson
Application Date:	February 24, 2026
Determination of Complete:	February 25, 2026
Notice of Application Date:	March 5, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Application Materials: Attached to this email or may be found on the Chelan County Public Notice Portal: https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch
Return Comments To: **Susan Dretke**
Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Email: **Susan.Dretke@co.chelan.wa.us**
Sincerely,
Jessica Thompson
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit | Copy | Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-054 Hellickson

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:

WA

Parcel number:
25-18-32-330-200

Coordinates (Lat, Long):

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:
Project

Related Ecology SEPA numbers:

Important dates

Issued date:
3/5/2026

Comments due to lead agency:

Applicant name:
Michael Hellickson

Applicant contact information:

Document type:
CONSULT

Document sub type:

Proposal name:
CPA 26-054 Hellickson

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Jessica Thompson

3/19/2026

Date submitted to Ecology:
3/3/2026

Published date:

Attached files

File name	File description
CPA 26-054 - Application.pdf	Application Materials
CPA 26-054 NOA.pdf	Notice of Application

Ecology home Ecology's SEPA website SEPA Register public search
Version: 1.0.0.0 Contact admin Privacy notice
Accessibility Copyright © Washington State Department of Ecology

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: buHEAlshXnyv7p3c47kq | **Proof Updated: Mar. 03, 2026 at 07:23am PST**
Notice Name: March 5th NOA NonOp.

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Jessica Thompson	Wenatchee World
jessicak.thompson@co.chelan.wa.us	
(509) 667-6225	

Columns Wide: 2 **Ad Class:** Legals

Total Column Inches: 7.77

Number of Lines: 40

3/5/2026: Custom notice (Thursday Rate)	124.04
Subtotal	$124.04
Tax	$0.00
Processing Fee	$12.40
Total	**$136.44**

See Proof on Next Page

NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

Notice is hereby given that the Chelan County Department of Community Development has received and found the following land use application to be complete and ready for processing, public review, and comment. We have further determined that this proposal is unlikely to have a significant adverse impact on the environment. The department expects to issue a Determination of Non-Significance (DNS) in accordance with the DNS process found in WAC 197-11-340(2). The proposal may include mitigation measures under applicable codes and public review processes. Mitigation measures may be required regardless of whether an EIS is prepared; however, possible mitigation measures are unknown at the issuance of this notice. A copy of the subsequent threshold determination for this proposal may be obtained upon request to this department. **This may be the only opportunity to comment on the environmental impact of this proposal.**

CPA 26-041 Campbell - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR2.5). 24 Hugo Road, Chelan, WA 98816 also identified as Assessor's Parcel No.: 27-23-03-330-175.

CPA 26-048 HMJD Collins, LLC - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5). Unassigned, Chelan, WA 98816 also identified as Assessor's Parcel No.: 27-23-03-430-050.

CPA 26-054 Hellickson - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). Unassigned, Chelan. WA 98816 also identified as Assessor's Parcel No.: 25-18-32-330-200.

CPA 26-060 McMahon - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5). 7948 East Leavenworth Rd., Leavenworth, WA 98826 also identified as Assessor's Parcel No.: 24-17-23-510-480.

On March 5, 2026, this application was noticed to the public, and no action will be taken on this project until the agency comment period ends March 19, 2026.

All reports and file of record are available at 316 Washington St., Suite 301, Wenatchee, WA 98801 for review. Public comments will be accepted at any time prior to the close of the public record on project permits. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, and original signature, should be as specific as possible, and may be mailed or personally delivered at the address listed above. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision, and appeal the decision as provided by law.

Date: March 5, 2026

######

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225 FAX: (509)667-6475

NOTICE OF APPLICATION

Project File No.:	CPA 26-054
Project Location:	10705 Fox Road, Leavenworth, WA 98826
Parcel Number:	25-18-32-330-200
Applicant/Owner:	Michael Hellickson
Application Date:	February 24, 2026
Determination of Complete:	February 25, 2026
Notice of Application Date:	March 5, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Public Review and Comment Period: PUBLIC COMMENT ON THIS PROPOSAL IS ENCOURAGED and no action will be taken on the project until the Agency comment period ends on **March 19, 2026**. Agencies, tribes, and the public are encouraged to review and comment on the proposed project. Public comments will be accepted at any time prior to the close of the public record. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, original signature, and should be as specific as possible. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision and appeal the decision as provided by law. Written comments must be submitted to the Department of Community Development, 316 Washington St., Suite 301 Wenatchee, WA 98801; Attention: Susan Dretke or email susan.dretke@co.chelan.wa.us for additional information or to review application materials.

The complete case file on this matter is available for review online at https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome; or during normal business hours at the offices of the Chelan County Community Development Department located at 316 Washington St., Suite 301 Wenatchee, WA 98801 Monday-Friday between the hours of 8:00 A.M. and 5:00 P.M. Please contact the on-call planner at (509) 667-6224 to arrange an inspection of the file.

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301
WENATCHEE, WA 98801
(509) 667-6225

VIA EMAIL

DETERMINATION OF APPLICATION STATUS

Pursuant to Title 14, Development Permit Procedures & Administration, Section 14.08.030, Determination of Completeness. (CCBOR Resolution No. 2004-16, as amended)

Project Description: The proposal is a request to amend the current comprehensive plan map designation from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10).

File Number:	CPA 26-054
Related Files:	None
Parcel Address:	10705 Fox Rd. Leavenworth, WA 98826
Parcel Zoning	Commercial Forest (FC)
Applicant/Owner:	Michael Hellickson
Mailing Address:	PO Box 7617, Bonney Lake, WA 98391
Date Submitted:	2/24/26
Date Complete:	2/25/26

Upon Initial Review, The Above Referenced Application is Found To Be: COMPLETE

The required components of an application are present and are judged by the review authority to be technically accurate and contain sufficient information necessary to allow the processing of the application. All submittal fees have been paid.

Your application has been determined to be complete as of the date of this letter. Pursuant to Chelan County Code Section 14.08.030(5), a Determination of Completeness shall not preclude the department for requesting additional information or studies if the need for more information becomes apparent during processing of the proposed development.

Review Authority: Susan Dretke
Chelan County Community Development
316 Washington St., Suite 301, Wenatchee, WA 98801
Email: susan.dretke@co.chelan.wa.us
Phone: (509) 667-6586

Sincerely,

Susan Dretke 2/25/26

Skip Moore, Auditor, Chelan County, WA. AFN # 2583493 Recorded 07/07/2023 at 02:27 PM, D Page: 1 of 3, $205.50, TARA HELLICKSON

RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Development

When recorded return to:
MICHAEL HELLICKSON
PO BOX 7617
BONNEY LAKE, WA 98391

199804
REAL ESTATE EXCISE TAX
EXEMPT
Chelan County Treasurer
David E. Griffiths, CPA
By LM 7/7/2023
Deputy

QUIT CLAIM DEED

THE GRANTOR(S) TARA HELLICKSON, SPOUSE OF MICHAEL HELLICKSON

for and in consideration of TO SEPARATE COMMUNITY PROPERTY

in hand paid, conveys and quit claims to MICHAEL HELLICKSON, A MARRIED MAN AS HIS SEPARATE ESTATE

the following described real estate, situated in the County of CHELAN , State of Washington

together with all after acquired title of the grantor(s) herein:
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

25183233020 0

Abbreviated Legal: (Required if full legal not inserted above.)

T 25N R 18EWM S 32, LOT F BLA 2003-074, LOT D CE 1997-003, S1/2SWSW, 22.0000 ACRES

Tax Parcel Number(s): 251832330200

Dated: 7/5/2023

TARA HELLICKSON

State of WA
County of Clallam

This record was acknowledged before me on ~~(date)~~ by (name(s) of individuals). AP 7/7/23 Tara Hellickson

(Signature of notary public)

(Stamp)

(Title of office) Notary
My commission expires: 11-30-2024

(date)

ANDREY PEREZ
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
21011938
11-30-24

LEGAL DESCRIPTION

EXHIBIT "A"

The South half of the Southwest quarter of the Southwest quarter of Section 32, Township 25 North, Range 18, E.W.M., Chelan County, Washington,

EXCEPT that portion described as follows:

Beginning at the Northwest corner of said South half; thence South 89°48'06" East 195.08 feet, along the North line thereof; thence South 37°44'20" West 180.06 feet; thence South 47°53'02" West 113.79 feet; thence along a curve to the left with a radius of 300.00 feet, a length of 13.77 feet to a point on the West line of said South half; thence North 2°23'12" East 229,05 feet to the Point of Beginning,

TOGETHER WITH that portion of the Southeast quarter of Section 31, Township 25 North, Range 18, E.W.M., described as follows:

Beginning at the Southeast corner of said Southeast quarter; thence South 89°48'10" West 50,00 feet, along the South line of said Southeast quarter; thence North 10°57'22" West 259.24 feet; thence along a non-tangent curve to the left with a radius of 100.00 feet, a length 82.60 feet the chord bearing North 34°05'06" East 62.90 feet; thence North 15°45'17" East 20.48 feet; thence along a curve to the right with a radius of 300.00 feet a length of 154.46 feet to the East line of said Southeast quarter; thence South 2°23'12" West 458.16 feet to the Point of Beginning.

SEPA[1] Environmental Checklist

RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Development

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A.Background

Find help answering background questions[2]

1. **Name of proposed project, if applicable:**

   Hellickson Comprehensive Plan Map Amendment and Rezone

2. **Name of applicant:**

   Michael Hellickson

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

   Michael Hellickson (Applicant)
   PO Box 7617
   Bonney Lake, WA 98391
   206-300-6453
   michael@hellickson.com

   Ryan Walker (Agent)
   Pacific Engineering and Design, PLLC
   200 South Columbia St, Suite 300
   Wenatchee, WA 98801
   5409-630-7917
   ryanw@pacificengineering.net

4. **Date checklist prepared:**

   February 2026

5. **Agency requesting checklist:**

   Chelan County

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

   The application will follow the Chelan County process for Comprehensive Plan Map Amendments.

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

   No.

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

   None.

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

   No.

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

    Comprehensive Plan Map Amendment and Zoning Map Amendment.

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

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.)

This proposal is to change the zoning and comprehensive plan land use designation and zoning map of approximately 22.0 acres from Commercial Forest (FC) to Rural Residential/Resource 10 (RR 10). The property is located at 10705 Fox Road, Leavenworth, within Section 32, T 25N, R 18E.W.M.

The official Chelan County Zoning and Comprehensive Plan map is no. 39.

The zoning and comprehensive plan designations are proposed to be changed to align the property with nearby zoning and existing residential use. The adjacent properties to the west and south are zoned RR 10, which is the zone that the subject property is proposed to be changed to. Further, the property to the west has been approved for a cluster subdivision with lot sizes less than one acre.

Chelan County's land-use history includes longstanding patterns of rural residential living, small-scale agriculture, and mixed rural uses - not just forest production. Rural residential use is already occurring on the subject property and nearby. Changing from FC to RR10 is consistent with these established patterns when the land is no longer primarily suited for long-term commercial forest production and instead better matches rural residential use. The economic vitality of commercial forestry has decreased, most significantly on small parcels where the scale of merchantable timber costs more to harvest than it produces in revenue.

Because RR 10 is part of the Rural Residential/Resource zoning designations, it fits within the GMA's requirement to maintain rural character while still accommodating:

- Rural housing needs (1 unit per 10 acres),
- Low-density development compatible with natural landscapes, and
- Land uses that do not require full urban services.

Thus, rezoning to RR10 is consistent with the Comprehensive Plan's rural element.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The property is located at 10705 Fox Road, Leavenworth, WA, within Section 32, T 25N, R 18E.W.M.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. **General description of the site:**

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

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

~60%

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.**

Soil mapped for the property on the USGS soil survey website (https://websoilsurvey.nrcs.usda.gov) is Cle Elum loam, 30 to 60 percent slopes (80) which is listed as not prime farmland.

None of the soil will be removed.

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

According to the Chelan County online GIS mapping tool, the subject property contains erosive soils, but does not contain known geologically hazardous areas of landslide potential.

e. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

No filling, excavation or grading is proposed.

f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**

No.

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

There will be no change in impervious surfaces.

h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

None.

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

2. Air

Find help answering air questions[4]

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.**

None.

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

No.

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

None.

3. Water

Find help answering water questions[5]

a. **Surface:**

Find help answering surface water questions[6]

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.**

   The DNR stream typing map shows a type N stream but a stream typing has not been completed.

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.**

   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.**

   None.

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air
[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water
[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

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

   No.

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

   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.**

   No.

b. **Ground:**
Find help answering ground water questions[7]

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 a general description, purpose, and approximate quantities if known.**

   No.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

   No waste material will be discharged.

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.**

   There will be no change in stormwater runoff.

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

   No.

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

   No.

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

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

None.

4. Plants

Find help answering plants questions

a. Check the types of vegetation found on the site:

☒ **deciduous tree: alder, maple, aspen, other**

☒ **evergreen tree: fir, cedar, pine, other**

☒ **shrubs**

☒ **grass**

☐ **pasture**

☐ **crop or grain**

☐ **orchards, vineyards, or other permanent crops.**

☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**

☐ **water plants: water lily, eelgrass, milfoil, other**

☐ **other types of vegetation**

b. What kind and amount of vegetation will be removed or altered?

None.

c. List threatened and endangered species known to be on or near the site.

According to the USFWS IPaC online mapping tool the following species may be located within the vicinity of the proposed project:

- Showy Stickseed (*Hackelia venusta*) – Endangered
- Wenatchee Mountains Checkermallow (*Sidalcea oregana var. calva*) – Endangered

However, the comprehensive plan map amendment will not result in direct impacts to the Project Site as no development is proposed.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

None.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. Animals

Find help answering animal questions[8]

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

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.**

According to the USFWS IPaC online mapping tool the following species may be located within the vicinity of the proposed project:

- Canada Lynx (*Lynx canadensis*) - Threatened
- Gray Wolf (*Canis lupus*) - Endangered
- North American Wolverine (*Gulo gulo luscus*) – Threatened
- Mt. Rainier White-tailed Ptarmigan (*Lagopus leucura rainierensis*) – Threatened
- Northern Spotted Owl (*Strix occidentalis caruina*) - Threatened
- Yellow-billed Cuckoo (*Coccyzus americanus*) -Threatened
- Bull Trout (*Salvelinus confluentus*) - Threatened
- Monarch Butterfly (*Danaus Plexippus*) – Proposed Threatened
- Suckley's Cuckoo Bumble Bee (*Bombus suckleyi*) – Proposed Endangered

However, the comprehensive plan map amendment will not result in direct impacts to the Project Site or affect access or habitat use by the above listed species.

c. **Is the site part of a migration route? If so, explain.**

No.

d. **Proposed measures to preserve or enhance wildlife, if any.**

None.

e. **List any invasive animal species known to be on or near the site.**

None known.

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

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.**

   The plan amendment does not have energy needs.

b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

   No.

c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

   None.

7. Environmental health

Health Find help with answering environmental health questions[10]

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

   No.

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

      None known.

   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.**

      None known.

   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.**

      None known.

   4. **Describe special emergency services that might be required.**

      None known.

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou
[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

5. **Proposed measures to reduce or control environmental health hazards, if any.**

   None.

b. Noise

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

   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)?**

   The comprehensive plan map amendment will not generate noise.

3. **Proposed measures to reduce or control noise impacts, if any:**

   None.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

   The subject property is currently used for residential purposes. Although it is zoned Commercial Forest (FC), rural residential use is already occurring on the site.

   Adjacent properties to the west and south are zoned Rural Residential/Resource 10 (RR10) and are developed or planned for residential use. The property to the west has been approved for a cluster subdivision with lot sizes less than one acre. The adjacent property to the north is used for residential purposes, while the property to the east is undeveloped.

   The surrounding parcels reflect the current residential land use of the Project Site and surrounding area, rather than active commercial forestry. Given that rural residential use is already occurring on the subject property and on adjacent lands, the proposed rezone from FC to RR10 would align the zoning with existing land use patterns. The proposal would not introduce new urban or intensive commercial activities and will not adversely affect current land uses on nearby or adjacent properties.

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

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 because 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?

The site has not been used as working farm or forest land. The property is not in a forest land tax designation.

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?**

   No.

c. Describe any structures on the site.

One (1) single-family residence is present on the Project Site.

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

No.

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

Commercial Forest Lands (FC).

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

Commercial Forest Lands (FC).

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

N/A.

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

Yes, the Project Site is mapped by the WDFW PHS online mapping tool as containing potential shrubsteppe habitat, common sharp-tailed snake (*Contia tenuis*), northern spotted owl (*Strix occidentalis*), and golden eagle (*Aquila chrysaetos*) habitat. All Priority habitats are considered critical areas by Chelan County Code (CCC) 11.78.010(2). A potential type N stream is mapped on the property. However, the comprehensive plan map amendment will not result in direct impacts to the Project Site or affect access or habitat use by the above listed species.

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

None.

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

None.

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

None proposed.

l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

None proposed.

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

None proposed.

9. Housing

Find help answering housing questions[12]

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

None.

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

None.

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

None proposed.

10. Aesthetics

Find help answering aesthetics questions[13]

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

No structures proposed.

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

No.

c. **Proposed measures to reduce or control aesthetic impacts, if any:**

None proposed.

11. Light and glare

Find help answering light and glare questions[14]

a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

---

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing
[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics
[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

None.

b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

No.

c. **What existing off-site sources of light or glare may affect your proposal?**

None.

d. **Proposed measures to reduce or control light and glare impacts, if any:**

None proposed.

12. Recreation

Find help answering recreation questions

a. **What designated and informal recreational opportunities are in the immediate vicinity?**

Hiking, bicycling, and horseback riding occur in the vicinity.

b. **Would the proposed project displace any existing recreational uses? If so, describe.**

No.

c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

None proposed.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

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.**

No.

b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

According to the DAHP WISAARD online mapping tool, a GLO trail is located approximately 0.4 miles to the west of the subject parcel. No other GLO features are located within the project vicinity.

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

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.**

The DAHP WISAARD online mapping tool was used.

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.**

None proposed.

14. Transportation

Find help with answering transportation questions[16]

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.**

Stevens Canyon Road (County road) fronts the property on the west side. No new access is proposed.

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?**

No. The nearest transit stop is in Leavenworth, approximately 2.5 miles to the southwest.

c. **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).**

No.

d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No.

e. **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?**

None.

f. **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.**

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation

No.

g. **Proposed measures to reduce or control transportation impacts, if any:**

None proposed.

15. Public services

Find help answering public service questions[17]

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.**

No.

b. **Proposed measures to reduce or control direct impacts on public services, if any.**

None proposed.

16. Utilities

Find help answering utilities questions[18]

a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

None proposed.

[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services
[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities

Docusign Envelope ID: 2B24E64A-DAC4-4451-BCCB-2F8ACCFF1664

C.Signature

Find help about who should sign[19]

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.

CB61F826A6EC488
Michael Hellickson
X DocuSigned By: Michael Hellickson

Type name of signee: Michael Hellickson

Position and agency/organization:

Date submitted:

[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section for project actions.

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

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

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

The proposal may result in construction of a new onsite septic system in the future. Future construction could increase storm water runoff and emissions during construction.

- **Proposed measures to avoid or reduce such increases are:**

  All future development will comply with local state and federal regulations including critical areas, storm water management and onsite septic requirements.

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

Any future site development would be low intensity land uses, with one dwelling unit per 10 acres. Single-family residential development could result in the removal of vegetation on the Project Site. As the site contains critical areas per the WDFW PHS online mapping tool, future environmental review would be necessary.

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

  Compliance with Chelan County Critical area regulations at the time of development.

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

The proposal would not deplete energy or natural resources. Leavenworth is served by Chelan County PUD which provides abundant clean, renewable energy.

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

  Future development is likely to use low energy lighting such as LEDs and will comply with the energy code in effect at the time of building.

[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

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?**

As the site contains critical areas per the WDFW PHS online mapping tool, future environmental review would be necessary before development could occur. Single-family residential development could result in the removal of vegetation on the Project Site.

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

  Compliance with Chelan County Critical area regulations at the time of development.

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

The property is not located in the shoreline zone and is not regulated by the Shoreline Management Act or Chelan County Shoreline Master Program.

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

  Future development of the property would meet all county regulations for land use.

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

   Future residential development could result in a slight increase in vehicle trips and the potential for more emergency service needs. Additional residences may generate more daily trips to and from the site, including commuter, school, and service-related travel.

   However, the anticipated increase in demand is expected to be minimal and consistent with rural residential development patterns in the surrounding area as the subject property is adjacent to parcels already zoned RR 10. The property is located in an area already characterized by residential uses at similar or smaller lot sizes, and existing transportation infrastructure and public services currently serve comparable development in the vicinity. Residential development due to the rezone would be more consistent with the surrounding rural density pattern.

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

     Compliance with Chelan County Code at the time of development.

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

The proposal will not conflict with any laws for the protection of the environment.

Chelan County
Department of Community Development

Receipt Number: 26-00328

316 WASHINGTON ST. SUITE 301
Wenatchee, WA 98801
(509) 667-6225

Payer/Payee: HELLICKSON MICHAEL
PO BOX 7617
BONNEY LAKE WA 98391

Cashier: TORREY KYNASTON **Date:** 02/24/2026

PL 26-054 COMPREHENSIVE PLAN AMENDMENT 10705 Fox Rd Leavenworth, WA 98826

Fee Description	BARS Number	Fee Amount	Amount Paid	Fee Balance
Comp Plan Amendment(GMA/Map)	010.020.32210.05.000	$2,475.00	$2,475.00	$0.00
Environmental Review (SEPA)	010.020.34589.03.000	$243.00	$243.00	$0.00
		$2,718.00	**$2,718.00**	**$0.00**

TOTAL PAID: $2,718.00

Payment Method	Reference Number	Payment Amount
CREDIT CARD	192430907	$2,718.00
Total:		**$2,718.00**

Notes :

Project Information

Permit #	Permit Type	Project Description	Parcel #
PL 26-054	CPA	CPA from Forest Commercial (FC) to Rural Residential/Resource 10 (RR10)	251832330200

Project Contacts

Permit #	Name	Association	Address
PL 26-054	HELLICKSON MICHAEL	APPLICANT	PO BOX 7617, BONNEY LAKE, WA 98391
	HELLICKSON MICHAEL	OWNER	PO BOX 7617, BONNEY LAKE, WA 98391
	PACIFIC ENGINEERING & DESIGN, PLLC	AGENT	200 S COLUMBIA ST, WENATCHEE, WA 98801

Payment Entry Form

Result: Payment Authorized
Confirmation Number: 192430907

Your payment has been authorized successfully and payment will be processed.

Chelan County Community Development thanks you for your payment. For questions about your account, please call 509-667-6225 Thank you for using our bill payment services.

Please save or print a copy of this receipt for record keeping purposes.

My Bills

Description	Payment Amount
Planning Permit payment of $2,718.00 on Permit Number 26-054	$2,718.00

Subtotal:	$2,718.00
Convenience Fee:	$73.39
Total Payment:	**$2,791.39**

Customer Information

First Name:	Tara
Last Name:	Hellickson
Address Line 1:	PO BOX 7617
City:	Bonney Lake
State:	Washington
Zip Code:	98391
Phone Number:	x
Email Address:	x

Payment Information

Payment Date:	02/24/2026
Card Type:	Visa
Card Number:	**********0979

Signature:_____ **Date:**_____/_____/_____
By signing this receipt you agree to the terms and conditions of this service.

You will see one line item on your credit or debit card statement indicating the amount you paid and will be identified as *Chelan Co Comm Dev.* If you have any questions about the charges please call 1-888-891-6064.

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

RECEIVED
FEB 24 2025
CHELAN COUNTY
Community Development

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 251832330200 Lot Size: 22.0 (Acres)
Parcel Address: 10705 Fox Road City/Zip Code: Leavenworth, 98826
Property Owner(s): Michael Hellickson Zoning: FC
Mailing Address: PO Box 7617
City/State/Zip Code: Bonney Lake, WA 98391
Phone: 206-300-6453 E-mail: michael@hellickson.com

Applicant/Agent (if different than owner): Ryan Walker
Company and Mailing Address: Pacific Engineering and Design / 200 South Columbia St, Suite 300
City/State/Zip: Wenatchee, WA. 98801 Phone: 509-630-7917
E-mail: ryanw@pacificengineering.net
For multiple owners, applicants, or agents, provide additional sheets.

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ☐ Administrative Modification
- ☐ Administrative Determination
- ☐ Administrative Interpretation
- ☐ Binding Site Plan
- ☒ Comprehensive Plan Map Amendment
- ☐ Comprehensive Plan Text Amendment
- ☐ Conditional Use Permit
- ☐ Forest Practice/Conversion
- ☐ Open Space: Public Benefit Rating System
- ☐ Major Subdivision
- ☐ Master Planned Development
- ☐ Planned Development
- ☐ Plat Alteration or Vacation
- ☐ Short Plat
- ☐ Variance (zoning or critical areas)
- ☐ Zoning Change-Text Amendment/ Map Amendment
- ☐ Critical Area Determination
- ☐ Other: _____

APPLICABILITY SECTION

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership (Title holder signature is required on all applications. Properties being purchased on a Real Estate Contract require title holder signature.)
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:

    Unknown

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property coverd by this proposal? ☒ No ☐ Yes, please list:

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Pursuant to Chelan County Code (CCC), Section 11.82.030: An applicant seeking to develop property which requires a development permit, not otherwise exempted from the requirements of this chapter, shall submit with the application this certified statement, which lists criteria (5)(A) through (5)(D), (6), and (7) as set forth in CCC, Section 11.82.040 and indicate whether the criteria apply or do not apply to the site or development.

*****Any development application that fails to contain this statement or fails to indicate whether any one of the criteria apply or do not apply shall be rejected and only accepted upon resubmission of the completed statement. "Unknown" or similar responses will not be accepted.*****

If the administrator determines the development meets one or more of criteria (1) through (4) of CCC, Section 11.82.040, or if the administrator determines the development meets criterion (5) of CCC, Section 11.82.040 and the applicant indicates the development meets one or more of criteria (5)(A) through (5)(D), or if the applicant indicates the development meets one or more of criteria (6) or (7) of CCC, Section 11.82.040, the development shall require a hydrogeologic evaluation as described in CCC, Section 11.82.050. If the development has a medium or high vulnerability rating, the development shall be subject to the performance standards of CCC, Section 11.82.060.

If the administrator determines that criteria (1) through (5) of CCC, Section 11.82.040 do not apply to the development and an applicant's statement asserts that criteria (6) and (7) of CCC, Section 11.82.040 do not apply to the development, the administrator will accept the statement and proceed with the permitting or approval process, except if the administrator has or obtains information prior to the permit or approval being finalized, which clearly establishes the applicant's statement is incorrect. In which case, the applicant will be advised in writing of the inconsistent information and advised to either (A) provide an amended statement adding the evaluation criteria as being applicable and complete a hydrogeologic evaluation of the development pursuant to CCC, Section 11.82.050, or (B) present sufficient countering information clearly establishing that the basis for the department's concern is incorrect. If the applicant selects to proceed under (B), upon receipt of the applicant's information, the administrator shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the administrator.

File(s) No. _____

GENERAL INFORMATION

Please provide a narrative of the proposed project including, but not limited to, all proposed activities, uses and development (attach additional sheets if needed):

This proposal is to change the zoning and comprehensive plan land use designation map and zoning map of approximately 22 acres from Commercial Forest (FC) to Rural Residential/Resource 10 (RR 10).

☐ Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): _____
2. Is the subject property located within an Urban Growth Area (UGA)? ☒ No ❑ Yes
   If "yes", which UGA? _____
3. Please describe adjacent land uses in all directions around the subject property:
   North: FC in residential use
   South: RR 10 in residential use
   East: FC undeveloped
   West: RR10 in residential use
4. What is the current use of the property? Residential
5. Sanitation Disposal: ❑ N/A ☒ Septic Permit ❑ Sewer District: _____
6. Water Source: ❑ N/A ☒ Single Private Well ❑ Shared Private Well ❑ Group B
   ❑ Public Water Supplier: _____
7. Irrigation Water:
   ☒ N/A ❑ Yes (Private) ❑ Yes (Public) Irrigation District/Purveyor: _____
8. Fire District: CCFD #3 School District: Cascade
9. Power Service: CCPUD
10. Are there critical areas or critical area buffers on the property?
    ❑ Airport Overlay: _____
    ❑ Aquifer Recharge Area (see attached)
    ❑ Floodplain / Floodway _____
    Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:
    ❑ Alluvial Fan (250') ❑ Known Historic Hazardous Area (250') ❑ Slopes > 40% (250')
    ☒ Erosive soils (on-site) ❑ Landslide ❑ Snow Avalanche (500')
    ❑ Habitat/Riparian Area, protected species/area: _____
    ❑ Streams / Waterbodies: _____ ❑Shoreline Environment Designation: _____
    ☒ Drainage or Seasonal Stream: _____ ❑ Wetland, if so what category: _____
    ❑ Cultural or Archeological: _____
11. Will landfill be required? ☒ No ❑ Yes, approximate _____(cubic yards)
12. Will excavation be required? ☒ No ❑ Yes, approximate _____(cubic yards)
13. Has site preparation been started on the site? If so, to what extent?
    No
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?
    No

EVALUATION CRITERIA:

The applicant is required to determine the vulnerability rating for any development permit, not otherwise exempted, and meets any one of the criteria below. Please check the boxes that apply to your project:

- ☐ 1.Within a wellhead protection area designated under WAC 246-290-135
- ☐ 2. Within a critical aquifer recharge area mapped and identified by a qualified groundwater professional
- ☐ 3. Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act
- ☐ 4. Within an area established for special protection pursuant to a groundwater management program, Chapters 90.44, 90.48, and 90.54 RCW, and Chapters 173-100 and 173-200 WAC
- ☐ 5. The site contains highly permeable soils, which include types 1 ,2 and 3 under WAC 246-272A-0220, Table V or soils mapped by US Department of Agriculture Natural Resources Conservation Service as having saturated hydraulic conductivity (Ksat) classification of Moderately High or identified as Hydrologic Soil Group "A" and:
  - ☐ A. The site will be utilized for hazardous substance (defined in Chapter 70.105 RCW) processing, storage or handling in applications or quantities larger than is typical of household use; or
  - ☐ B. The site is currently or will be utilized for commercial or industrial activities listed in the US Environmental Protection Agency's Potential Sources of Drinking Water Contamination Index that can be found in Appendix A to Department of Ecology's Critical Aquifer Recharge Area Guidance Document; or
  - ☐ C. The development involves a major subdivision and includes present or future plans to construct dwelling units that will not be connected to a public sewer system and any of the lots are less than one net acre in size; or
  - ☐ D. The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds four thousand square feet;
- ☐ 6. The proposed use is as a commercial feedlot, landfill, junkyard, salvage yard, or auto wrecking yard, or
- ☐ 7. The site will be used for above ground application of sewage or sludge.

Development proposals for a single-family residential dwelling, accessory dwelling unit, or accessory building that is connected to a public sewer system or has a septic permit approved by the Chelan-Douglas health district shall be exempt from hydrogeologic evaluation under CCC, Section 11.82.050.

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there (**IS NOT**) or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled "**IS NOT**" above, proceed to Sub-Section III of this form.

If you circled "**IS**" above, proceed to Sub-Section II of this form.

File(s) No. _____

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

_____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.

_____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.

_____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.

_____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

☒ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis- related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

- ❑ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.
- ❑ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).
- ❑ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.
- ❑ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.
- ❑ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.
- ❑ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

File(s) No. _____

- ❑ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ❑ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ❑ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ❑ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ❑ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- ❑ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ❑ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ❑ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ❑ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ❑ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ❑ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEGEMENT SECTION

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

By submitting this application, I acknowledge and certify the following:

initials
(Owner and, if applicable, Applicant)

1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.
2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.
3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.
4. Additional permit applications and approvals may be necessary to conduct specific activities.
5. Application fees are non-refundable, except when approve by the Board.
6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

File(s) No. _____

DS MH RW

7. Chelan County is hereby given consent to enter the property(ies) listed above.

DS MH RW

8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.

DS MH RW

9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.

DS MH RW

10. I certify that this application has been made with the consent of the lawful property owner(s).

DS MH RW

11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.

12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature: CB61F826A5EC488... Michael Hellickson DocuSigned By: Michael Hellickson **Place:** _____ **Date:** 2/23/2026

Print Name: Michael Hellickson

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: Ryan Walker

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

February 18, 2026

RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Development

TO: Chelan County Planning Commission
316 Washington Street Suite 301
Wenatchee, WA 98801

FROM: Ryan Walker, Environmental Department Manager
Pacific Engineering & Design P.L.L.C.

SUBJECT: Michael Hellickson Application for Comprehensive Plan Map Amendment

Chelan County Code 14.14.050 Application for Comprehensive Plan Map Amendment Review Criteria.

1. **A detailed statement of what is proposed to be changed and why. Identify the specific Comprehensive Plan Land Use Designation map number and Zoning map number that would be amended.**

This proposal is to change the zoning and comprehensive plan land use designation and zoning map of approximately 22.0 acres from Commercial Forest (FC) to Rural Residential/Resource 10 (RR 10). The property is located at 10705 Fox Road, Leavenworth, within Section 32, T 25N, R 18E.W.M.

The official Chelan County Zoning and Comprehensive Plan map is no. 39.

The zoning and comprehensive plan designations are proposed to be changed to align the property with nearby zoning and existing residential use. The adjacent properties to the west and south are zoned RR 10, which is the zone that the subject property is proposed to be changed to. Further, the property to the west has been approved for a cluster subdivision with lot sizes less than one acre.

Chelan County's land-use history includes longstanding patterns of rural residential living, small-scale agriculture, and mixed rural uses—not just forest production. Rural residential use is already occurring on the subject property and nearby. Changing from FC to RR 10 is consistent with these established patterns when the land is no longer primarily suited for long-term commercial forest production and instead better matches rural residential use. The economic vitality of commercial forestry has decreased, most significantly on small parcels where the scale of merchantable timber costs more to harvest than it produces in revenue.

Because RR 10 is part of the Rural Residential/Resource zoning designations, it fits within the GMA's requirement to maintain rural character while still accommodating:

- Rural housing needs (1 unit per 10 acres),
- Low-density development compatible with natural landscapes, and
- Land uses that do not require full urban services.

Thus, rezoning to RR 10 is consistent with the Comprehensive Plan's rural element.

2. Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (RCW 36.70A.020 as amended) and any applicable County Wide Planning Policies.

Growth Management Act Goals

RCW 36.70A specifies 15 Planning Goals for the State of Washington. When reviewing compatibility with these stated goals, it is important to acknowledge the unique circumstances in Chelan County. Eighty-eight percent (88%) of Chelan County is in public ownership, either state or federal. That leaves twelve percent (12%) of the County in private ownership. Of the property remaining in private ownership, approximately 10% is reserved for roads and utilities. An additional reduction is taken for those areas in private ownership, but encumbered by protected critical areas, such as steep slopes, wetlands, riparian areas, flood plain, and shoreline. This leaves a very small overall percentage of Chelan County available for rural residential use, while the demand for residential properties in the Leavenworth area is high.

RCW 36.70A.020(1) encourages urban growth. The property is not located in an urban growth area.

RCW 36.70A.020(2) aims to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

RR 10 maintains very low rural density (1 unit per 10 acres), which avoids suburban sprawl. When FC-designated land is no longer viable as commercial forestland, RR 10 provides a controlled, low-impact rural development path without fragmenting the landscape.
The County Comprehensive Plan notes that parts of the county have transitioned over time to a mix of rural residential and small-scale agricultural/recreational uses, reflecting organic rural development rather than sprawl.

RCW 36.70A.020(4) Aims to plan for housing, including accommodating housing affordable to all economic segments of the population of this state and promotes a variety of residential densities and housing types. RR 10 provides rural housing opportunities at very low densities, helping the county offer a spectrum of housing choices—from urban to rural—consistent with the GMA.

RR 10 zoning accommodates rural households without demanding urban services, consistent with GMA rural planning.

RCW 36.70A.020(5) encourages economic development throughout the state that is consistent with adopted comprehensive plans, promotes economic opportunity for all citizens of this state including recruitment of new businesses and encourages growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

When land is no longer suited to economically viable commercial forestry, maintaining it in FC zoning no longer supports natural resource industries. Transitioning to RR 10 can support small-scale agricultural, home-based, or recreation-oriented rural uses, which the County Comprehensive Plan recognizes as emerging rural economic sectors.

RCW 36.70A.020(8) emphasizes natural resource industries. The parcel no longer meets criteria for productive forestland, therefore re-designating it does not undermine forestry

resource goals. It avoids conflicts where residential expectations and industrial forestry activities would clash, thereby protecting truly productive forestlands elsewhere.

RCW 36.70A.020(9) urges to retain open space and green space, enhance recreational opportunities, enhance fish and wildlife habitat, increase access to natural resource lands. RR 10's very low density preserves large parcels, maintains rural open space character, and protects environmental features—including wildlife habitat recognized in Chelan County's diverse landscapes. The subject property is already developed with one single family residence which limits the potential for new residences to only one thereby continuing to provide important attributes associated with open space.

RCW 36.70A.020(10) notes the importance to protect and enhance the environment and enhance the state's high quality of life, including air and water quality, and the availability of water. RR 10's low density reduces impacts compared to more intense zoning. Large lots help preserve vegetation, maintain infiltration, and reduce impervious surfaces

The proposal is consistent with applicable county-wide planning policies because it aligns zoning with actual land suitability, helps differentiate real resource lands from transitional rural lands, honors countywide rural character and environmental objectives, and implements the County's Comprehensive Plan vision.

3. A statement of how the proposed map amendment complies with or supports the Chelan County Comprehensive Plan's goals and policies.

The Comprehensive Plan documents Chelan County's historic and ongoing mixture of uses in rural areas, including rural residential living, forest practices, agriculture, and recreation-supported rural development. The Plan notes that over the last twenty years, portions of the county have transitioned toward vineyards, wineries, smaller-scale agriculture, and recreational tourism, reflecting a diversified rural economy and land-use pattern.

RR 10 is designed specifically for rural residential and resource-compatible uses on large lots. When a parcel is no longer suited for commercial forestry, RR 10 better matches the actual rural conditions and emerging land-use trends documented in the Comprehensive Plan.

RR 10's 1-unit-per-10-acre density is consistent with rural development patterns envisioned in the Rural Element. By maintaining large parcels, RR 10 preserves open space, visual character, and natural landscapes, supporting the Comprehensive Plan's rural goals.

The Resource Element of the Comprehensive Plan emphasizes that land designated as resource land should reflect its actual long-term viability for commercial timber, agriculture, or mineral extraction. When lands—because of location, soils, slope, fragmentation, or surrounding non-forest uses—are not truly productive forestlands, they are more appropriately placed in a rural residential designation.

The Housing Element of the Comprehensive Plan identifies a need to plan for a range of housing types and densities, including low-density rural housing that fits Chelan County's settlement patterns. RR 10 provides low-density rural housing opportunities, consistent with the Housing Element's direction to maintain rural living options while balancing environmental and infrastructure constraints. The proposed amendment broadens the county's available rural residential land base without promoting sprawl because RR 10 remains a large-lot designation.

Chelan County's planning framework acknowledges the county's diverse natural landscapes—including shrub-steppe, ponderosa forest, wetlands, and alpine meadows—and emphasizes maintaining these habitats as part of rural character and ecosystem function. RR 10 supports these values because large lots (10 acres+) preserve open space, wildlife habitat, and natural features and maintains environmental integrity more effectively than more intense residential zoning would.

The following goals and policies are directly supported by the proposed map amendment

Land Use Element

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Rationale: An adequate supply of housing available to all income levels is necessary to meet the housing needs of the County

GOAL LU 11: Preserve open space for the enjoyment of County residents and visitors.

Rationale: Open space is a valuable resource for the enjoyment of residents and visitors. The retention of open space helps to maintain the natural beauty and rural character of the County.

Rural Element

Goal RE 1: Maintain a balance between human uses and the natural environment in rural areas of the County.

Rationale: Residents who choose to live in the rural areas need to realize that their lifestyle has an impact on the natural environment and efforts need to be made to find and maintain a balance between human activity and the natural environment.

Goal RE 2: Maintain natural environment features that support and enhance natural resource-based economic activities, wildlife habitats, traditional rural lifestyles, outdoor recreation, and open space.

Rationale: There is value in rural lands that have in the economic vitality, rural lifestyles, and healthy environments.

Goal RE 3: Develop at densities such that demands will not be created for urban levels of public services and facilities in rural areas.

Goal Rationale: Development in rural areas should not be at densities which require urban levels of service. Development at lower densities will also help protect the rural quality of life.

4. A detailed statement on how the land use designation amendment complies with the Chelan County Comprehensive Plan land use designation/siting criteria.

The Comprehensive Plan recognizes Chelan County's historically rural development pattern, including rural residential living alongside resource uses. RR 10 implements this rural form by allowing very low-density residential and resource-compatible uses that maintain open space and rural character.

The Land Use Element directs that designations should reflect actual land suitability and long-term function. Where parcels are not contributing to long-term commercial forestry—due to location, site constraints, parcelization, or surrounding rural residential uses—an RR 10 designation provides a more accurate policy fit than FC, while still preserving a low-intensity rural pattern.

Chelan County Code Title 11 expressly states that zoning districts implement the Comprehensive Plan's goals, policies, and land use designations. RR10's district intent is to allow rural development and resource uses consistent with the Plan's rural provisions and to function as a transition between resource lands and areas of more intense rural/urban development—exactly the role needed where FC is no longer appropriate.

The Resource Element seeks to protect genuine resource lands while accurately designating lands according to their long-term commercial significance. Where a site does not meet the attributes for long-term commercial forestry, reclassifying to RR 10 avoids "over-designation" as FC and prevents incompatibilities between industrial forestry and rural residential use.

Relocating non-viable FC lands into RR 10 reduces friction between rural residents and industrial forestry operations and thereby helps conserve truly productive forestlands elsewhere, consistent with the Plan's resource protection intent. Where the subject site is not suited to long-term commercial forestry, remaining in FC conflicts with FC's stated purpose; RR 10 aligns with the Plan-implementing intent statements.

The following are the locational guidelines for the RR 10 zone which the application complies with.

1. Geographical and Geological Characteristics. The area is predominantly rural in character. Soil characteristics, steep slopes or other physical constraints to development may be present. Significant areas of undeveloped open space may exist.
2. Natural Resources. The area may have agricultural or forest land practices of both small scale and/or commercial significance. The area may also be adjacent to designated resource lands.
3. Public Services. Uses do not require the extension or provision of urban level services. These areas are rural in character and may have access or limited access to rural governmental services and infrastructure. These areas may have the potential to be provided with rural governmental services within the 20 year planning period.
4. Existing Land Uses. Dispersed single family residences, farms or forest management activities and other rural development may be present. Predominant parcel sizes are 10 acres or larger.

5. A detailed statement of how the amendment is consistent with and supported by the Capital Facilities Element and the Transportation Element of the Comprehensive Plan, of if not, what changes to these elements would be required.

Both the Capital Facilities and Transportation elements of the Comprehensive plan speak more to goals and objectives for agencies of jurisdiction when development is proposed. At the time any additional development is proposed, application(s) will have to be in compliance with the concurrency requirements of GMA and the Chelan County comp plan goals and objectives for all elements of the comp plan.

The Capital Facilities Element specifies that capital facilities—such as sewer, water systems, fire protection, and other infrastructure—must be planned and sized according to the intensity of expected development. RR 10 is a low-density rural land-use designation which is specifically intended not to require extension of urban services. RR 10 development patterns are consistent with rural infrastructure expectations and do not place urban-level demands on capital facilities. Because FC and RR 10 are both rural designations, but RR 10 remains low-intensity, the amendment does not create new burdens on capital facilities beyond what the Capital Facilities Element anticipates for rural areas.

The Transportation Element acknowledges that rural transportation networks are designed for low-volume, low-intensity traffic loads. RR 10 development generates significantly fewer trips than urban or suburban designations, and its density is fully compatible with roadway design and capacity expectations for rural areas. By contrast, FC uses—such as timber harvest activities—may require intermittent heavy trucking. RR 10 reduces peak industrial haul traffic and results in a more predictable, low-impact traffic pattern consistent with the Transportation Element's rural mobility standards

The Transportation Element calls for ensuring adequate access, maintaining safety, and avoiding transportation impacts that exceed the capabilities of rural roads. Because RR 10 densities produce minimal increases in traffic, the amendment will not trigger demands for roadway widening, turn lanes, or major upgrades. Thus, the map amendment is consistent with the Transportation Element's goal of maintaining an efficient transportation network without unwarranted capital improvements.

6. For land use map designation amendments, identify the land uses surrounding the affected property, and describe how the proposed change would affect the surrounding land uses. Explain why the proposed amendment is more appropriate than the existing land use designation.

The surrounding land uses are primarily residential. The adjacent property to the north is developed with a residence and accessory dwelling unit. Properties to the west and south are zoned RR 10. The change in the map designation would be indistinguishable from surrounding land uses.

RR 10 Is more appropriate than FC because it reflects actual land suitability because the parcel is not truly "commercial forest land" based on FC's intended purpose.

Chelan County's zoning code defines Commercial Forest Lands (FC) as areas intended for the long-term conservation of commercial forest uses, preserving land that is of long-term commercial significance for timber production and related activities. If a parcel is surrounded by rural residential uses and lacks physical or economic viability for long-term forestry, then it no longer meets FC's intended purpose.

RR 10 is more appropriate because it is explicitly designed as a rural residential/resource zone that accommodates low-density rural housing, small-scale agriculture, forestry at a

non-industrial scale and open space preservation. It is also intended to function as a transition between resource lands and more intensively developed rural areas. Therefore, if the property is not functioning as productive commercial forest, RR 10 is the accurate, policy-supported classification.

RR 10 reduces land-use conflicts that occur when non-forest uses sit within FC zones. Because FC zoning is intended for industrial-scale forestry, it anticipates heavy equipment use, timber haul routes and intensive forest management activity. RR 10 is specifically intended to provide a rural environment with compatible uses—open space, low-density homes, small-scale agriculture, and rural quietude—reducing these conflicts and aligning with the Comprehensive Plan's rural compatibility goals.

7. Will the proposed map amendment affect lands designated as resource lands of long term commercial significance and/or critical areas? If so, how will the proposed amendment impact these areas?

The parcel is designated as Commercial Forestland; however, is no longer economically viable for commercial timber harvest, the amendment corrects a mis-designation. The Comprehensive Plan requires that resource lands be designated based on actual long-term viability and commercial significance. The Resource Element provides that resource designations must be accurate and protect real resource lands, rather than misclassify marginal or unsuitable land.

Critical areas are located on the property but the change to RR 10 does not remove, diminish, or alter critical area protections. The zoning code makes clear that critical area overlay regulations apply in addition to the base zone. The map amendment does not change buffer requirements, development limitations, habitat protections, geologic hazard restrictions or wetland rules. Given RR 10's low intensity, the amendment reduces potential disturbance to critical areas by reducing possibilities for heavy equipment operations, haul routes or new forest management roads.

8. Explain how the proposed amendment would affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.

The proposed amendment increases the supply of rural residential land in a manner consistent With the Comprehensive Plan. RR 10 is one of Chelan County's rural zoning districts intended to support rural housing, small-scale agriculture, open space, and transitional rural land uses. By reclassifying land from FC to RR 10, the County slightly increases the amount of land available for very low-density rural housing. This helps the County meet its obligation under the GMA to provide a variety of rural densities and housing types across the 20-year planning horizon.

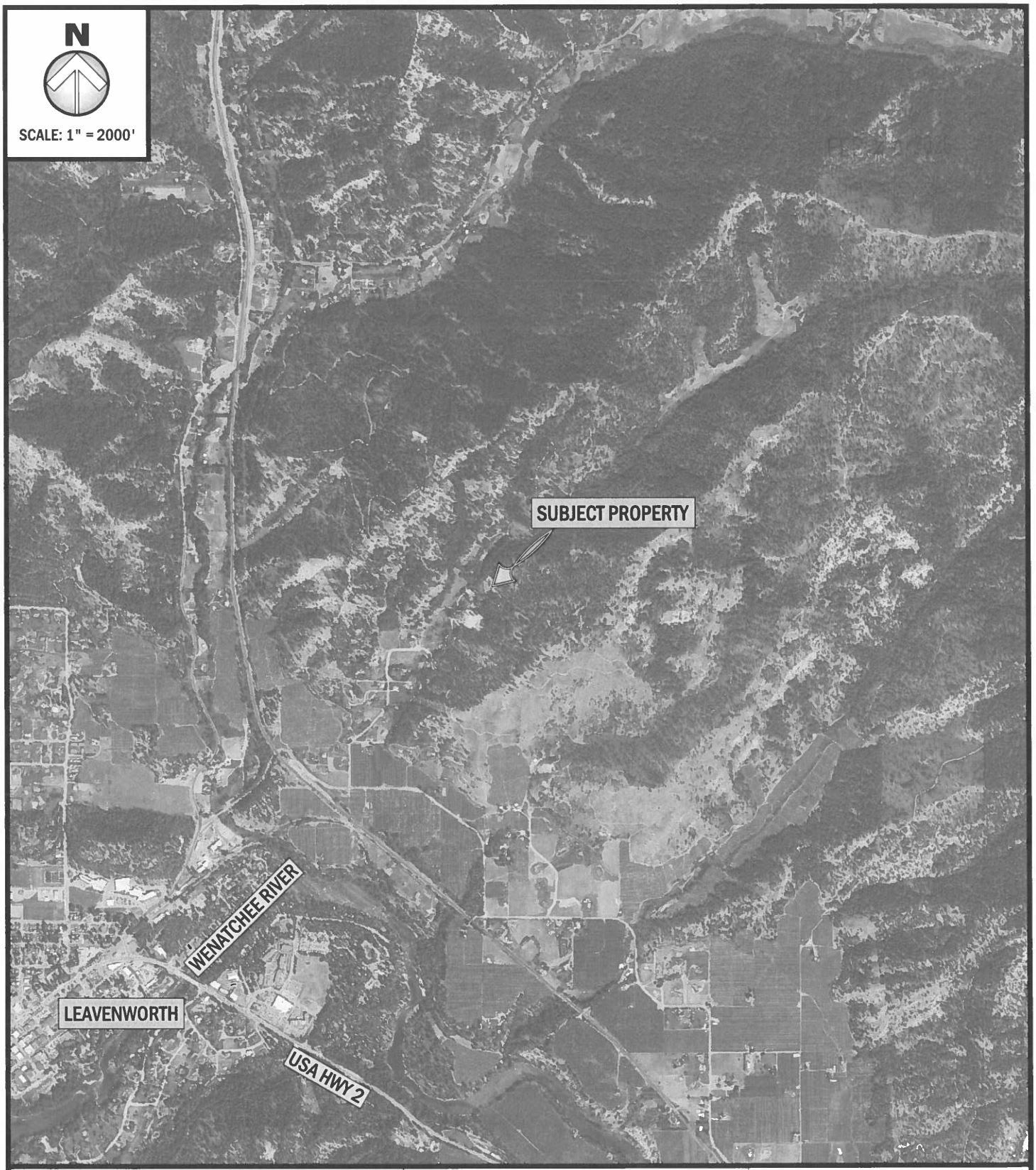
The proposed amendment does not reduce the supply of land needed for urban-level growth. The Comprehensive Plan specifies that urban growth should occur inside Urban Growth Areas. Rural zones—including both FC and RR 10—are not part of the County's urban growth capacity.

The proposed amendment does not reduce land available for future city expansions, for residential subdivisions, or for higher-density development. The property will remain outside the Leavenworth UGA and cannot be urbanized, extended with sewer, or converted to higher-density development unless the UGA is expanded through a formal process. Thus, the amendment does not materially affect the county's 20-year urban growth land supply.

9. Explain how the proposed change would serve the interests of not only the applicant, but also the public as a whole, including health, safety or welfare.

The proposed change would provide the applicant with a designation suitable for reasonable rural use of the property. The public will gain predictable, low-density rural development that does not strain facilities or alter rural character. The County maintains consistency with its long-range planning vision. This strengthens both the welfare of the community and the stability of the County's planning framework.

The Comprehensive Plan's Capital Facilities Element emphasizes avoiding unnecessary expenditures by ensuring that land uses do not require new, costly infrastructure beyond rural service levels. RR 10 does not require urban sewer service, municipal water expansion, urban roads or major capital facility upgrades. This benefits the public by minimizing long-term public financial obligations. It benefits the applicant by providing a clear understanding of service expectations and ensuring their land use aligns with available infrastructure.



PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 10705 FOX ROAD
LATITUDE: 47.6138527°
LONGITUDE: -120.6309279°
PARCEL NO#: 251832330200

RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Development

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	01/19/2026
SHEET NO:	1 OF 6
SHEET TITLE:	VICINITY
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	MICHAEL HELLICKSON
NOTES:	

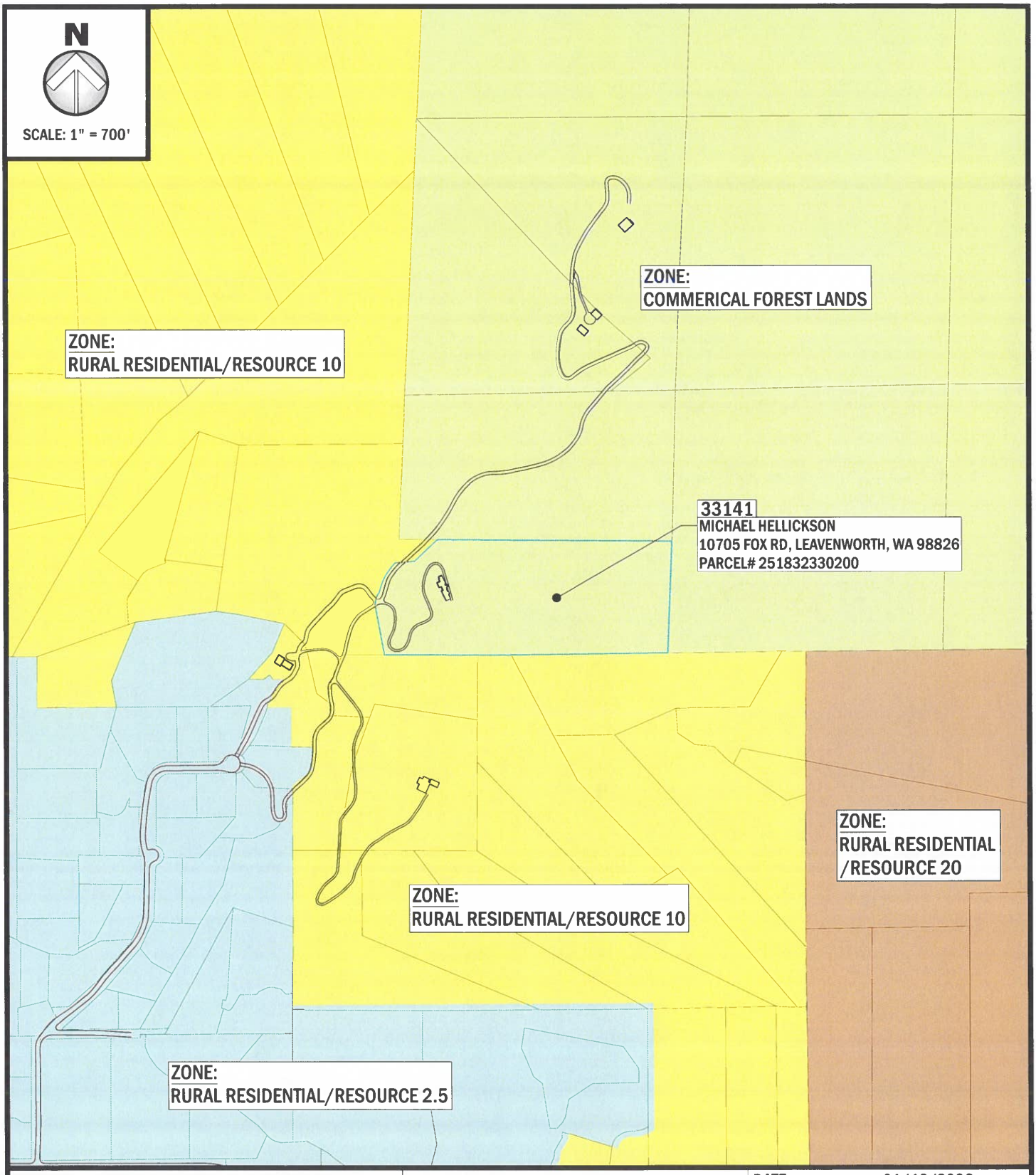


PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 10705 FOX ROAD
LATITUDE: 47.6138527°
LONGITUDE: -120.6309279°
PARCEL NO#: 251832330200

RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Development

PACIFIC ENGINEERING
STRUCTURAL CIVIL ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	01/19/2026
SHEET NO:	2 OF 6
SHEET TITLE:	PARCEL MAP
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	MICHAEL HELLICKSON
NOTES:	

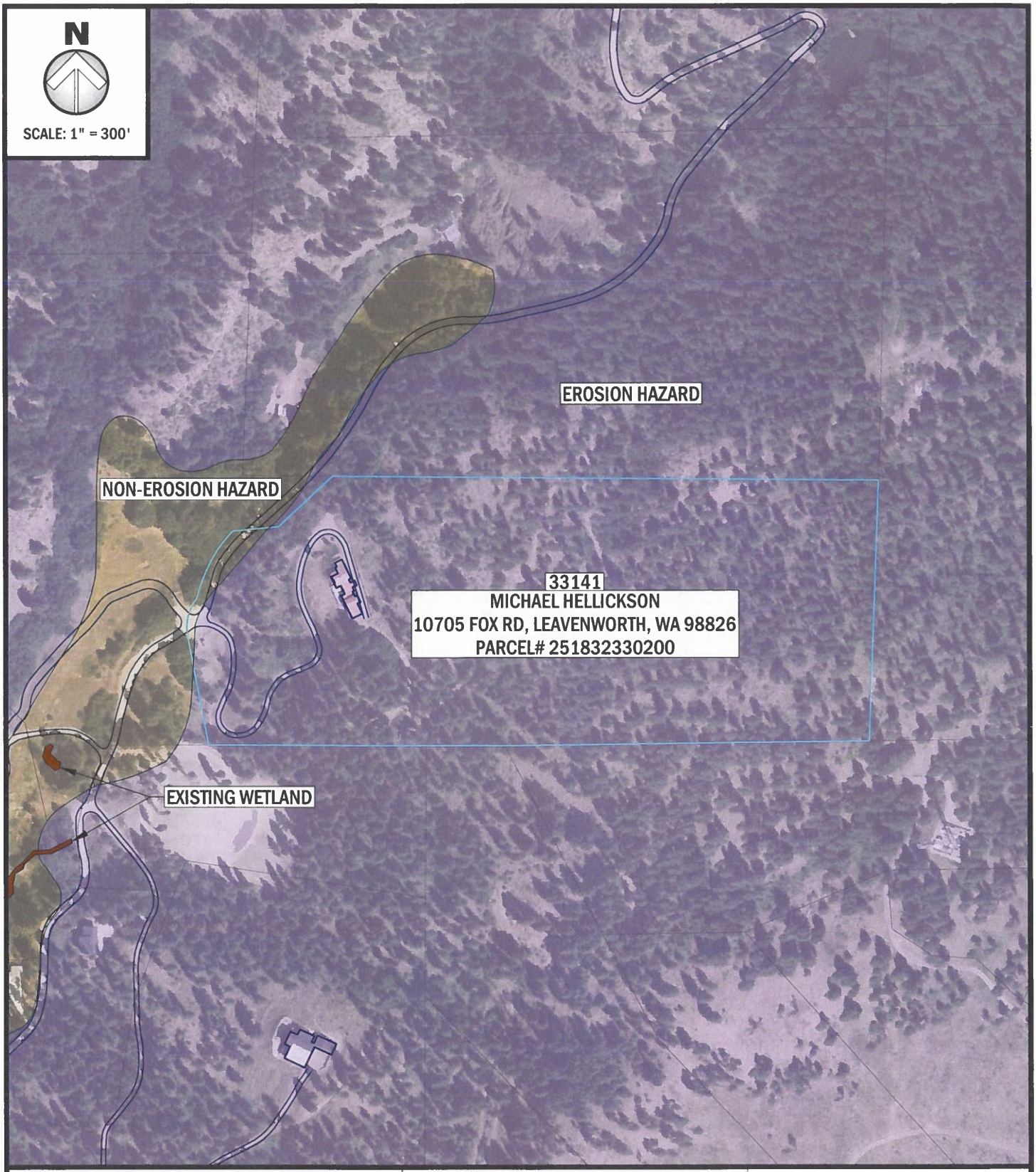


PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 10705 FOX ROAD
LATITUDE: 47.6138527°
LONGITUDE: -120.6309279°
PARCEL NO#: 251832330200

RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Development

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	01/19/2026
SHEET NO:	3 OF 6
SHEET TITLE:	ZONING MAP
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	MICHAEL HELLICKSON
NOTES:	

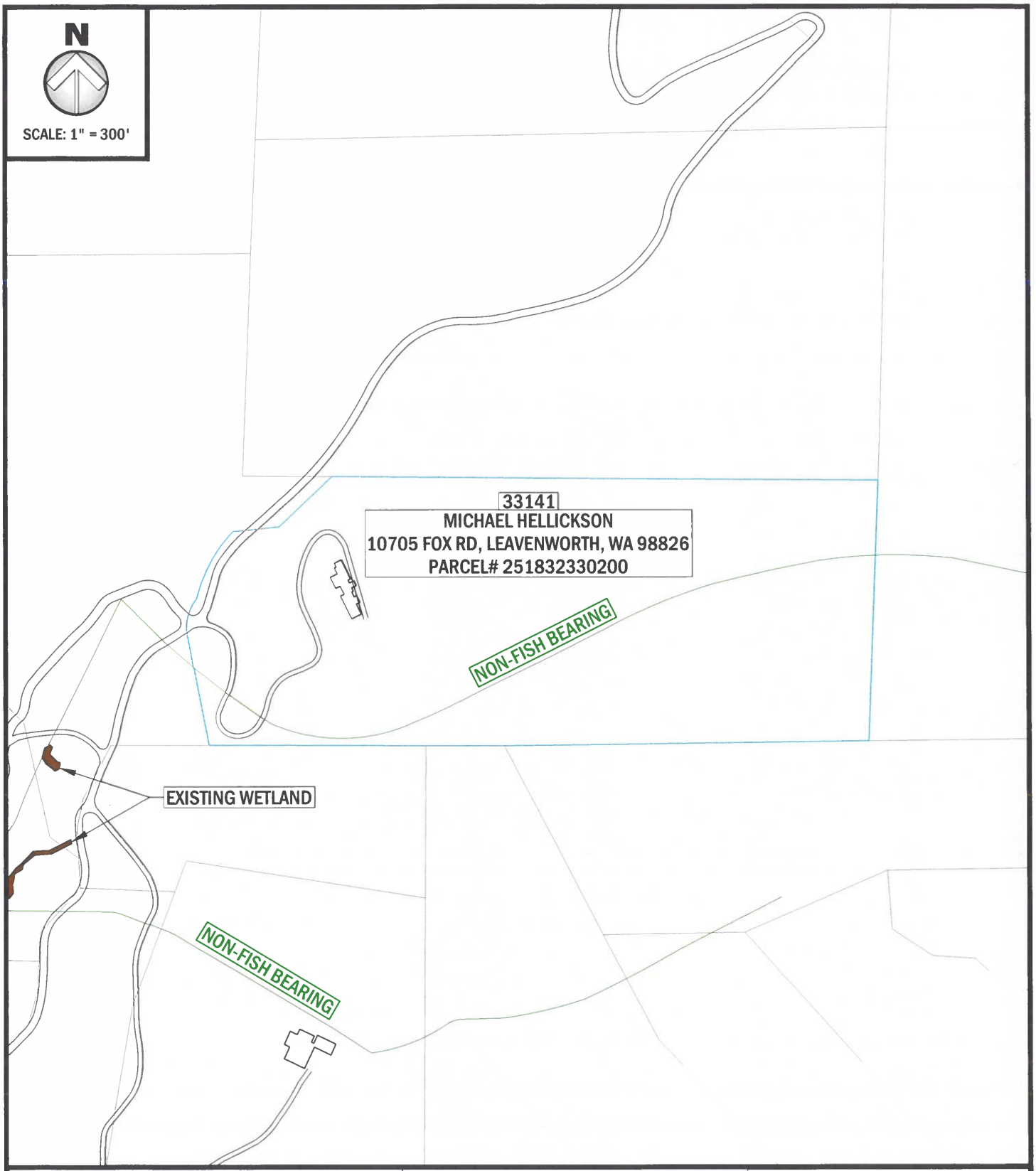


PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 10705 FOX ROAD
LATITUDE: 47.6138527°
LONGITUDE: -120.6309279°
PARCEL NO#: 251832330200

RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Development

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	01/19/2026
SHEET NO:	4 OF 6
SHEET TITLE:	EROSIVE SOIL MAP
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	MICHAEL HELLICKSON
NOTES:	

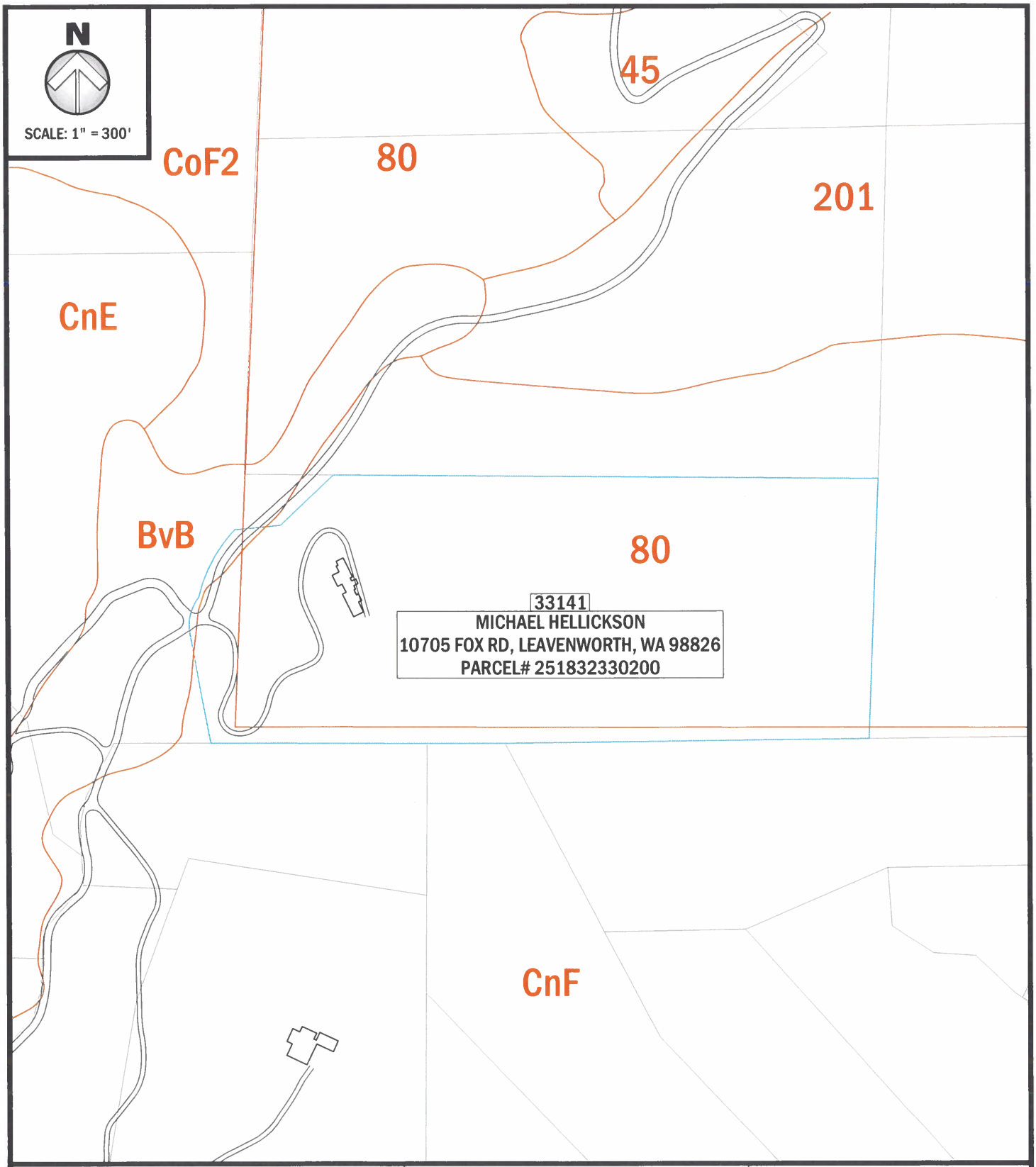


PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 10705 FOX ROAD
LATITUDE: 47.6138527°
LONGITUDE: -120.6309279°
PARCEL NO#: 251832330200

RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Development

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	01/19/2026
SHEET NO:	5 OF 6
SHEET TITLE:	STREAM FIGURE
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	MICHAEL HELLICKSON
NOTES:	



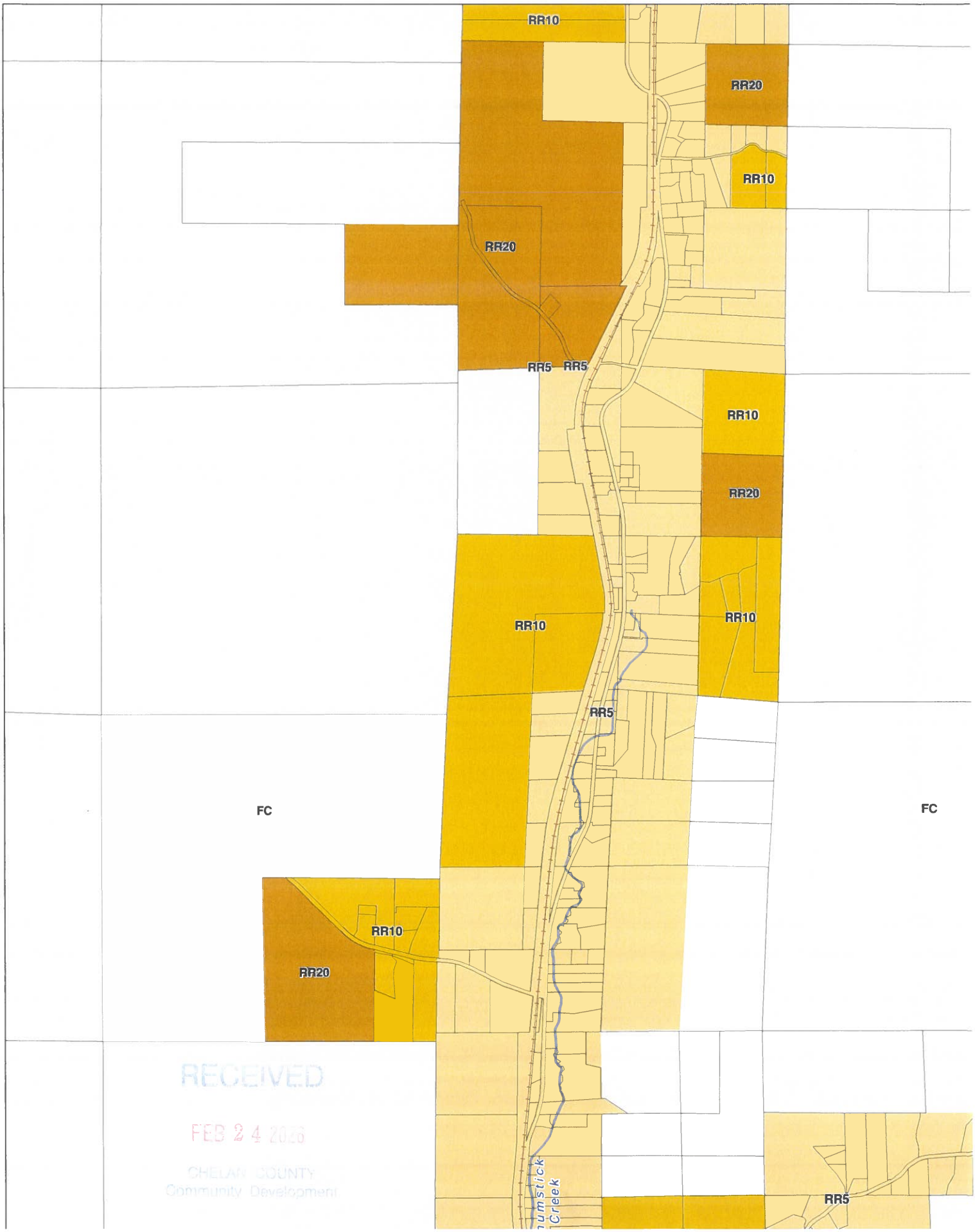
PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 10705 FOX ROAD
LATITUDE: 47.6138527°
LONGITUDE: -120.6309279°
PARCEL NO#: 251832330200

RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Developme t

PACIFIC ENGINEERING
STRUCTURAL CIVIL ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	01/19/2026
SHEET NO:	6 OF 6
SHEET TITLE:	SOIL SURVEY FIGURE
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	MICHAEL HELLICKSON
NOTES:	

Chelan County Land Use Designation



RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Development

SEPA[1] Environmental Checklist

RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Development

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A.Background

Find help answering background questions[2]

1. **Name of proposed project, if applicable:**

   Hellickson Comprehensive Plan Map Amendment and Rezone

2. **Name of applicant:**

   Michael Hellickson

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

   Michael Hellickson (Applicant)
   PO Box 7617
   Bonney Lake, WA 98391
   206-300-6453
   michael@hellickson.com

   Ryan Walker (Agent)
   Pacific Engineering and Design, PLLC
   200 South Columbia St, Suite 300
   Wenatchee, WA 98801
   5409-630-7917
   ryanw@pacificengineering.net

4. **Date checklist prepared:**

   February 2026

5. **Agency requesting checklist:**

   Chelan County

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

   The application will follow the Chelan County process for Comprehensive Plan Map Amendments.

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

   No.

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

   None.

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

   No.

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

    Comprehensive Plan Map Amendment and Zoning Map Amendment.

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

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.)

This proposal is to change the zoning and comprehensive plan land use designation and zoning map of approximately 22.0 acres from Commercial Forest (FC) to Rural Residential/Resource 10 (RR 10). The property is located at 10705 Fox Road, Leavenworth, within Section 32, T 25N, R 18E.W.M.

The official Chelan County Zoning and Comprehensive Plan map is no. 39.

The zoning and comprehensive plan designations are proposed to be changed to align the property with nearby zoning and existing residential use. The adjacent properties to the west and south are zoned RR 10, which is the zone that the subject property is proposed to be changed to. Further, the property to the west has been approved for a cluster subdivision with lot sizes less than one acre.

Chelan County's land-use history includes longstanding patterns of rural residential living, small-scale agriculture, and mixed rural uses - not just forest production. Rural residential use is already occurring on the subject property and nearby. Changing from FC to RR10 is consistent with these established patterns when the land is no longer primarily suited for long-term commercial forest production and instead better matches rural residential use. The economic vitality of commercial forestry has decreased, most significantly on small parcels where the scale of merchantable timber costs more to harvest than it produces in revenue.

Because RR 10 is part of the Rural Residential/Resource zoning designations, it fits within the GMA's requirement to maintain rural character while still accommodating:

- Rural housing needs (1 unit per 10 acres),
- Low-density development compatible with natural landscapes, and
- Land uses that do not require full urban services.

Thus, rezoning to RR10 is consistent with the Comprehensive Plan's rural element.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The property is located at 10705 Fox Road, Leavenworth, WA, within Section 32, T 25N, R 18E.W.M.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. **General description of the site:**

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

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

~60%

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.**

Soil mapped for the property on the USGS soil survey website (https://websoilsurvey.nrcs.usda.gov) is Cle Elum loam, 30 to 60 percent slopes (80) which is listed as not prime farmland.

None of the soil will be removed.

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

According to the Chelan County online GIS mapping tool, the subject property contains erosive soils, but does not contain known geologically hazardous areas of landslide potential.

e. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

No filling, excavation or grading is proposed.

f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**

No.

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

There will be no change in impervious surfaces.

h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

None.

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

2. Air

Find help answering air questions[4]

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.**

None.

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

No.

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

None.

3. Water

Find help answering water questions[5]

a. **Surface:**

Find help answering surface water questions[6]

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.**

   The DNR stream typing map shows a type N stream but a stream typing has not been completed.

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.**

   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.**

   None.

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air
[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water
[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

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

   No.

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

   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.**

   No.

b. **Ground:**
Find help answering ground water questions[7]

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 a general description, purpose, and approximate quantities if known.**

   No.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

   No waste material will be discharged.

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.**

   There will be no change in stormwater runoff.

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

   No.

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

   No.

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

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

None.

4. Plants

Find help answering plants questions

a. Check the types of vegetation found on the site:

☒ **deciduous tree: alder, maple, aspen, other**

☒ **evergreen tree: fir, cedar, pine, other**

☒ **shrubs**

☒ **grass**

☐ **pasture**

☐ **crop or grain**

☐ **orchards, vineyards, or other permanent crops.**

☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**

☐ **water plants: water lily, eelgrass, milfoil, other**

☐ **other types of vegetation**

b. What kind and amount of vegetation will be removed or altered?

None.

c. List threatened and endangered species known to be on or near the site.

According to the USFWS IPaC online mapping tool the following species may be located within the vicinity of the proposed project:

- Showy Stickseed (*Hackelia venusta*) – Endangered
- Wenatchee Mountains Checkermallow (*Sidalcea oregana var. calva*) – Endangered

However, the comprehensive plan map amendment will not result in direct impacts to the Project Site as no development is proposed.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

None.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. Animals

Find help answering animal questions[8]

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

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.**

According to the USFWS IPaC online mapping tool the following species may be located within the vicinity of the proposed project:

- Canada Lynx (*Lynx canadensis*) - Threatened
- Gray Wolf (*Canis lupus*) - Endangered
- North American Wolverine (*Gulo gulo luscus*) – Threatened
- Mt. Rainier White-tailed Ptarmigan (*Lagopus leucura rainierensis*) – Threatened
- Northern Spotted Owl (*Strix occidentalis caruina*) - Threatened
- Yellow-billed Cuckoo (*Coccyzus americanus*) -Threatened
- Bull Trout (*Salvelinus confluentus*) - Threatened
- Monarch Butterfly (*Danaus Plexippus*) – Proposed Threatened
- Suckley's Cuckoo Bumble Bee (*Bombus suckleyi*) – Proposed Endangered

However, the comprehensive plan map amendment will not result in direct impacts to the Project Site or affect access or habitat use by the above listed species.

c. **Is the site part of a migration route? If so, explain.**

No.

d. **Proposed measures to preserve or enhance wildlife, if any.**

None.

e. **List any invasive animal species known to be on or near the site.**

None known.

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

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.**

   The plan amendment does not have energy needs.

b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

   No.

c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

   None.

7. Environmental health

Health Find help with answering environmental health questions[10]

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

   No.

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

      None known.

   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.**

      None known.

   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.**

      None known.

   4. **Describe special emergency services that might be required.**

      None known.

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou
[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

5. **Proposed measures to reduce or control environmental health hazards, if any.**

   None.

b. Noise

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

   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)?**

   The comprehensive plan map amendment will not generate noise.

3. **Proposed measures to reduce or control noise impacts, if any:**

   None.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

   The subject property is currently used for residential purposes. Although it is zoned Commercial Forest (FC), rural residential use is already occurring on the site.

   Adjacent properties to the west and south are zoned Rural Residential/Resource 10 (RR10) and are developed or planned for residential use. The property to the west has been approved for a cluster subdivision with lot sizes less than one acre. The adjacent property to the north is used for residential purposes, while the property to the east is undeveloped.

   The surrounding parcels reflect the current residential land use of the Project Site and surrounding area, rather than active commercial forestry. Given that rural residential use is already occurring on the subject property and on adjacent lands, the proposed rezone from FC to RR10 would align the zoning with existing land use patterns. The proposal would not introduce new urban or intensive commercial activities and will not adversely affect current land uses on nearby or adjacent properties.

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

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 because 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?

The site has not been used as working farm or forest land. The property is not in a forest land tax designation.

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?**

   No.

c. Describe any structures on the site.

One (1) single-family residence is present on the Project Site.

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

No.

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

Commercial Forest Lands (FC).

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

Commercial Forest Lands (FC).

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

N/A.

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

Yes, the Project Site is mapped by the WDFW PHS online mapping tool as containing potential shrubsteppe habitat, common sharp-tailed snake (*Contia tenuis*), northern spotted owl (*Strix occidentalis*), and golden eagle (*Aquila chrysaetos*) habitat. All Priority habitats are considered critical areas by Chelan County Code (CCC) 11.78.010(2). A potential type N stream is mapped on the property. However, the comprehensive plan map amendment will not result in direct impacts to the Project Site or affect access or habitat use by the above listed species.

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

None.

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

None.

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

None proposed.

l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

None proposed.

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

None proposed.

9. Housing

Find help answering housing questions[12]

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

None.

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

None.

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

None proposed.

10. Aesthetics

Find help answering aesthetics questions[13]

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

No structures proposed.

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

No.

c. **Proposed measures to reduce or control aesthetic impacts, if any:**

None proposed.

11. Light and glare

Find help answering light and glare questions[14]

a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

---

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing
[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics
[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

None.

b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

No.

c. **What existing off-site sources of light or glare may affect your proposal?**

None.

d. **Proposed measures to reduce or control light and glare impacts, if any:**

None proposed.

12. Recreation

Find help answering recreation questions

a. **What designated and informal recreational opportunities are in the immediate vicinity?**

Hiking, bicycling, and horseback riding occur in the vicinity.

b. **Would the proposed project displace any existing recreational uses? If so, describe.**

No.

c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

None proposed.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

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.**

No.

b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

According to the DAHP WISAARD online mapping tool, a GLO trail is located approximately 0.4 miles to the west of the subject parcel. No other GLO features are located within the project vicinity.

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

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.**

The DAHP WISAARD online mapping tool was used.

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.**

None proposed.

14. Transportation

Find help with answering transportation questions[16]

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.**

Stevens Canyon Road (County road) fronts the property on the west side. No new access is proposed.

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?**

No. The nearest transit stop is in Leavenworth, approximately 2.5 miles to the southwest.

c. **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).**

No.

d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No.

e. **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?**

None.

f. **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.**

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation

No.

g. **Proposed measures to reduce or control transportation impacts, if any:**

None proposed.

15. Public services

Find help answering public service questions[17]

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.**

No.

b. **Proposed measures to reduce or control direct impacts on public services, if any.**

None proposed.

16. Utilities

Find help answering utilities questions[18]

a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

None proposed.

[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services
[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities

Docusign Envelope ID: 2B24E64A-DAC4-4451-BCCB-2F8ACCFF1664

C.Signature

Find help about who should sign[19]

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.

CB61F826A6EC488
Michael Hellickson
X DocuSigned By: Michael Hellickson

Type name of signee: Michael Hellickson

Position and agency/organization:

Date submitted:

[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section for project actions.

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

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

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

The proposal may result in construction of a new onsite septic system in the future. Future construction could increase storm water runoff and emissions during construction.

- **Proposed measures to avoid or reduce such increases are:**

  All future development will comply with local state and federal regulations including critical areas, storm water management and onsite septic requirements.

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

Any future site development would be low intensity land uses, with one dwelling unit per 10 acres. Single-family residential development could result in the removal of vegetation on the Project Site. As the site contains critical areas per the WDFW PHS online mapping tool, future environmental review would be necessary.

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

  Compliance with Chelan County Critical area regulations at the time of development.

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

The proposal would not deplete energy or natural resources. Leavenworth is served by Chelan County PUD which provides abundant clean, renewable energy.

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

  Future development is likely to use low energy lighting such as LEDs and will comply with the energy code in effect at the time of building.

[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

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?**

As the site contains critical areas per the WDFW PHS online mapping tool, future environmental review would be necessary before development could occur. Single-family residential development could result in the removal of vegetation on the Project Site.

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

  Compliance with Chelan County Critical area regulations at the time of development.

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

The property is not located in the shoreline zone and is not regulated by the Shoreline Management Act or Chelan County Shoreline Master Program.

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

  Future development of the property would meet all county regulations for land use.

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

   Future residential development could result in a slight increase in vehicle trips and the potential for more emergency service needs. Additional residences may generate more daily trips to and from the site, including commuter, school, and service-related travel.

   However, the anticipated increase in demand is expected to be minimal and consistent with rural residential development patterns in the surrounding area as the subject property is adjacent to parcels already zoned RR 10. The property is located in an area already characterized by residential uses at similar or smaller lot sizes, and existing transportation infrastructure and public services currently serve comparable development in the vicinity. Residential development due to the rezone would be more consistent with the surrounding rural density pattern.

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

     Compliance with Chelan County Code at the time of development.

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

The proposal will not conflict with any laws for the protection of the environment.

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

RECEIVED
FEB 24 2025
CHELAN COUNTY
Community Development

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 251832330200 Lot Size: 22.0 (Acres)
Parcel Address: 10705 Fox Road City/Zip Code: Leavenworth, 98826
Property Owner(s): Michael Hellickson Zoning: FC
Mailing Address: PO Box 7617
City/State/Zip Code: Bonney Lake, WA 98391
Phone: 206-300-6453 E-mail: michael@hellickson.com

Applicant/Agent (if different than owner): Ryan Walker
Company and Mailing Address: Pacific Engineering and Design / 200 South Columbia St, Suite 300
City/State/Zip: Wenatchee, WA. 98801 Phone: 509-630-7917
E-mail: ryanw@pacificengineering.net
For multiple owners, applicants, or agents, provide additional sheets.

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ☐ Administrative Modification
- ☐ Administrative Determination
- ☐ Administrative Interpretation
- ☐ Binding Site Plan
- ☒ Comprehensive Plan Map Amendment
- ☐ Comprehensive Plan Text Amendment
- ☐ Conditional Use Permit
- ☐ Forest Practice/Conversion
- ☐ Open Space: Public Benefit Rating System
- ☐ Major Subdivision
- ☐ Master Planned Development
- ☐ Planned Development
- ☐ Plat Alteration or Vacation
- ☐ Short Plat
- ☐ Variance (zoning or critical areas)
- ☐ Zoning Change-Text Amendment/ Map Amendment
- ☐ Critical Area Determination
- ☐ Other: _____

APPLICABILITY SECTION

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership (Title holder signature is required on all applications. Properties being purchased on a Real Estate Contract require title holder signature.)
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:

    Unknown

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property coverd by this proposal? ☒ No ☐ Yes, please list:

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Pursuant to Chelan County Code (CCC), Section 11.82.030: An applicant seeking to develop property which requires a development permit, not otherwise exempted from the requirements of this chapter, shall submit with the application this certified statement, which lists criteria (5)(A) through (5)(D), (6), and (7) as set forth in CCC, Section 11.82.040 and indicate whether the criteria apply or do not apply to the site or development.

*****Any development application that fails to contain this statement or fails to indicate whether any one of the criteria apply or do not apply shall be rejected and only accepted upon resubmission of the completed statement. "Unknown" or similar responses will not be accepted.*****

If the administrator determines the development meets one or more of criteria (1) through (4) of CCC, Section 11.82.040, or if the administrator determines the development meets criterion (5) of CCC, Section 11.82.040 and the applicant indicates the development meets one or more of criteria (5)(A) through (5)(D), or if the applicant indicates the development meets one or more of criteria (6) or (7) of CCC, Section 11.82.040, the development shall require a hydrogeologic evaluation as described in CCC, Section 11.82.050. If the development has a medium or high vulnerability rating, the development shall be subject to the performance standards of CCC, Section 11.82.060.

If the administrator determines that criteria (1) through (5) of CCC, Section 11.82.040 do not apply to the development and an applicant's statement asserts that criteria (6) and (7) of CCC, Section 11.82.040 do not apply to the development, the administrator will accept the statement and proceed with the permitting or approval process, except if the administrator has or obtains information prior to the permit or approval being finalized, which clearly establishes the applicant's statement is incorrect. In which case, the applicant will be advised in writing of the inconsistent information and advised to either (A) provide an amended statement adding the evaluation criteria as being applicable and complete a hydrogeologic evaluation of the development pursuant to CCC, Section 11.82.050, or (B) present sufficient countering information clearly establishing that the basis for the department's concern is incorrect. If the applicant selects to proceed under (B), upon receipt of the applicant's information, the administrator shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the administrator.

File(s) No. _____

GENERAL INFORMATION

Please provide a narrative of the proposed project including, but not limited to, all proposed activities, uses and development (attach additional sheets if needed):

This proposal is to change the zoning and comprehensive plan land use designation map and zoning map of approximately 22 acres from Commercial Forest (FC) to Rural Residential/Resource 10 (RR 10).

☐ Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): _____
2. Is the subject property located within an Urban Growth Area (UGA)? ☒ No ❑ Yes
   If "yes", which UGA? _____
3. Please describe adjacent land uses in all directions around the subject property:
   North: FC in residential use
   South: RR 10 in residential use
   East: FC undeveloped
   West: RR10 in residential use
4. What is the current use of the property? Residential
5. Sanitation Disposal: ❑ N/A ☒ Septic Permit ❑ Sewer District: _____
6. Water Source: ❑ N/A ☒ Single Private Well ❑ Shared Private Well ❑ Group B
   ❑ Public Water Supplier: _____
7. Irrigation Water:
   ☒ N/A ❑ Yes (Private) ❑ Yes (Public) Irrigation District/Purveyor: _____
8. Fire District: CCFD #3 School District: Cascade
9. Power Service: CCPUD
10. Are there critical areas or critical area buffers on the property?
    ❑ Airport Overlay: _____
    ❑ Aquifer Recharge Area (see attached)
    ❑ Floodplain / Floodway _____
    Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:
    ❑ Alluvial Fan (250') ❑ Known Historic Hazardous Area (250') ❑ Slopes > 40% (250')
    ☒ Erosive soils (on-site) ❑ Landslide ❑ Snow Avalanche (500')
    ❑ Habitat/Riparian Area, protected species/area: _____
    ❑ Streams / Waterbodies: _____ ❑Shoreline Environment Designation: _____
    ☒ Drainage or Seasonal Stream: _____ ❑ Wetland, if so what category: _____
    ❑ Cultural or Archeological: _____
11. Will landfill be required? ☒ No ❑ Yes, approximate _____(cubic yards)
12. Will excavation be required? ☒ No ❑ Yes, approximate _____(cubic yards)
13. Has site preparation been started on the site? If so, to what extent?
    No
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?
    No

EVALUATION CRITERIA:

The applicant is required to determine the vulnerability rating for any development permit, not otherwise exempted, and meets any one of the criteria below. Please check the boxes that apply to your project:

- ☐ 1.Within a wellhead protection area designated under WAC 246-290-135
- ☐ 2. Within a critical aquifer recharge area mapped and identified by a qualified groundwater professional
- ☐ 3. Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act
- ☐ 4. Within an area established for special protection pursuant to a groundwater management program, Chapters 90.44, 90.48, and 90.54 RCW, and Chapters 173-100 and 173-200 WAC
- ☐ 5. The site contains highly permeable soils, which include types 1 ,2 and 3 under WAC 246-272A-0220, Table V or soils mapped by US Department of Agriculture Natural Resources Conservation Service as having saturated hydraulic conductivity (Ksat) classification of Moderately High or identified as Hydrologic Soil Group "A" and:
  - ☐ A. The site will be utilized for hazardous substance (defined in Chapter 70.105 RCW) processing, storage or handling in applications or quantities larger than is typical of household use; or
  - ☐ B. The site is currently or will be utilized for commercial or industrial activities listed in the US Environmental Protection Agency's Potential Sources of Drinking Water Contamination Index that can be found in Appendix A to Department of Ecology's Critical Aquifer Recharge Area Guidance Document; or
  - ☐ C. The development involves a major subdivision and includes present or future plans to construct dwelling units that will not be connected to a public sewer system and any of the lots are less than one net acre in size; or
  - ☐ D. The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds four thousand square feet;
- ☐ 6. The proposed use is as a commercial feedlot, landfill, junkyard, salvage yard, or auto wrecking yard, or
- ☐ 7. The site will be used for above ground application of sewage or sludge.

Development proposals for a single-family residential dwelling, accessory dwelling unit, or accessory building that is connected to a public sewer system or has a septic permit approved by the Chelan-Douglas health district shall be exempt from hydrogeologic evaluation under CCC, Section 11.82.050.

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there (**IS NOT**) or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled "**IS NOT**" above, proceed to Sub-Section III of this form.

If you circled "**IS**" above, proceed to Sub-Section II of this form.

File(s) No. _____

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

_____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.

_____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.

_____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.

_____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

☒ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis- related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

- ❑ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.
- ❑ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).
- ❑ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.
- ❑ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.
- ❑ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.
- ❑ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

File(s) No. _____

- ❑ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ❑ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ❑ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ❑ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ❑ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- ❑ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ❑ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ❑ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ❑ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ❑ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ❑ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEGEMENT SECTION

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

By submitting this application, I acknowledge and certify the following:

initials
(Owner and, if applicable, Applicant)

1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.
2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.
3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.
4. Additional permit applications and approvals may be necessary to conduct specific activities.
5. Application fees are non-refundable, except when approve by the Board.
6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

File(s) No. _____

DS MH RW

7. Chelan County is hereby given consent to enter the property(ies) listed above.

DS MH RW

8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.

DS MH RW

9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.

DS MH RW

10. I certify that this application has been made with the consent of the lawful property owner(s).

DS MH RW

11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.

12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature: CB61F826A5EC488... Michael Hellickson DocuSigned By: Michael Hellickson **Place:** _____ **Date:** 2/23/2026

Print Name: Michael Hellickson

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: Ryan Walker

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

February 18, 2026

RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Development

TO: Chelan County Planning Commission
316 Washington Street Suite 301
Wenatchee, WA 98801

FROM: Ryan Walker, Environmental Department Manager
Pacific Engineering & Design P.L.L.C.

SUBJECT: Michael Hellickson Application for Comprehensive Plan Map Amendment

Chelan County Code 14.14.050 Application for Comprehensive Plan Map Amendment Review Criteria.

1. **A detailed statement of what is proposed to be changed and why. Identify the specific Comprehensive Plan Land Use Designation map number and Zoning map number that would be amended.**

This proposal is to change the zoning and comprehensive plan land use designation and zoning map of approximately 22.0 acres from Commercial Forest (FC) to Rural Residential/Resource 10 (RR 10). The property is located at 10705 Fox Road, Leavenworth, within Section 32, T 25N, R 18E.W.M.

The official Chelan County Zoning and Comprehensive Plan map is no. 39.

The zoning and comprehensive plan designations are proposed to be changed to align the property with nearby zoning and existing residential use. The adjacent properties to the west and south are zoned RR 10, which is the zone that the subject property is proposed to be changed to. Further, the property to the west has been approved for a cluster subdivision with lot sizes less than one acre.

Chelan County's land-use history includes longstanding patterns of rural residential living, small-scale agriculture, and mixed rural uses—not just forest production. Rural residential use is already occurring on the subject property and nearby. Changing from FC to RR 10 is consistent with these established patterns when the land is no longer primarily suited for long-term commercial forest production and instead better matches rural residential use. The economic vitality of commercial forestry has decreased, most significantly on small parcels where the scale of merchantable timber costs more to harvest than it produces in revenue.

Because RR 10 is part of the Rural Residential/Resource zoning designations, it fits within the GMA's requirement to maintain rural character while still accommodating:

- Rural housing needs (1 unit per 10 acres),
- Low-density development compatible with natural landscapes, and
- Land uses that do not require full urban services.

Thus, rezoning to RR 10 is consistent with the Comprehensive Plan's rural element.

2. Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (RCW 36.70A.020 as amended) and any applicable County Wide Planning Policies.

Growth Management Act Goals

RCW 36.70A specifies 15 Planning Goals for the State of Washington. When reviewing compatibility with these stated goals, it is important to acknowledge the unique circumstances in Chelan County. Eighty-eight percent (88%) of Chelan County is in public ownership, either state or federal. That leaves twelve percent (12%) of the County in private ownership. Of the property remaining in private ownership, approximately 10% is reserved for roads and utilities. An additional reduction is taken for those areas in private ownership, but encumbered by protected critical areas, such as steep slopes, wetlands, riparian areas, flood plain, and shoreline. This leaves a very small overall percentage of Chelan County available for rural residential use, while the demand for residential properties in the Leavenworth area is high.

RCW 36.70A.020(1) encourages urban growth. The property is not located in an urban growth area.

RCW 36.70A.020(2) aims to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

RR 10 maintains very low rural density (1 unit per 10 acres), which avoids suburban sprawl. When FC-designated land is no longer viable as commercial forestland, RR 10 provides a controlled, low-impact rural development path without fragmenting the landscape.
The County Comprehensive Plan notes that parts of the county have transitioned over time to a mix of rural residential and small-scale agricultural/recreational uses, reflecting organic rural development rather than sprawl.

RCW 36.70A.020(4) Aims to plan for housing, including accommodating housing affordable to all economic segments of the population of this state and promotes a variety of residential densities and housing types. RR 10 provides rural housing opportunities at very low densities, helping the county offer a spectrum of housing choices—from urban to rural—consistent with the GMA.

RR 10 zoning accommodates rural households without demanding urban services, consistent with GMA rural planning.

RCW 36.70A.020(5) encourages economic development throughout the state that is consistent with adopted comprehensive plans, promotes economic opportunity for all citizens of this state including recruitment of new businesses and encourages growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

When land is no longer suited to economically viable commercial forestry, maintaining it in FC zoning no longer supports natural resource industries. Transitioning to RR 10 can support small-scale agricultural, home-based, or recreation-oriented rural uses, which the County Comprehensive Plan recognizes as emerging rural economic sectors.

RCW 36.70A.020(8) emphasizes natural resource industries. The parcel no longer meets criteria for productive forestland, therefore re-designating it does not undermine forestry

resource goals. It avoids conflicts where residential expectations and industrial forestry activities would clash, thereby protecting truly productive forestlands elsewhere.

RCW 36.70A.020(9) urges to retain open space and green space, enhance recreational opportunities, enhance fish and wildlife habitat, increase access to natural resource lands. RR 10's very low density preserves large parcels, maintains rural open space character, and protects environmental features—including wildlife habitat recognized in Chelan County's diverse landscapes. The subject property is already developed with one single family residence which limits the potential for new residences to only one thereby continuing to provide important attributes associated with open space.

RCW 36.70A.020(10) notes the importance to protect and enhance the environment and enhance the state's high quality of life, including air and water quality, and the availability of water. RR 10's low density reduces impacts compared to more intense zoning. Large lots help preserve vegetation, maintain infiltration, and reduce impervious surfaces

The proposal is consistent with applicable county-wide planning policies because it aligns zoning with actual land suitability, helps differentiate real resource lands from transitional rural lands, honors countywide rural character and environmental objectives, and implements the County's Comprehensive Plan vision.

3. A statement of how the proposed map amendment complies with or supports the Chelan County Comprehensive Plan's goals and policies.

The Comprehensive Plan documents Chelan County's historic and ongoing mixture of uses in rural areas, including rural residential living, forest practices, agriculture, and recreation-supported rural development. The Plan notes that over the last twenty years, portions of the county have transitioned toward vineyards, wineries, smaller-scale agriculture, and recreational tourism, reflecting a diversified rural economy and land-use pattern.

RR 10 is designed specifically for rural residential and resource-compatible uses on large lots. When a parcel is no longer suited for commercial forestry, RR 10 better matches the actual rural conditions and emerging land-use trends documented in the Comprehensive Plan.

RR 10's 1-unit-per-10-acre density is consistent with rural development patterns envisioned in the Rural Element. By maintaining large parcels, RR 10 preserves open space, visual character, and natural landscapes, supporting the Comprehensive Plan's rural goals.

The Resource Element of the Comprehensive Plan emphasizes that land designated as resource land should reflect its actual long-term viability for commercial timber, agriculture, or mineral extraction. When lands—because of location, soils, slope, fragmentation, or surrounding non-forest uses—are not truly productive forestlands, they are more appropriately placed in a rural residential designation.

The Housing Element of the Comprehensive Plan identifies a need to plan for a range of housing types and densities, including low-density rural housing that fits Chelan County's settlement patterns. RR 10 provides low-density rural housing opportunities, consistent with the Housing Element's direction to maintain rural living options while balancing environmental and infrastructure constraints. The proposed amendment broadens the county's available rural residential land base without promoting sprawl because RR 10 remains a large-lot designation.

Chelan County's planning framework acknowledges the county's diverse natural landscapes—including shrub-steppe, ponderosa forest, wetlands, and alpine meadows—and emphasizes maintaining these habitats as part of rural character and ecosystem function. RR 10 supports these values because large lots (10 acres+) preserve open space, wildlife habitat, and natural features and maintains environmental integrity more effectively than more intense residential zoning would.

The following goals and policies are directly supported by the proposed map amendment

Land Use Element

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Rationale: An adequate supply of housing available to all income levels is necessary to meet the housing needs of the County

GOAL LU 11: Preserve open space for the enjoyment of County residents and visitors.

Rationale: Open space is a valuable resource for the enjoyment of residents and visitors. The retention of open space helps to maintain the natural beauty and rural character of the County.

Rural Element

Goal RE 1: Maintain a balance between human uses and the natural environment in rural areas of the County.

Rationale: Residents who choose to live in the rural areas need to realize that their lifestyle has an impact on the natural environment and efforts need to be made to find and maintain a balance between human activity and the natural environment.

Goal RE 2: Maintain natural environment features that support and enhance natural resource-based economic activities, wildlife habitats, traditional rural lifestyles, outdoor recreation, and open space.

Rationale: There is value in rural lands that have in the economic vitality, rural lifestyles, and healthy environments.

Goal RE 3: Develop at densities such that demands will not be created for urban levels of public services and facilities in rural areas.

Goal Rationale: Development in rural areas should not be at densities which require urban levels of service. Development at lower densities will also help protect the rural quality of life.

4. A detailed statement on how the land use designation amendment complies with the Chelan County Comprehensive Plan land use designation/siting criteria.

The Comprehensive Plan recognizes Chelan County's historically rural development pattern, including rural residential living alongside resource uses. RR 10 implements this rural form by allowing very low-density residential and resource-compatible uses that maintain open space and rural character.

The Land Use Element directs that designations should reflect actual land suitability and long-term function. Where parcels are not contributing to long-term commercial forestry—due to location, site constraints, parcelization, or surrounding rural residential uses—an RR 10 designation provides a more accurate policy fit than FC, while still preserving a low-intensity rural pattern.

Chelan County Code Title 11 expressly states that zoning districts implement the Comprehensive Plan's goals, policies, and land use designations. RR10's district intent is to allow rural development and resource uses consistent with the Plan's rural provisions and to function as a transition between resource lands and areas of more intense rural/urban development—exactly the role needed where FC is no longer appropriate.

The Resource Element seeks to protect genuine resource lands while accurately designating lands according to their long-term commercial significance. Where a site does not meet the attributes for long-term commercial forestry, reclassifying to RR 10 avoids "over-designation" as FC and prevents incompatibilities between industrial forestry and rural residential use.

Relocating non-viable FC lands into RR 10 reduces friction between rural residents and industrial forestry operations and thereby helps conserve truly productive forestlands elsewhere, consistent with the Plan's resource protection intent. Where the subject site is not suited to long-term commercial forestry, remaining in FC conflicts with FC's stated purpose; RR 10 aligns with the Plan-implementing intent statements.

The following are the locational guidelines for the RR 10 zone which the application complies with.

1. Geographical and Geological Characteristics. The area is predominantly rural in character. Soil characteristics, steep slopes or other physical constraints to development may be present. Significant areas of undeveloped open space may exist.
2. Natural Resources. The area may have agricultural or forest land practices of both small scale and/or commercial significance. The area may also be adjacent to designated resource lands.
3. Public Services. Uses do not require the extension or provision of urban level services. These areas are rural in character and may have access or limited access to rural governmental services and infrastructure. These areas may have the potential to be provided with rural governmental services within the 20 year planning period.
4. Existing Land Uses. Dispersed single family residences, farms or forest management activities and other rural development may be present. Predominant parcel sizes are 10 acres or larger.

5. A detailed statement of how the amendment is consistent with and supported by the Capital Facilities Element and the Transportation Element of the Comprehensive Plan, of if not, what changes to these elements would be required.

Both the Capital Facilities and Transportation elements of the Comprehensive plan speak more to goals and objectives for agencies of jurisdiction when development is proposed. At the time any additional development is proposed, application(s) will have to be in compliance with the concurrency requirements of GMA and the Chelan County comp plan goals and objectives for all elements of the comp plan.

The Capital Facilities Element specifies that capital facilities—such as sewer, water systems, fire protection, and other infrastructure—must be planned and sized according to the intensity of expected development. RR 10 is a low-density rural land-use designation which is specifically intended not to require extension of urban services. RR 10 development patterns are consistent with rural infrastructure expectations and do not place urban-level demands on capital facilities. Because FC and RR 10 are both rural designations, but RR 10 remains low-intensity, the amendment does not create new burdens on capital facilities beyond what the Capital Facilities Element anticipates for rural areas.

The Transportation Element acknowledges that rural transportation networks are designed for low-volume, low-intensity traffic loads. RR 10 development generates significantly fewer trips than urban or suburban designations, and its density is fully compatible with roadway design and capacity expectations for rural areas. By contrast, FC uses—such as timber harvest activities—may require intermittent heavy trucking. RR 10 reduces peak industrial haul traffic and results in a more predictable, low-impact traffic pattern consistent with the Transportation Element's rural mobility standards

The Transportation Element calls for ensuring adequate access, maintaining safety, and avoiding transportation impacts that exceed the capabilities of rural roads. Because RR 10 densities produce minimal increases in traffic, the amendment will not trigger demands for roadway widening, turn lanes, or major upgrades. Thus, the map amendment is consistent with the Transportation Element's goal of maintaining an efficient transportation network without unwarranted capital improvements.

6. For land use map designation amendments, identify the land uses surrounding the affected property, and describe how the proposed change would affect the surrounding land uses. Explain why the proposed amendment is more appropriate than the existing land use designation.

The surrounding land uses are primarily residential. The adjacent property to the north is developed with a residence and accessory dwelling unit. Properties to the west and south are zoned RR 10. The change in the map designation would be indistinguishable from surrounding land uses.

RR 10 Is more appropriate than FC because it reflects actual land suitability because the parcel is not truly "commercial forest land" based on FC's intended purpose.

Chelan County's zoning code defines Commercial Forest Lands (FC) as areas intended for the long-term conservation of commercial forest uses, preserving land that is of long-term commercial significance for timber production and related activities. If a parcel is surrounded by rural residential uses and lacks physical or economic viability for long-term forestry, then it no longer meets FC's intended purpose.

RR 10 is more appropriate because it is explicitly designed as a rural residential/resource zone that accommodates low-density rural housing, small-scale agriculture, forestry at a

non-industrial scale and open space preservation. It is also intended to function as a transition between resource lands and more intensively developed rural areas. Therefore, if the property is not functioning as productive commercial forest, RR 10 is the accurate, policy-supported classification.

RR 10 reduces land-use conflicts that occur when non-forest uses sit within FC zones. Because FC zoning is intended for industrial-scale forestry, it anticipates heavy equipment use, timber haul routes and intensive forest management activity. RR 10 is specifically intended to provide a rural environment with compatible uses—open space, low-density homes, small-scale agriculture, and rural quietude—reducing these conflicts and aligning with the Comprehensive Plan's rural compatibility goals.

7. Will the proposed map amendment affect lands designated as resource lands of long term commercial significance and/or critical areas? If so, how will the proposed amendment impact these areas?

The parcel is designated as Commercial Forestland; however, is no longer economically viable for commercial timber harvest, the amendment corrects a mis-designation. The Comprehensive Plan requires that resource lands be designated based on actual long-term viability and commercial significance. The Resource Element provides that resource designations must be accurate and protect real resource lands, rather than misclassify marginal or unsuitable land.

Critical areas are located on the property but the change to RR 10 does not remove, diminish, or alter critical area protections. The zoning code makes clear that critical area overlay regulations apply in addition to the base zone. The map amendment does not change buffer requirements, development limitations, habitat protections, geologic hazard restrictions or wetland rules. Given RR 10's low intensity, the amendment reduces potential disturbance to critical areas by reducing possibilities for heavy equipment operations, haul routes or new forest management roads.

8. Explain how the proposed amendment would affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.

The proposed amendment increases the supply of rural residential land in a manner consistent With the Comprehensive Plan. RR 10 is one of Chelan County's rural zoning districts intended to support rural housing, small-scale agriculture, open space, and transitional rural land uses. By reclassifying land from FC to RR 10, the County slightly increases the amount of land available for very low-density rural housing. This helps the County meet its obligation under the GMA to provide a variety of rural densities and housing types across the 20-year planning horizon.

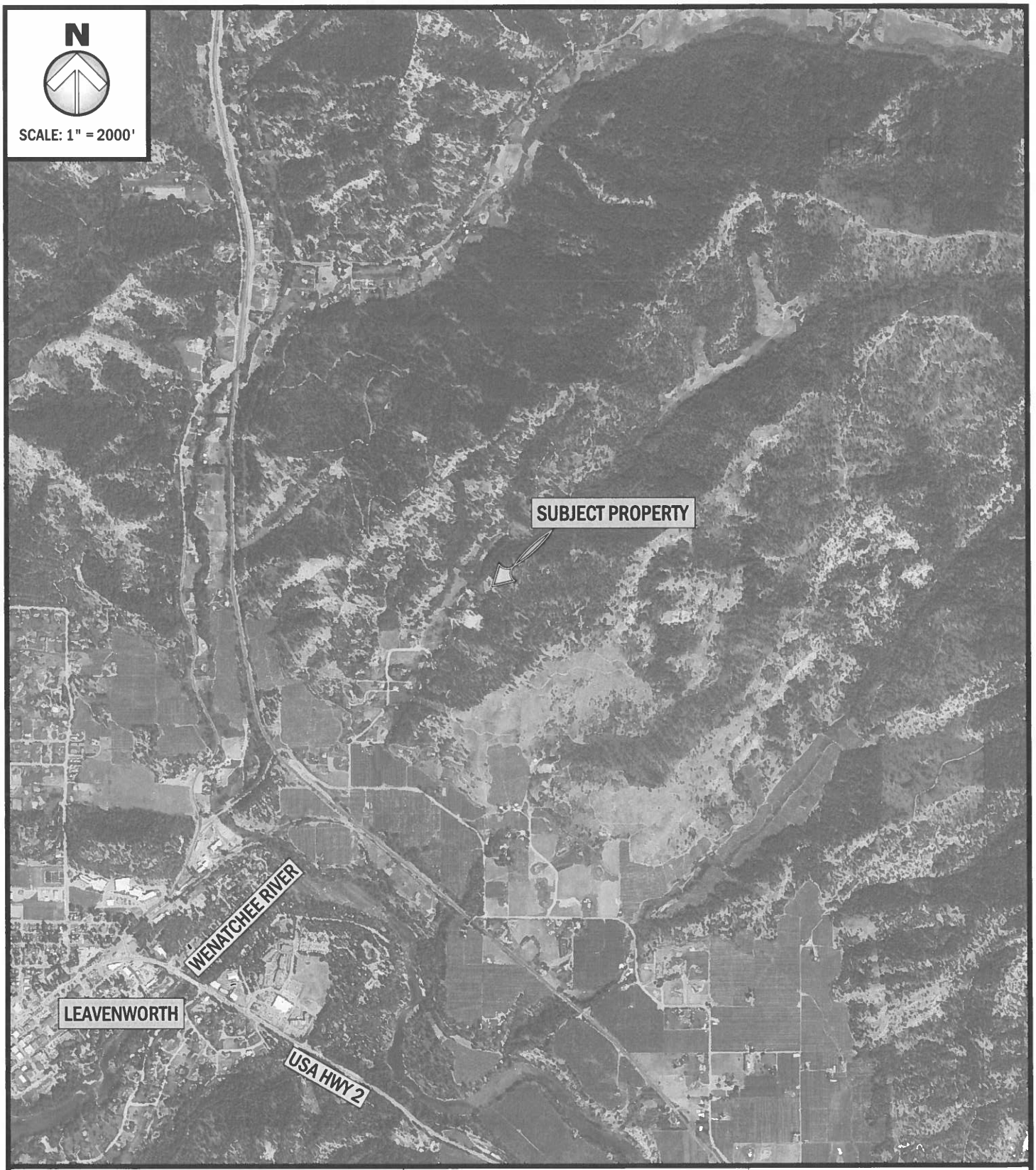
The proposed amendment does not reduce the supply of land needed for urban-level growth. The Comprehensive Plan specifies that urban growth should occur inside Urban Growth Areas. Rural zones—including both FC and RR 10—are not part of the County's urban growth capacity.

The proposed amendment does not reduce land available for future city expansions, for residential subdivisions, or for higher-density development. The property will remain outside the Leavenworth UGA and cannot be urbanized, extended with sewer, or converted to higher-density development unless the UGA is expanded through a formal process. Thus, the amendment does not materially affect the county's 20-year urban growth land supply.

9. Explain how the proposed change would serve the interests of not only the applicant, but also the public as a whole, including health, safety or welfare.

The proposed change would provide the applicant with a designation suitable for reasonable rural use of the property. The public will gain predictable, low-density rural development that does not strain facilities or alter rural character. The County maintains consistency with its long-range planning vision. This strengthens both the welfare of the community and the stability of the County's planning framework.

The Comprehensive Plan's Capital Facilities Element emphasizes avoiding unnecessary expenditures by ensuring that land uses do not require new, costly infrastructure beyond rural service levels. RR 10 does not require urban sewer service, municipal water expansion, urban roads or major capital facility upgrades. This benefits the public by minimizing long-term public financial obligations. It benefits the applicant by providing a clear understanding of service expectations and ensuring their land use aligns with available infrastructure.



PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 10705 FOX ROAD
LATITUDE: 47.6138527°
LONGITUDE: -120.6309279°
PARCEL NO#: 251832330200

RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Development

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	01/19/2026
SHEET NO:	1 OF 6
SHEET TITLE:	VICINITY
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	MICHAEL HELLICKSON
NOTES:	

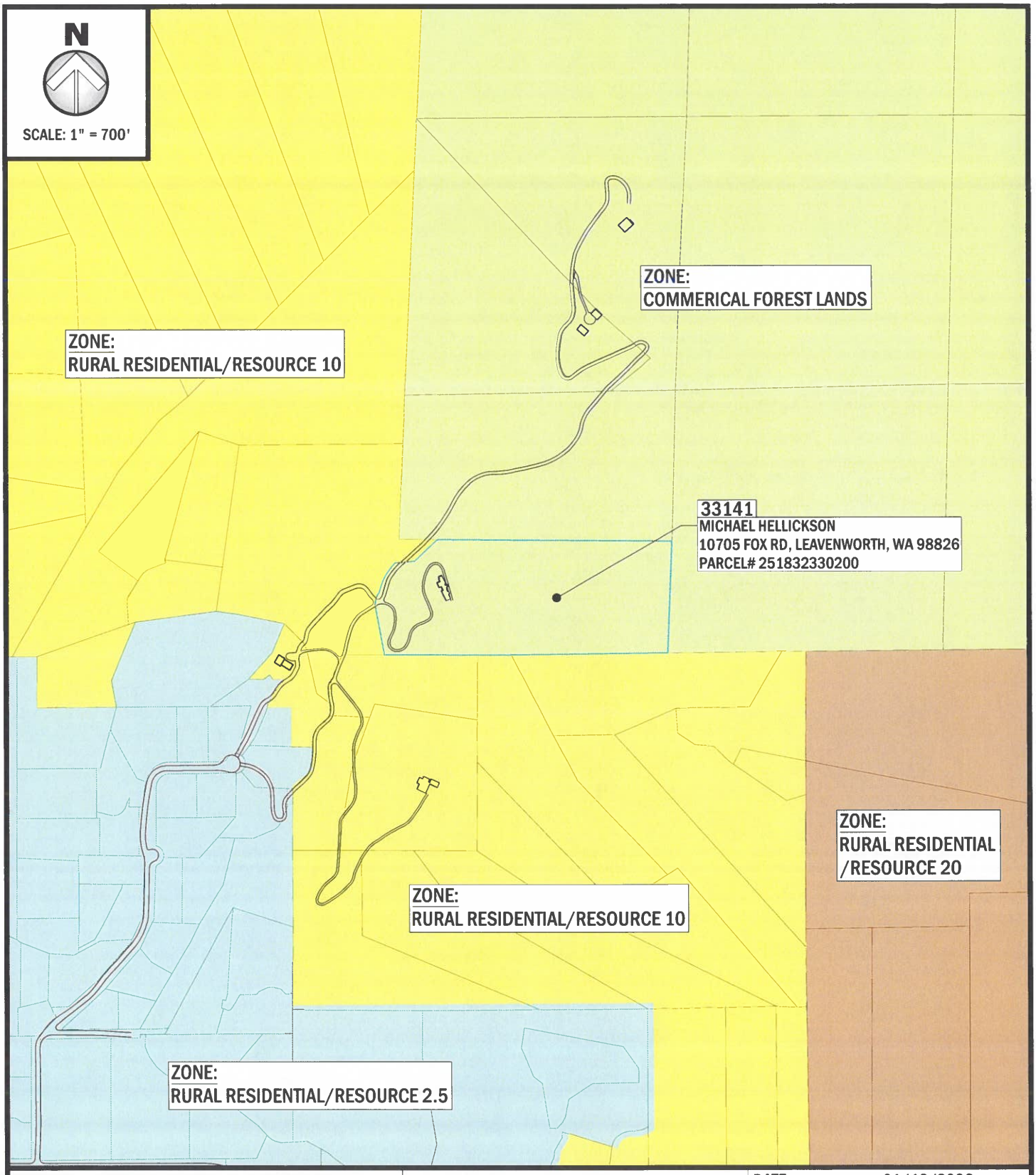


PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 10705 FOX ROAD
LATITUDE: 47.6138527°
LONGITUDE: -120.6309279°
PARCEL NO#: 251832330200

RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Development

PACIFIC ENGINEERING
STRUCTURAL CIVIL ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	01/19/2026
SHEET NO:	2 OF 6
SHEET TITLE:	PARCEL MAP
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	MICHAEL HELLICKSON
NOTES:	

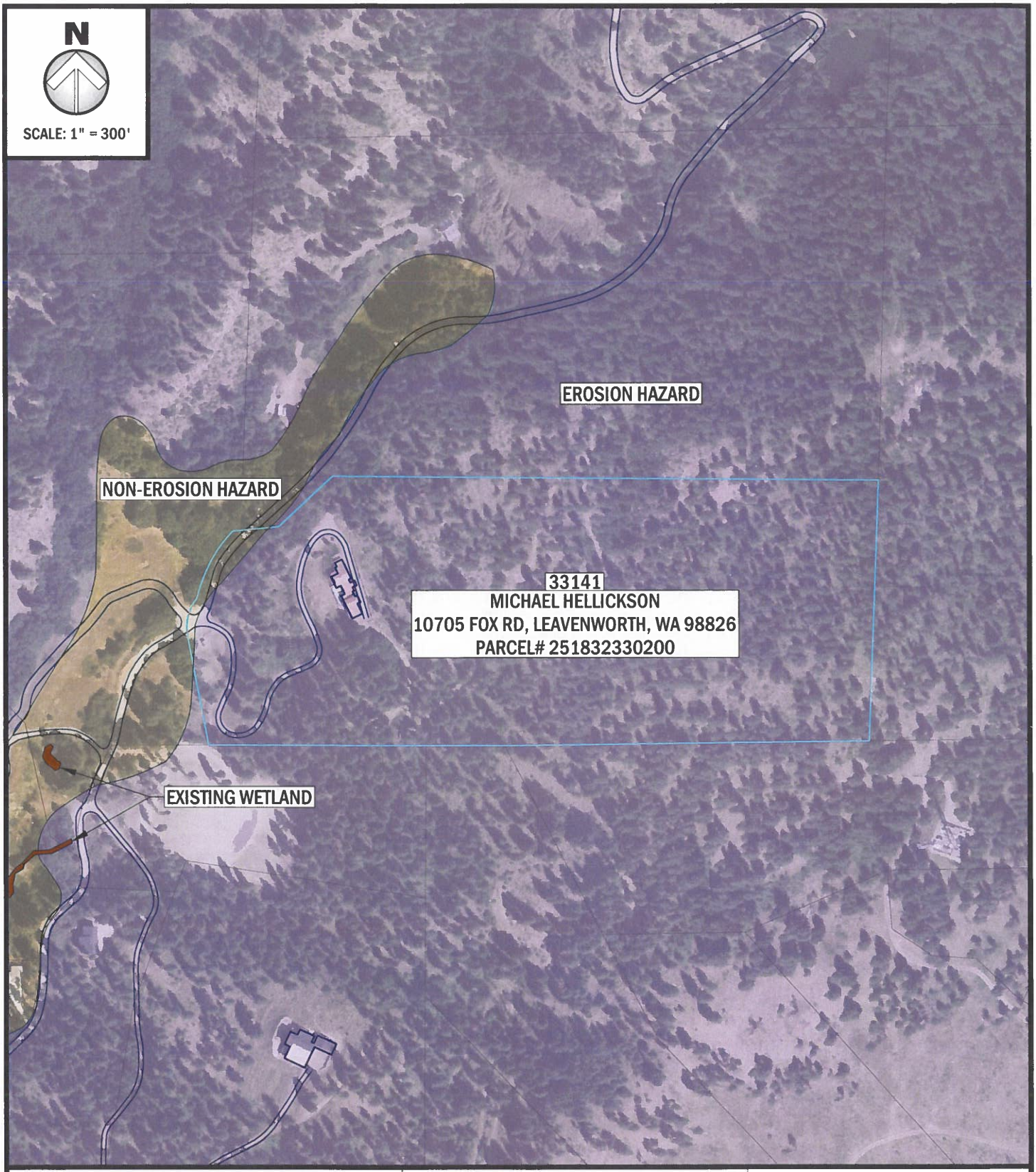


PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 10705 FOX ROAD
LATITUDE: 47.6138527°
LONGITUDE: -120.6309279°
PARCEL NO#: 251832330200

RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Development

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	01/19/2026
SHEET NO:	3 OF 6
SHEET TITLE:	ZONING MAP
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	MICHAEL HELLICKSON
NOTES:	

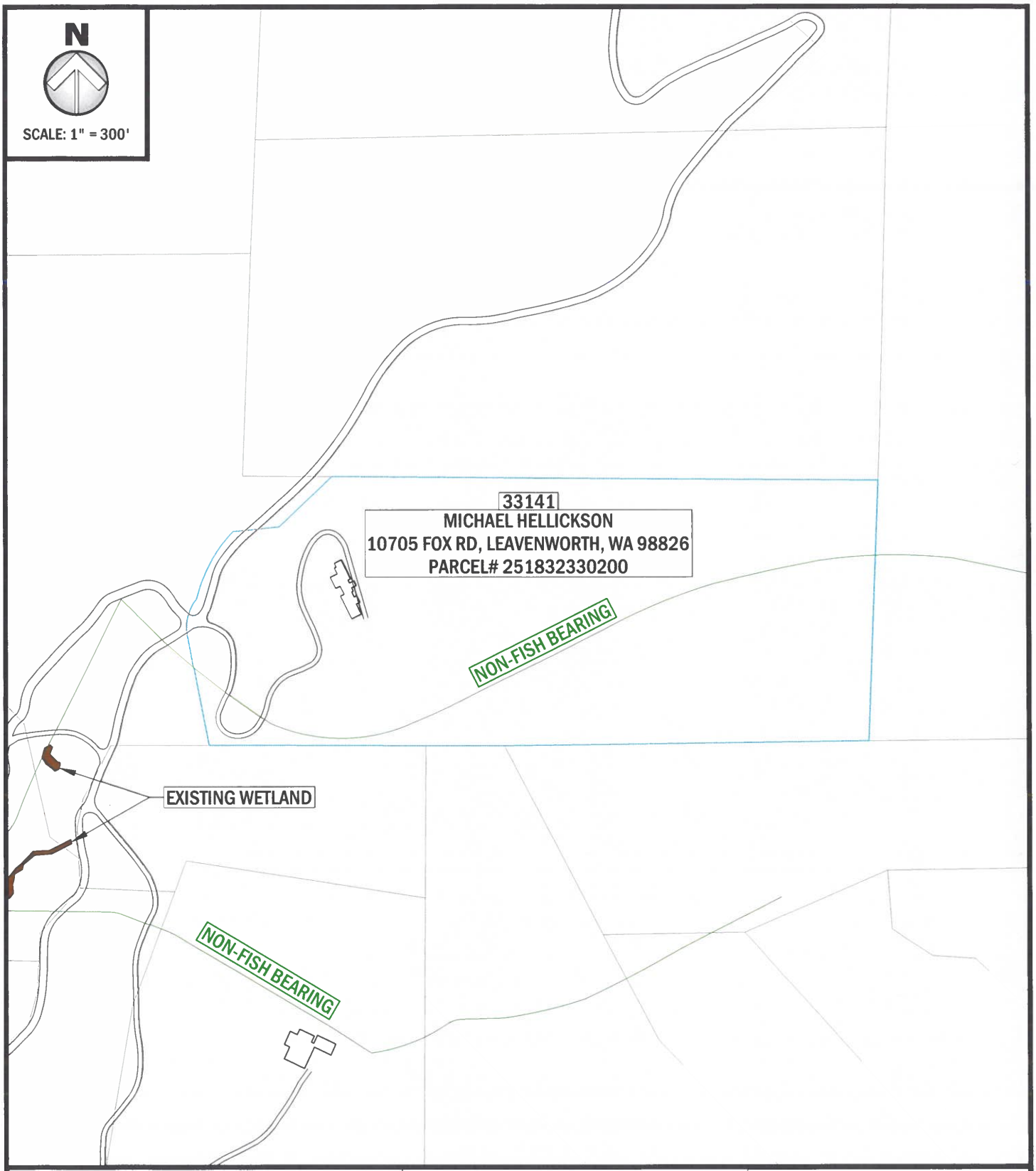


PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 10705 FOX ROAD
LATITUDE: 47.6138527°
LONGITUDE: -120.6309279°
PARCEL NO#: 251832330200

RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Development

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	01/19/2026
SHEET NO:	4 OF 6
SHEET TITLE:	EROSIVE SOIL MAP
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	MICHAEL HELLICKSON
NOTES:	

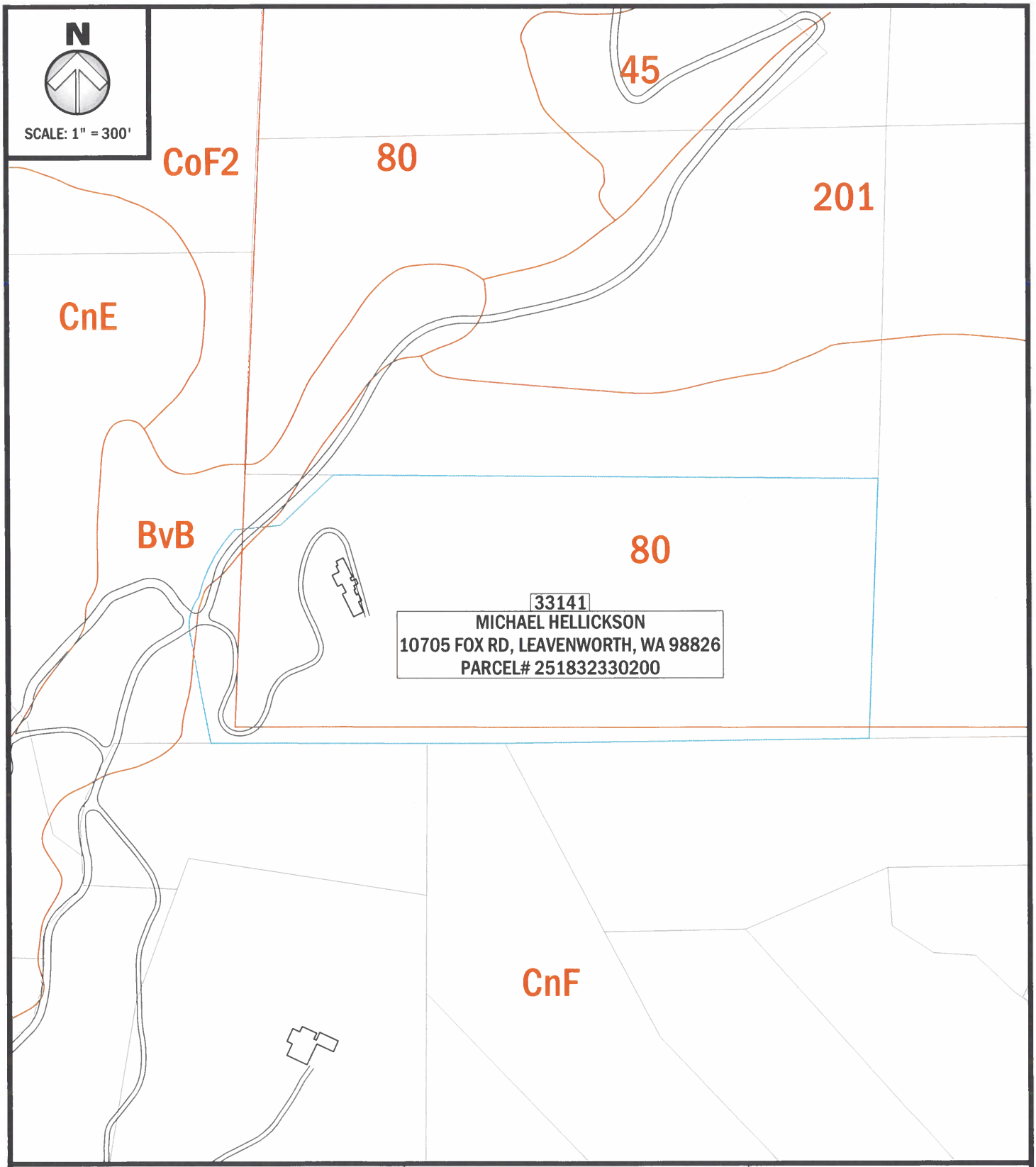


PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 10705 FOX ROAD
LATITUDE: 47.6138527°
LONGITUDE: -120.6309279°
PARCEL NO#: 251832330200

RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Development

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	01/19/2026
SHEET NO:	5 OF 6
SHEET TITLE:	STREAM FIGURE
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	MICHAEL HELLICKSON
NOTES:	



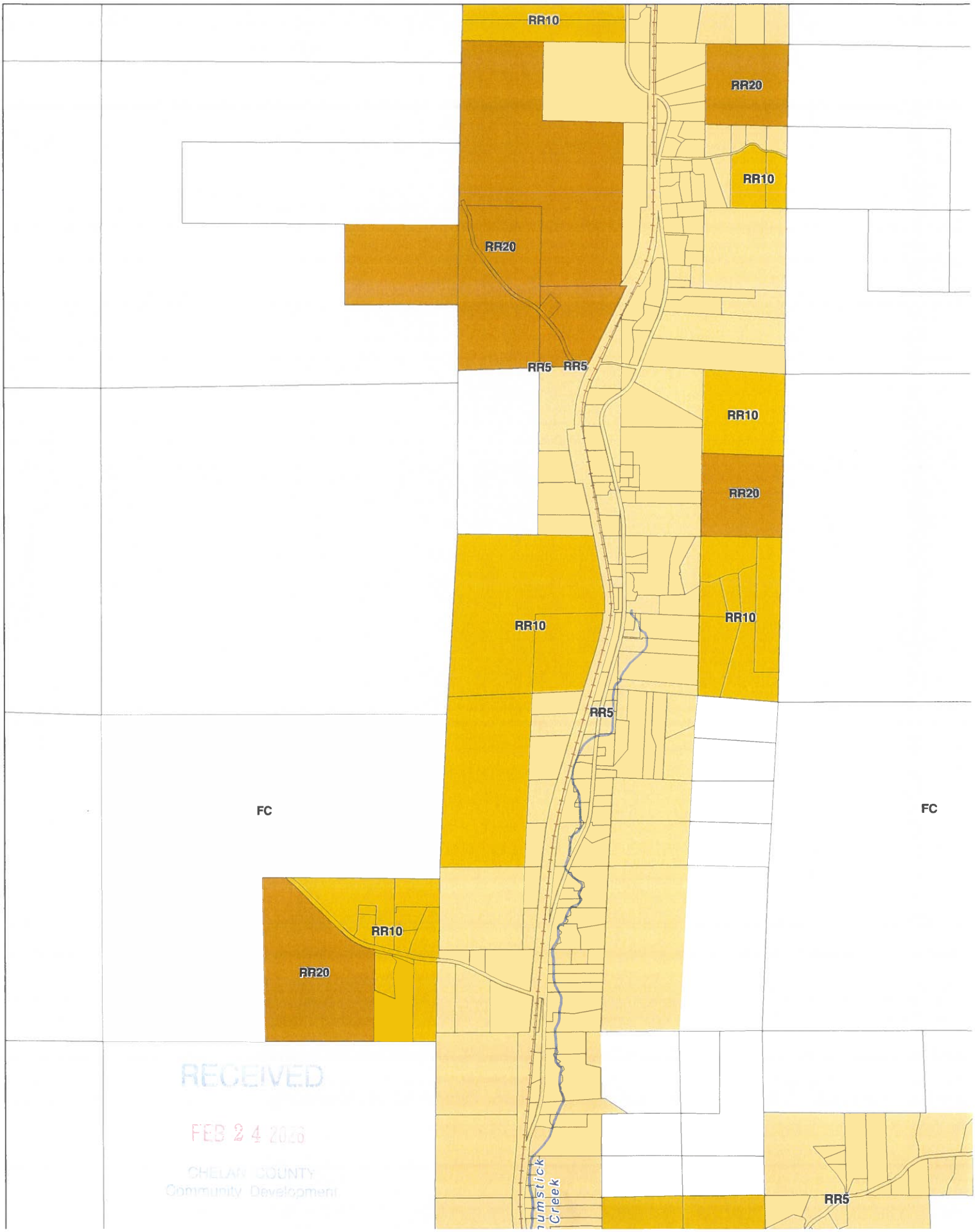
PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 10705 FOX ROAD
LATITUDE: 47.6138527°
LONGITUDE: -120.6309279°
PARCEL NO#: 251832330200

RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Developme t

PACIFIC ENGINEERING
STRUCTURAL CIVIL ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	01/19/2026
SHEET NO:	6 OF 6
SHEET TITLE:	SOIL SURVEY FIGURE
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	MICHAEL HELLICKSON
NOTES:	

Chelan County Land Use Designation



RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Development

ELECTRONICALLY RECORDED in Chelan County WA. Skip Moore, Auditor, Chelan County, WA. AFN # 2582544 Recorded 06/13/2023 at 09:38 AM, D Page: 1 of 5, $207.50, SIMPLIFILE LLC FIG TITLE LLC

RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Development

When recorded return to:

Fig Title LLC
1133 Hwy 2, Suite A
Leavenworth, WA 98826

199577
REAL ESTATE EXCISE TAX
PAID $31730.00
Chelan County Treasurer
06/13/2023

File No.:	36155-KH
Abbreviated Legal:	PTN of South half of the Southwest quarter of the Southwest quarter of Section 32, Township 25 North, Range 18, E.W.M., Chelan County
Tax Parcel Number:	251832330200
Date:	June 1, 2023

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Gordon L. Welsh and Suzanne B. Benson, husband and wife**

for and in consideration of **Ten Dollars ($10.00) and other good and valuable consideration**, in hand paid, conveys, and warrants to **Michael Hellickson and Tara Hellickson, a married couple**

the following described real estate, situated in the County of Chelan, State of Washington:

The South half of the Southwest quarter of the Southwest quarter of Section 32, Township 25 North, Range 18, E.W.M., Chelan County, Washington,

EXCEPT that portion described as follows:

Beginning at the Northwest corner of said South half; thence South 89°48'06" East 195.08 feet, along the North line thereof; thence South 37°44'20" West 180.06 feet; thence South 47°53'02" West 113.79 feet; thence along a curve to the left with a radius of 300.00 feet, a length of 13.77 feet to a point on the West line of said South half; thence North 2°23'12" East 229,05 feet to the Point of Beginning,

TOGETHER WITH that portion of the Southeast quarter of Section 31, Township 25 North, Range 18, E.W.M., described as follows:

Beginning at the Southeast corner of said Southeast quarter; thence South 89°48'10" West 50,00 feet, along the South line of said Southeast quarter; thence North 10°57'22" West 259.24 feet; thence along a non-tangent curve to the left with a radius of 100.00 feet, a length 82.60 feet the chord bearing North 34°05'06" East 62.90 feet; thence North 15°45'17" East 20.48 feet; thence along a curve to the right with a radius of 300.00 feet a length of 154.46 feet to the East line of said Southeast quarter; thence South 2°23'12" West 458.16 feet to the Point of Beginning.

Subject to All encumbrances, rights, restrictions, reservations, covenants and easements, apparent or of

record.

And Subject to those items specifically set forth on Exhibit "A"

Gordon L. Welsh

Gordon L. Welsh

Suzanne B. Benson

Suzanne B. Benson

STATE OF WASHINGTON
COUNTY OF CHELAN

This record was acknowledged before me on 31st day of May, 2023 by Gordon L. Welsh and Suzanne B Benson.

Signature

Notary

Title

My commission expires: 11/12/2026

TYLER WIDDIFIELD
Notary Public
State of Washington
Commission # 23000503
My Comm. Expires Nov 12, 2026

Exhibit "A"

1. This land is included in the Federal Fire Patrol District and is subject to the laws and regulations of the United States and the State of Washington applicable to the project and is liable for further assessments, if any, levied by the district.

2. This land is included in the Icicle Irrigation District and is subject to the laws and regulations of the United States and the State of Washington applicable to the project and is liable for further assessments, if any, levied by the district, and subject to easements for lateral ditches and pipelines used in connection with the district's irrigation system.

3. Reservation of water rights and right-of-way for pipeline as imposed by instrument recorded as document #738854.

4. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Private Road recorded as document #350098.

5. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Ingress, Egress and Utilities recorded as document #8412040045.

6. Affidavit for legal description to clarify the boundaries between tax parcels as imposed by instrument recorded as document #2013748.

7. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Ingress, Egress and Utilities recorded as document #2152291.

8. All COVENANTS, CONDITIONS, RESTRICTIONS, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, reservations, easements or other servitudes, if any, disclosed by Boundary Line Adjustment 2003-074 recorded as document #2152330.

9. DECLARATION OF COVENANTS and the terms and conditions thereof, preventing certain practices in the use of that portion of the land lying within 200 feet from a well, as disclosed by instrument recorded as document #2153139.

10. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Well Field Agreement and Easement recorded as document #2153138.

11. COVENANTS, CONDITIONS, RESTRICTIONS imposed by instrument recorded as document #2153140 and corrected under recording #2247995, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

12. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Underground Utility recorded as document #2263806.

13. All COVENANTS, CONDITIONS, RESTRICTIONS, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, reservations, easements or other servitudes, if any, disclosed by Survey recorded as document #2301713.

File: SPA 26-054

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

I, Ashley Fernandez, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on April 28, 2026, I personally mailed true and correct copies of the attached SEPA DETERMINATION OF NON-SIGNIFIGANCE to the following parties:

****SEE ATTACHED EMAIL****

Signature

4.28.2026
Date

ACKNOWLEDGEMENT

This is to certify that on 28th day of April, 2026.

Ashley Fernandez to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Breanne Hensley
Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: jdL8NbWKaxgbkhXGXlae | **Proof Updated: Apr. 27, 2026 at 08:31am PDT**
Notice Name: CPA - SEPA - DNS

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Ashley Fernandez	Wenatchee World
ashley.fernandez@co.chelan.wa.us	
(509) 667-6225	

Columns Wide: 2 **Ad Class:** Legals

Total Column Inches: 9.14

Number of Lines: 47

4/30/2026: Custom notice (Thursday Rate)	231.55
Subtotal	$231.55
Tax	$0.00
Processing Fee	$23.16
Total	**$254.71**

See Proof on Next Page

DETERMINATION OF NON-SIGNIFICANCE

PURSUANT to R.C.W 43.21C, NOTICE IS HEREBY GIVEN THAT on April 30, 2026 Chelan County Community Development (LEAD AGENCY) did issue a determination of non-signif icance relative to the environmental impact for the applications listed below. The lead agency for these proposals has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.C.030 (2)(c). This decision was made after review of completed environmental checklist and other information on file with the lead agency.

CPA 26-063 Sanderson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 10 (RR10) to Rural Residential Resource 5 (RR5). **Site Address:** 172 Whitetail Way Chelan, WA 98816; **Parcel Numbers:** 28-22-34-410-100

CPA 26-067 WA DNR- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 20 (RR20) to Rural Residential Resource 10 (RR10). **Site Address:** Unassigned, Wenatchee, WA 98801; **Parcel Numbers:** 23-20-16-100-000

CPA 26-060 McMahon - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 10 (RR10) to Rural Residential Resource 2.5 (RR2.5). **Site Address:** 7948 East Leavenworth Rd. Leavenworth, WA 98826; **Parcel Numbers:** 24-17-23-510-480

CPA 26-054 Hellickson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). **Site Address:** 10705 Fox Rd. Leavenworth, WA 98826; **Parcel Numbers:** 25-18-32-330-200

CPA 26-041 Campbell- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5) **Site Address:** 24 Hugo Rd. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-330-175

CPA 26-048 HMJD-Collins LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 to Rural Residential/ Resource 2.5 (RR2.5) **Site Address:** Unassigned. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-430-050

CPA 26-026 G&B Properties East LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) to Rural Commercial (RC). **Site Address:** 18625 Beaver Valley Rd., Plain, WA 98826; **Parcel Numbers:** 26-17-13-720-007

CPA 26-007 Heart for Homes - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC). **Site Address:** 85 Chestnut St., Chelan Falls, WA 98817; **Parcel Numbers:** 27-23-32-515-096

This information is available to the public on request and may be reviewed at Chelan County Community Development, 316 Washington Street, #301, Wenatchee, WA, during normal business hours. **Comments on these determinations should be sent to the above listed address and must be received by May 14, 2026 at 5:00 PM.**

Date: April 30, 2026

######

Skip navigation

DEPARTMENT OF ECOLOGY State of Washington

SEPA Record Submittal

My agency records Add a SEPA record Help My account

Resources

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit Copy Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-054

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:

Leavenworth WA 98826

Parcel number:
25-18-32-330-200

Coordinates (Lat, Long):

Section/Township/Range:

Other identifying location information:
Address Unassigned

Project documentation

Proposal type:
Nonproject

Related Ecology SEPA numbers:
202600819

Important dates

Issued date:
4/30/2026

Comments due to lead agency:
5/14/2026

SEPA Number: 202600819

Applicant name:
Michael Hellickson

Applicant contact information:

Document type:
CONSULT

Document sub type:
DNS

Proposal name:
Hellickson Comprehensive Plan Map Amendment and Rezone

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Ashley Fernandez

Date submitted to Ecology:
4/28/2026

Published date:

Attached files

File name	File description
CPA 26-054 - Application Materials.pdf	Application Materials
CPA 26-054 - Hellickson - SEPA - DNS.pdf	Issuance of DNS

Ecology home Ecology's SEPA website SEPA Register public search
Version: 1.0.0.0 Contact admin Privacy notice
Accessibility Copyright © Washington State Department of Ecology

Ashley Fernandez

From: Ashley Fernandez
Sent: Tuesday, April 28, 2026 12:33 PM
To: 'michael@hellickson.com'; 'ryanw@pacificengineering.net'; 'fishburnej3@gmail.com'; 'gnorrisj@gmail.com'; 'brooke@alpinegroup.homes'; 'brian.koblenz@gmail.com'; 'ronlarson@comcast.net'; 'richmond.petty@cdhd.wa.gov'
Cc: Susan Dretke
Subject: Additional comment period for a SEPA Determination regarding CPA 26-054- Hellickson - Chelan County Dept. of Community Development
Attachments: CPA 26-054 - Hellickson - SEPA - DNS.pdf

Good afternoon,

Please see the attached SEPA Determination of Non-significance regarding Michael Hellickson's application, File# CPA 26-054. This is a notification of a decision that was made regarding the application. The comment period ends on May 14, 2026.

If you have any questions pertaining to this application please feel free to contact the Chelan County Planner associated with this file, Susan Dretke, at 509-667-6225 or susan.dretke@co.chelan.wa.us.

Have a great week!

Cheers,

Ashley Fernandez
Noticing Clerk
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
Ashley.Fernandez@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey: https://www.surveymonkey.com/r/FC638WT

Additional Comment Letters for CPA 26-054 – Hellickson – SEPA DNS

Mailed 4/28/2026

Sheila Harris & Alan Chilcoat- 10675 Fox Rd, Leavenworth WA 98826

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
)
COUNTY OF CHELAN)

CPA 26-054

Ryan Walker, being first duly sworn, deposes and says: That at all times mentioned herein she/he was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That the general notice of land use action containing the permit #, applicant name and a description of the proposal for a **Comprehensive Plan Amendment, CPA 26-054**, was maintained on the subject property, in accordance with the records of property ownership of the Chelan County Assessor, in good conditions from 2/25/26 (date of posting on the project site by the Chelan County Department of Community Development), through 3/19/26 (the end of the public comment period), and affidavit returned to the Chelan County Department of Community Development on 4/15/26.

Ryan Walker
Signature

4/15/26
Date

ACKNOWLEDGEMENT

This is to certify that on ~~4/15/26~~ 15 day of April, 2026.

Ryan Walker to me known to be the person(s), who executed the foregoing Affidavit of Posting and acknowledged to me that they signed the same as their free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing in Chelan County

My commission expires 9-5-29

JENNIFER HINSON
Commission Expires
09-05-2029
NOTARY PUBLIC
License Number 193513
STATE OF WASHINGTON

File: CPA 26-054

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) **SS**
COUNTY OF CHELAN)

Jessica Thompson, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on 3/4/2026, I personally mailed true and correct copies of the hereto attached:

- ☐ Notice of Shoreline Application
- ☑ Notice of Application
- ☐ Other _____

to all property owners within 1,000 feet (excluding 60 feet of Street rights of way pursuant to Section 14.08.060 (1)(B), Chelan County Code) of the project boundary in accordance with the records of property ownership of the Chelan County Assessor and any other interested parties. A copy of the mailing list is attached to this affidavit.

Signature

3/4/26
Date

ACKNOWLEDGEMENT

This is to certify that on 4th day of March, 20 26

Jessica Thompson to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

Owner_Name CPA 26-054 Hellickson	Address_1	Address_2	City	State	Zip
ADAMS MARY LOU	92 LUCKY DOG LN		LEAVENWORTH	WA	98826
ALLEN CHRISTOPHER S & SARAH L ROSSELET	49 FOX HOLLOW RD		LEAVENWORTH	WA	98826
ALLEN LUCAS J & MADELYN M	10448 FOX RD		LEAVENWORH	WA	98826
ALPINE VIEW LLC	NOVA CHAMBERLAIN PRESIDENT	19501 144TH AVE NE STE C300	WOODINVILLE	WA	98072
BAIN BRANTLEY & STACI	10670 FOX RD		LEAVENWORTH	WA	98826
BALLATA JOSEPH M	5820 S LAURELCREST CT		SPOKANE	WA	99224
BALLEW STEPHEN T ETAL	PO BOX 777		LEAVENWORTH	WA	98826
BIBBEE MARK A & ANN	2860 SPRING CHAPEL CT		HERNDON	VA	20171
BOLSER DUANE A & LOUISE M	PO BOX 572		LEAVENWORTH	WA	98826
BORGES DE MORAES CAMILA	2470 E HELLEN ST		SEATTLE	WA	98112
BOSKET SPENCER ETAL	145 RABBIT LN		LEAVENWORTH	WA	98826
CADE MATTHEW & CAROL	164 S EAGLE RIDGE RD		LEAVENWORTH	WA	98826
CANNATA JOSEPH A	15361 US HIGHWAY 2		LEAVENWORTH	WA	98826
CHILCOAT ALAN L ETAL	10675 FOX RD		LEAVENWORTH	WA	98826
CHRISTENAT JEFF & SUTTON JULIE	1672 ALPENVIEW DR		LEAVENWORTH	WA	98826
CHRISTENAT JEFFREY M & SUTTON JULIE	2319 1ST AVE #508		SEATTLE	WA	98121
CHRISTENAT JEFFREY M & SUTTON JULIE	2319 1ST AVE #508		SEATTLE	WA	98121
COWAN ORCHARDS INC	C/O ROBERT COWAN	40 FOX HOLLOW RD	LEAVENWORTH	WA	98826
DARLINGTON DOUG	23 ARROWLEAF LN		LEAVENWORTH	WA	98826
DIETRICH ORCHARDS LLC	80 RANCHETTS RD		BIGFORK	MT	59911
FARIAS CHRIS	PO BOX 342		LEAVENWORTH	WA	98226
FISHBURNE JOHN W	10462 FOX RD		LEAVENWORTH	WA	98826
FOX RIDGE LLC	10020 NORTH RD		LEAVENWORTH	WA	98826
FRANK JEFFREY G	1617 8TH AVE W		SEATTLE	WA	98105
GIBBONS ALEC	JOSEPH A GIBBONS	PO BOX 492	FRIDAY HARBOR	WA	98250
GONDER LEO & TERESA	PO BOX 36		SPOKANE	WA	99201
GRANDIN JAMES & REBECCA	655 NW 76TH ST		SEATTLE	WA	98117
HAFERMANN MAURY D & SHANNON T	167 CROSS CREEK LN		LEAVENWORTH	WA	98826
HELLICKSON MICHAEL	PO BOX 7617		BONNEY LAKE	WA	98391
HICKEY PETER V C & GAYLE E	PO BOX 2749		WOODINVILLE	WA	98072-2749
J & L GETAWAY LLC	5701 SUGARLOAF ST		ANACORTES	WA	98221
JERGOVIC KENDRA & JADRAN	42 FOXY LN		LEAVENWORTH	WA	98826
JOHNSON BRETT B	10680 FOX RD		LEAVENWORTH	WA	98826
JOHNSON BROOKE & GAVIN N	10380 NORTH RD		LEAVENWORTH	WA	98826
JOHNSON CURTIS M & MEYERS STEVEN P	15242 186TH AVE NE		WOODINVILLE	WA	98072
JORGENSEN MARK R & SARAH R V	13517 NE 94TH ST		REDMOND	WA	98052
KAROL CHARLES B & TREADWELL KAROL JENNIFER L	10495 FOX RD		LEAVENWORTH	WA	98826
KELLER KENRA D & GREGORY S	7538 OLYMPIC VISTA PL NW		SEABECK	WA	98380
KELLEY KYLE S	10541 FOX RD		LEAVENWORTH	WA	98826
KINZER CRAIG & DANNA	18875 SE 42ND ST		ISSAQUAH	WA	98027
KINZER DANNA & CRAIG	300 LENORA ST #492		SEATTLE	WA	98121
KOBLENZ BRIAN	10740 FOX RD		LEAVENWORTH	WA	98826
LEDEZMA LLC	80 RANCHETTS RD		BIGFORK	MT	59911
LEE MICHAEL C & ROSANA M BISHAI	5624 117TH AVE SE		BELLEVUE	WA	98006
LGL PROPERTIES LLC	PO BOX 2151		WENATCHEE	WA	98807
MARTIN STEVEN & MAHALA	269 RABBIT LN		LEAVENWORTH	WA	98826
MAXWELL AMANDA & WILLIAM M RIEDEL	2410A NW 61ST ST		SEATTLE	WA	98107
MC CAULEY CONNIE C ETAL	PO BOX 2023		LEAVENWORTH	WA	98826
MC GLYNN WILLIAM P & JULIE M ENGLAND	70 LUCKY DOG LN		LEAVENWORTH	WA	98826
MC KINNEY JAMES D & RITA E	1217 COMMERCIAL ST		LEAVENWORTH	WA	98826
MELVIN RICHARD A & SHERYL R	2828 NE 183RD ST		LAKE FOREST PARK	WA	98155
MILGATE IAN & CATRIONA REVCBLE LVNG TRUST	MILGATE IAN & CATRIONA TRUSTEES	734 MURET CT	RICHLAND	WA	99352
MOTTELER ORCHARDS LLC	PO BOX 962		LEAVENWORTH	WA	98826-0962
MUENZBERG FAMILY TRUST	MUENZBERG STEVEN & LYNNETTE TRUSTEES	18514 RIDGEFIELD RD NW	SHORELINE	WA	98177
O TWOMNEY JENNIFER & ROBERT P	106 FOXY LN		LEAVENWORTH	WA	98826
PATTON STEVEN M & KATHLEEN A TUCKER-PATTON	63 LUCKY DOG LN		LEAVENWORTH	WA	98826
PHILLIPS THOMAS H & CHERYL L	1484 ALPENVIEW DR		LEAVENWORTH	WA	98826
PIESTRUP SARAH L	10454 FOX RD		LEAVENWORTH	WA	98826
POSEY CANYON LLC	10020 NORTH RD		LEAVENWORTH	WA	98826
REDD PHILLIP E & ANN M	18400 208TH AVE SE		MONROE	WA	98272
REED DOUGLAS S & SARAH S	PO BOX 21866		SEATTLE	WA	98811
RHODRI THOMAS & ELIZABETH MARZOLF	711 NW 73RD ST		SEATTLE	WA	98117
RICHARDSON GEOFFREY D	198 ARROWLEAF LN		LEAVENWORTH	WA	98826
RIISE NILS ERIK & JANA ZEDIKER	PO BOX 307		LEAVENWORTH	WA	98826
ROBERTS HOLLY & ADAM DI PETRILLO	3171 BROWN LOOP		DUPONT	WA	98327
SALE TIMOTHY R & KELLY CHOW-SALE	2606 W BLAINE ST		SEATTLE	WA	98199
SHELLEY MARK S & SHERRIE L	6603 220TH ST SW STE 102		MOUNTLAKE TERRACE	WA	98043
SHUGRUE BRIAN & ROCHELLE	10300 SUNCREST DR		LEAVENWORTH	WA	98826
SPIELHAGEN LIVING TRT	107 RABBIT LN		LEAVENWORTH	WA	98826
STOCKWELL DOUGLAS J	PO BOX 1706		WENATCHEE	WA	98807
STROUD STEVENSON G TRUSTEE	310 S MISSION ST		WENATCHEE	WA	98801
TITOV VSEVOLOD & TATIANA	31 FOXY LN		LEAVENWORTH	WA	98826
UNITED STATES OF AMERICA	USDA FOREST SERVICE	215 MELODY LN	WENATCHEE	WA	98801
WASHBURN KIM & BARBARA	10555 FOX RD		LEAVENWORTH	WA	98826
WERNER PAUL R & LISA M	727 N C ST		TACOMA	WA	98403
WOLF LONNIE & LINDA	PO BOX 637		LEAVENWORTH	WA	98826
ZIEGLER CRAIG ETAL	1912 ALPENVIEW DR		LEAVENWORTH	WA	98826

Date Referral Sent: _____ File Number: CPA 26-054

Agency Referrals	Date Received	Comments Received
☐ Assessor		Yes/No
☑ Fire Marshal		Yes/No
☐ Building Official		Yes/No
☑ CD Health District		Yes/No
☐ Water		Yes/No
☐ Septic		Yes/No
☐ Solid Waste		Yes/No
☐ Food Service		Yes/No
☑ Public Works		Yes/No
☑ PUD		Yes/No
☐ Power/Water		Yes/No
☐ Property		Yes/No
☐ Sewer		Yes/No
☑ WA State Dept of Natural Resources		Yes/No
☐ Aquatic		Yes/No
☐ Forest		Yes/No
☑ WA State Dept of Ecology		Yes/No
☐ Shorelines/Wetlands		Yes/No
☐ FEMA		Yes/No
☐ WA Dept of Fish & Wildlife		Yes/No
☐ US Fish & Wildlife		Yes/No
☐ WA State Dept of Transportation		Yes/No
☐ US Army Corps of Engineers		Yes/No
☐ Fire District # _____		Yes/No
☐ Sewer Purveyor: _____		Yes/No
☐ Water Purveyor: _____		Yes/No
☐ Irrigation District: _____		Yes/No
☐ Water District: _____		Yes/No
☐ School District: _____		Yes/No
☐ Hospital District: _____		Yes/No
☑ City of: Leavenworth		Yes/No
☐ Community Council: _____		Yes/No
☐ WA State Archaeology		Yes/No
☑ Yakima Nation		Yes/No
☑ Confederated Tribes of Colville		Yes/No
☐ Noxious Weed Control Board		Yes/No
☐ Port of Chelan County		Yes/No
☑ SEPA Register		Yes/No
☐ Bureau of Land Management		Yes/No
☐ Other: _____		Yes/No

Jessica K. Thompson

From: Jessica K. Thompson
Sent: Tuesday, March 3, 2026 2:20 PM
To: 'michael@hellickson.com'; 'Ryan Walker'
Cc: Susan Dretke
Subject: Notice of Application for CPA 26-054 Hellickson - Chelan County Dept. of Community Development
Attachments: CPA 26-054 NOA.pdf; CPA 26-054 - Affidavit of posting.pdf

Greetings,

Please find the attached Notice of Application for a Comprehensive Plan Amendment regarding Michael Hellickson's property, File# CPA 26-054. This notice should be posted on the *subject property by March 5th, or as soon as possible. Please place in a prominent position on site and maintain it for 14 days,* starting from the first day of posting. If you need a sign for posting, you may pick one up at our office.

Also attached is the affidavit of posting that needs to be filled out with the appropriate information after the 14-day comment period, signed before a notary, and the original returned to your planner. If your affidavit of posting is not returned to your planner, your file may be placed on hold.

If you have any questions pertaining to your application please contact the Chelan County Planner associated with this file, **Susan Dretke**, at 509-667-6225 or **Susan.Dretke@co.chelan.wa.us**.

Thank you,

Jessica Thompson
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

Jessica K. Thompson

From:	Jessica K. Thompson
Sent:	Tuesday, March 3, 2026 10:55 AM
To:	FMO; 'EHSupport'; Cindy Grubb; 'Real Estate Services'; 'AquaticLeasing.Rivers@dnr.wa.gov'; 'ECY RE CRO SEPA Coordinator'; 'Andi Zontek-Backstrum'; Brantley Bain; 'cflorea@cityofleavenworth.com'; 'selby@cityofleavenworth.com'; 'ENVIROREVIEW@YAKAMA.COM'; 'guy.moura@colvilletribes.com'
Cc:	Susan Dretke
Subject:	Request for Comments – CPA 26-054 Hellickson - Chelan County Dept. of Community Development
Attachments:	CPA 26-054 NOA.pdf; CPA 26-054 - Application Materials.pdf; CPA 26-054 - SEPA.pdf

Greetings,
Chelan County has a **Comprehensive Plan Amendment** application in which we are requesting comments from agencies and special districts. Attached are all the materials for your review and the Notice of Application. Please respond by **5:00 pm on March 19, 2026.**

Project File No.:	CPA 26-054
Project Location:	Unassigned, Chelan, WA 98816
Parcel Number:	25-18-32-330-200
Applicant/Owner:	Michael Hellickson
Application Date:	February 24, 2026
Determination of Complete:	February 25, 2026
Notice of Application Date:	March 5, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Application Materials: Attached to this email or may be found on the Chelan County Public Notice Portal: https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch
Return Comments To: **Susan Dretke**
Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Email: **Susan.Dretke@co.chelan.wa.us**
Sincerely,
Jessica Thompson
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit | Copy | Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-054 Hellickson

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:

WA

Parcel number:
25-18-32-330-200

Coordinates (Lat, Long):

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:
Project

Related Ecology SEPA numbers:

Important dates

Issued date:
3/5/2026

Comments due to lead agency:

Applicant name:
Michael Hellickson

Applicant contact information:

Document type:
CONSULT

Document sub type:

Proposal name:
CPA 26-054 Hellickson

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Jessica Thompson

3/19/2026

Date submitted to Ecology:
3/3/2026

Published date:

Attached files

File name	File description
CPA 26-054 - Application.pdf	Application Materials
CPA 26-054 NOA.pdf	Notice of Application

Ecology home Ecology's SEPA website SEPA Register public search
Version: 1.0.0.0 Contact admin Privacy notice
Accessibility Copyright © Washington State Department of Ecology

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: buHEAlshXnyv7p3c47kq | **Proof Updated: Mar. 03, 2026 at 07:23am PST**
Notice Name: March 5th NOA NonOp.

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Jessica Thompson	Wenatchee World
jessicak.thompson@co.chelan.wa.us	
(509) 667-6225	

Columns Wide: 2 **Ad Class:** Legals

Total Column Inches: 7.77

Number of Lines: 40

3/5/2026: Custom notice (Thursday Rate)	124.04
Subtotal	$124.04
Tax	$0.00
Processing Fee	$12.40
Total	**$136.44**

See Proof on Next Page

NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

Notice is hereby given that the Chelan County Department of Community Development has received and found the following land use application to be complete and ready for processing, public review, and comment. We have further determined that this proposal is unlikely to have a significant adverse impact on the environment. The department expects to issue a Determination of Non-Significance (DNS) in accordance with the DNS process found in WAC 197-11-340(2). The proposal may include mitigation measures under applicable codes and public review processes. Mitigation measures may be required regardless of whether an EIS is prepared; however, possible mitigation measures are unknown at the issuance of this notice. A copy of the subsequent threshold determination for this proposal may be obtained upon request to this department. **This may be the only opportunity to comment on the environmental impact of this proposal.**

CPA 26-041 Campbell - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR2.5). 24 Hugo Road, Chelan, WA 98816 also identified as Assessor's Parcel No.: 27-23-03-330-175.

CPA 26-048 HMJD Collins, LLC - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5). Unassigned, Chelan, WA 98816 also identified as Assessor's Parcel No.: 27-23-03-430-050.

CPA 26-054 Hellickson - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). Unassigned, Chelan. WA 98816 also identified as Assessor's Parcel No.: 25-18-32-330-200.

CPA 26-060 McMahon - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5). 7948 East Leavenworth Rd., Leavenworth, WA 98826 also identified as Assessor's Parcel No.: 24-17-23-510-480.

On March 5, 2026, this application was noticed to the public, and no action will be taken on this project until the agency comment period ends March 19, 2026.

All reports and file of record are available at 316 Washington St., Suite 301, Wenatchee, WA 98801 for review. Public comments will be accepted at any time prior to the close of the public record on project permits. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, and original signature, should be as specific as possible, and may be mailed or personally delivered at the address listed above. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision, and appeal the decision as provided by law.

Date: March 5, 2026

######

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225 FAX: (509)667-6475

NOTICE OF APPLICATION

Project File No.:	CPA 26-054
Project Location:	10705 Fox Road, Leavenworth, WA 98826
Parcel Number:	25-18-32-330-200
Applicant/Owner:	Michael Hellickson
Application Date:	February 24, 2026
Determination of Complete:	February 25, 2026
Notice of Application Date:	March 5, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Public Review and Comment Period: PUBLIC COMMENT ON THIS PROPOSAL IS ENCOURAGED and no action will be taken on the project until the Agency comment period ends on **March 19, 2026**. Agencies, tribes, and the public are encouraged to review and comment on the proposed project. Public comments will be accepted at any time prior to the close of the public record. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, original signature, and should be as specific as possible. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision and appeal the decision as provided by law. Written comments must be submitted to the Department of Community Development, 316 Washington St., Suite 301 Wenatchee, WA 98801; Attention: Susan Dretke or email susan.dretke@co.chelan.wa.us for additional information or to review application materials.

The complete case file on this matter is available for review online at https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome; or during normal business hours at the offices of the Chelan County Community Development Department located at 316 Washington St., Suite 301 Wenatchee, WA 98801 Monday-Friday between the hours of 8:00 A.M. and 5:00 P.M. Please contact the on-call planner at (509) 667-6224 to arrange an inspection of the file.

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301
WENATCHEE, WA 98801
(509) 667-6225

VIA EMAIL

DETERMINATION OF APPLICATION STATUS

Pursuant to Title 14, Development Permit Procedures & Administration, Section 14.08.030, Determination of Completeness. (CCBOR Resolution No. 2004-16, as amended)

Project Description: The proposal is a request to amend the current comprehensive plan map designation from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10).

File Number:	CPA 26-054
Related Files:	None
Parcel Address:	10705 Fox Rd. Leavenworth, WA 98826
Parcel Zoning	Commercial Forest (FC)
Applicant/Owner:	Michael Hellickson
Mailing Address:	PO Box 7617, Bonney Lake, WA 98391
Date Submitted:	2/24/26
Date Complete:	2/25/26

Upon Initial Review, The Above Referenced Application is Found To Be: COMPLETE

The required components of an application are present and are judged by the review authority to be technically accurate and contain sufficient information necessary to allow the processing of the application. All submittal fees have been paid.

Your application has been determined to be complete as of the date of this letter. Pursuant to Chelan County Code Section 14.08.030(5), a Determination of Completeness shall not preclude the department for requesting additional information or studies if the need for more information becomes apparent during processing of the proposed development.

Review Authority: Susan Dretke
Chelan County Community Development
316 Washington St., Suite 301, Wenatchee, WA 98801
Email: susan.dretke@co.chelan.wa.us
Phone: (509) 667-6586

Sincerely,

Susan Dretke 2/25/26

From: Gavin Johnson
To: Susan Dretke
Subject: SEPA Determination regarding CPA 26-054- Hellickson
Date: Tuesday, May 5, 2026 12:28:02 PM
Attachments: 98826 Closed Inventory Supply.pdf
98826 Closed Sales Trends.pdf

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Susan Dretke,

I am writing to submit formal public comment in opposition to the proposed change in land use designation for Mr. Hellickson's parcel in Leavenworth from Commerical Forest Land to Rural Residential 10 (RR10). I am a resident of the area and a real estate broker actively working in the Leavenworth market, and I have substantive concerns regarding both the environmental implications of this proposal and the demonstrated need that would justify it under the Growth Management Act.

I. Lack of Demonstrated Need

Washington's Growth Management Act requires that changes to land use designations and any expansion of development capacity be supported by a documented, demonstrated need based on current population and market conditions. The current data for the Leavenworth market (ZIP 98826) does not support an argument that additional rural residential capacity is needed. According to Northwest Multiple Listing Service data pulled May 5, 2026:

• Months Supply of Inventory currently sits at approximately 12 months — among the highest readings recorded over the past decade and roughly double what is generally considered a balanced market (4–6 months). The only comparable readings in the past ten years occurred in late 2025, indicating a sustained oversupply rather than a short-term anomaly.

• Closed sales activity has fallen to a range of approximately 1–9 transactions per month in recent months, well below the 13–21 monthly closings typical of 2020 through 2024. Recent activity is at or near the lowest levels observed since 2018.

In parallel, the Leavenworth area has very recently absorbed significant new housing capacity that has not yet worked through the market, including 368 newly constructed and available apartment units near town (with over 200 units still available for rent) and a rezone to RL-8 throughout all of lower Ski Hill that has been rezoned for residential subdivision into a substantial number of additional future homes. Together, these developments represent a meaningful pipeline of new supply already entitled and, in some cases, already delivered.

Given these conditions: historically high inventory, sharply reduced sales velocity, and a sizable pipeline of recently approved and recently delivered units; there is no defensible market basis for further expanding rural residential development capacity at this time. Adding capacity in a market already showing clear signs of oversupply does not advance the GMA's purposes; it works against them.

II. Environmental and Wildlife Concerns

The parcel in question lies within the Stevens Canyon corridor, which functions as an important wildlife migration and habitat area. I have been in contact with the Washington Department of Fish and Wildlife regarding this proposal. WDFW has reviewed the parcel and indicated that it has concerns about the proposal due to the presence of important wildlife resources and habitat in the area, including documented or potential occurrence of golden eagle, northern spotted owl, and sharp-tailed snake. WDFW has further indicated that a thorough wildlife survey will likely be needed to determine whether these species are present and that they look forward to a detailed review should the project advance to the Notice of Application and Environmental Review stage.

Notably, WDFW stated that this proposal is the first they have seen of it, which they noted is consistent with the County's typical practice of soliciting agency comment after the threshold determination has been made. I would respectfully request that the County engage WDFW substantively before issuing any threshold determination on this proposal, given the species and habitat concerns identified, rather than after the fact. Reliance on a Determination of Nonsignificance in the absence of a wildlife survey, when a state resource agency has already flagged species-level concerns, would not appear to satisfy SEPA's requirement that the County consider all reasonably available environmental information.

III. Cumulative Impacts

I would also ask that the County consider the cumulative impact of this proposal in combination with the apartment construction, the recent rezoning of lower Ski Hill, and other recently approved development in the Leavenworth area. SEPA requires consideration of cumulative effects, and reviewing this rezone in isolation, particularly when its stated justification is general future development potential rather than a specific project, risks understating its true contribution to habitat fragmentation and pressure on the Stevens Canyon corridor.

IV. Request

For the reasons above, I respectfully request that the County:

1. Issue a Determination of Significance, or at minimum decline to issue a Determination of Nonsignificance, until a wildlife survey has been completed and WDFW has had the opportunity to formally review and comment;
2. Require the applicant to demonstrate need for the proposed designation change consistent with GMA requirements, in light of current inventory, sales, and pipeline data for the Leavenworth market; and
3. Deny the proposed change from AC to RR10 absent a clear showing of both demonstrated need and adequate environmental review.

Thank you for your time and for the opportunity to comment. I have provided the underlying NWMLS data referenced above, and am happy to discuss any of these points further. Please confirm receipt of this comment for the record.

Respectfully,

Gavin Johnson
(509)264-6960

From: Brooke Johnson
To: Susan Dretke
Subject: Re: Notice of Application File # CPA 26-054
Date: Monday, March 9, 2026 12:56:41 PM

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Susan,

My name is Brooke Johnson, and I am a property owner at 25 Foxridge Lane. I'm writing to express my opposition to the proposed rezoning request submitted by Mr. Hellickson for property located up Stevens Canyon.

Like many of my neighbors, my family chose to purchase property in this area because of the existing zoning and the larger lot sizes that provide space, privacy, and a lower-density rural character. We paid a premium for that setting and for the "elbow room" that properties in this area currently offer.

If the zoning is changed to allow for significantly smaller lots and increased density, it fundamentally alters the expectations that current property owners relied upon when making what is often the largest investment of their lives. One of the defining attributes of Stevens Canyon properties is the space and rural feel created by larger lot sizes. If those conditions change, it diminishes a key factor that supports our property values. Being unable to sell our property in the future with those same qualities would place existing homeowners at a clear disadvantage.

There are also practical concerns that come with increasing density in this area. Stevens Canyon is served by limited road infrastructure, and additional development would increase traffic on roads that were not designed for higher volumes. In the event of wildfire, which is a real and ongoing concern in our region, evacuation safety and emergency access should be carefully considered before allowing additional density.

Water availability and septic capacity are also important considerations in rural areas like ours. Increased density could place additional strain on systems that were originally planned for much lower levels of development.

I also encourage the county to carefully evaluate the long-term intentions behind this rezoning request. While it may be stated that there are no immediate development plans, zoning changes often shape what becomes possible in the future. Because of the significant and lasting impacts that increased density could have on Stevens Canyon, I believe it is important for the county to proceed with caution and fully consider how this change could affect existing residents and the broader community over time.

Finally, approving a rezoning like this could set a precedent for similar requests in the future, which could gradually transform the character of Stevens Canyon in ways that current residents never anticipated when they chose to live here.

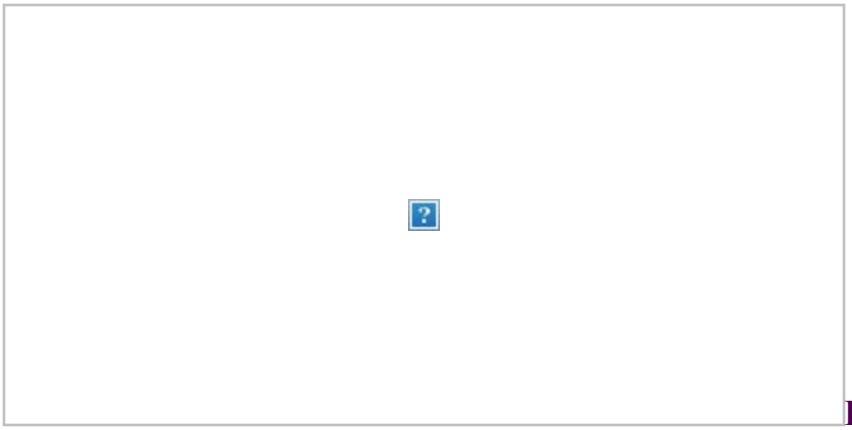
For these reasons, I respectfully ask that the county carefully consider the long-term impacts

this rezoning could have on existing residents, infrastructure, property values, and the rural character of this area before making any decision.

Thank you for your time and for considering the perspectives of local residents.

Sincerely,
Brooke Johnson
25 Foxridge Ln
Leavenworth, WA
(509) 280-2848

--



Brooke Johnson

Brooke Johnson
Alpine Group Real Estate
Realtor
509.280.2848
brooke@alpinegroup.homes

Sheila Harris
Alan Chilcoat
10675 Fox Road
Leavenworth WA 98826

March 11, 2026

Chelan County
Dept of Community Development
316 Washington St, suite 301
Wenatchee, WA 98801

Re Notice of Application File # CPA 26-05, Michael Hellickson

We have questions and comments regarding the above Notice of Application .

This property is accessed by a private road that has no recorded Road Maintenance Agreement. Access is important to us as we live at the bottom of the road, and it runs through our immediate property. Changing the land use designation leads us to speculate that this adjustment would allow for more homes and ADUs. The applicant has told me in our initial introduction that he would like to build homes for his children. How many homes may be accessed off a private road before being required to bring it up to County standards? We are concerned that any further widening through our property will cause the embankment to slough and avalanche our house below.

The road already has 2 STRs which leads to an increase in traffic through our easement of up to 8 cars per day. Another major concern is ongoing construction. We have had up to 16 dumptrucks per day pass through, along with concrete, heavy equipment, and contractor vehicles—all within 40 feet of our home. Little did we know how intense the usage would be when we purchased our parcel. In addition, as there is no maintenance agreement, dust is unmitigated.

Water is a major concern of the entire neighborhood. Our property has 4 wells, serving 16 homes or lots. These wells have run dry in the past, from overuse up the canyon, and when there were fewer users than now. What measures has the County put in place to protect existing wells and users? What health measures are in place to ensure increasing density above community wells will keep runoff of septic drainfields from funneling to our shared aquifer?

In addition, this is a Wildland Urban Interface with no County Fire support required on the private road. It has only one egress route, unless a neighboring driveway is used. Fox Road has only one ingress/egress route with more than 40 homes existing already. There are places on Fox Road where only one car at a time may pass.

The existing fire hydrants on Fox Road are supported by the well system in our property. Without adequate water, the neighborhood fire risk increases.

Of course, we cannot speculate on the applicant's intentions, but the County can parse out the ultimate development goals of any application, as part of comprehensive planning. It's up to the County to protect the existing residential quality of life by addressing increasing density and decreasing resources, before they become problems.

We appreciate being notified of the application notice by mail. We received it March 10. Thank you for noting our comments and questions.

Best regards,

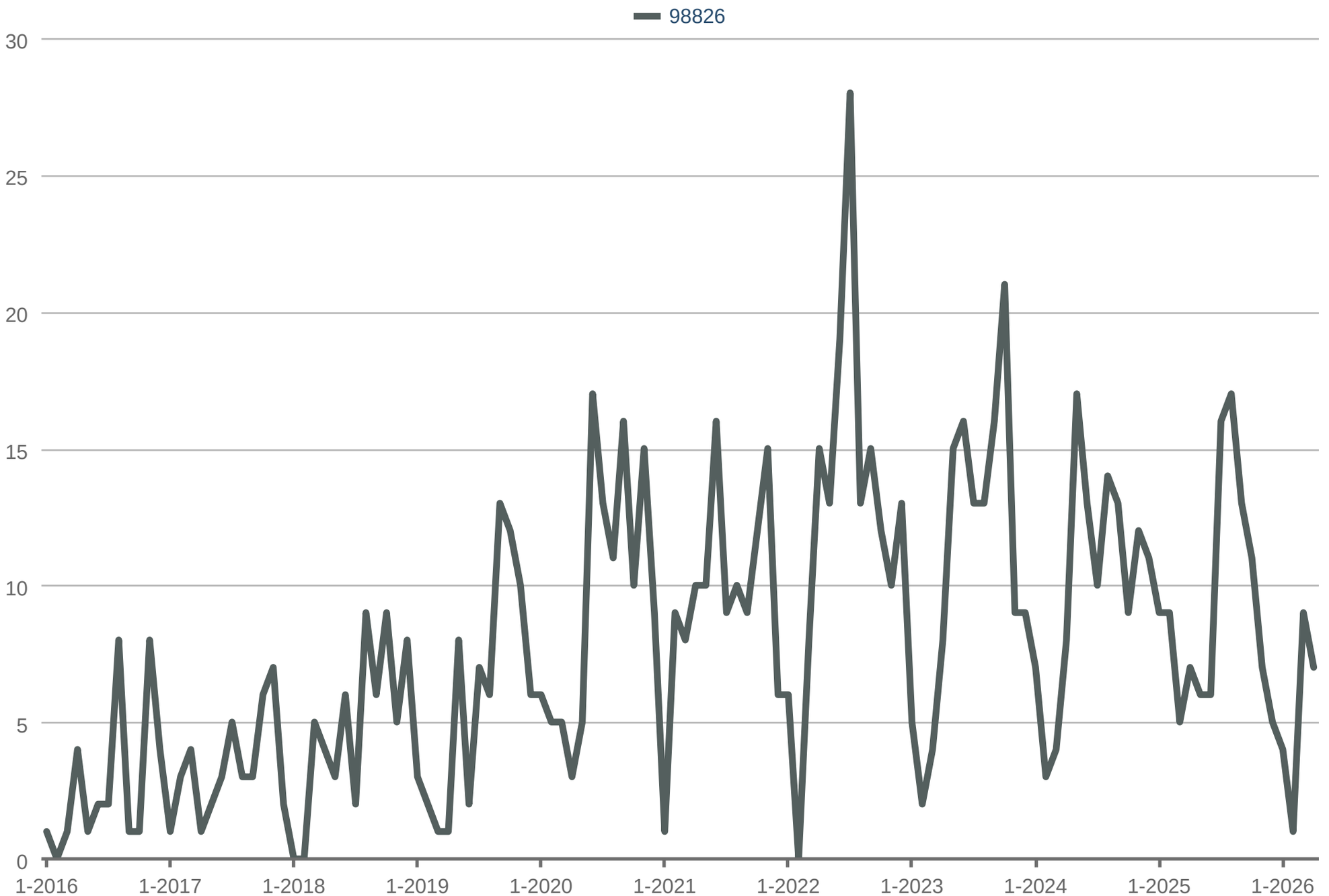
Sheila Harris and Alan Chilcoat

Gavin Johnson
Alpine Group

Office: (509) 548-9362
Cell: (509) 264-6960
gavin@alpinegroup.homes
www.alpinegroup.homes

NORTHWEST MULTIPLE LISTING SERVICE.

Closed Sales



98826: Residential

Each data point is one month of activity. Data is from May 5, 2026.

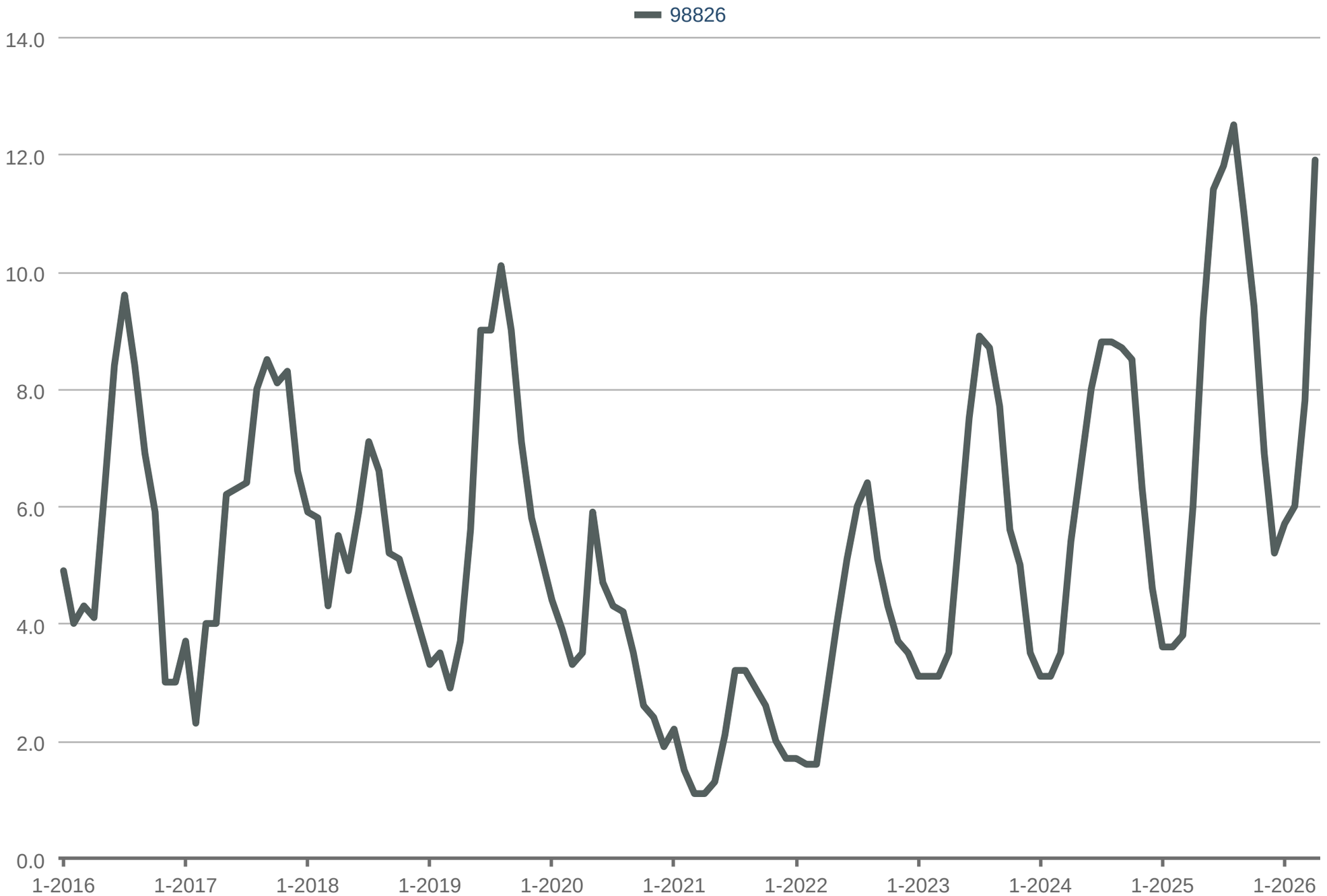
All data from Northwest Multiple Listing Service®. InfoSparks © 2026 ShowingTime.

Gavin Johnson
Alpine Group

Office: (509) 548-9362
Cell: (509) 264-6960
gavin@alpinegroup.homes
www.alpinegroup.homes

NORTHWEST MULTIPLE LISTING SERVICE.

Months Supply of Inventory (Closed)



98826: Residential

Each data point is one month of activity. Data is from May 5, 2026.

All data from Northwest Multiple Listing Service®. InfoSparks © 2026 ShowingTime.

Chelan-Douglas Health District
200 Valley Mall Parkway, East Wenatchee, WA 98802

Memorandum

To: Susan Dretke, Chelan County

From: Richmond Petty, REHS

Date: 03/12/26

RE: Hellickson (CPA 26-054) Comments

I have reviewed the above development proposal for a Comprehensive Plan Map Amendment. The request to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). The subject property is located at 10705 Fox Rd., Leavenworth, WA 98826 (county tax parcel: 251832330200)

As proposed, I have no objections to further approval of this project.

- Active Septic Repair permit issued (OSS-REPAIR-25-0055) and private water review approved in 2006 for well (APG157).

Any changes to the project may require additional Health District review.

Fees for review of land-use applications have been established by the Chelan-Douglas Health District Board of Health. The District will bill the applicant upon receipt of our comments (attached).

Project	CDHD 2026 fees
Other Land Use review (per hour)	$125
Administration Fee	$5

March 11, 2026

To: Department of Community Development

Att: Susan Dretke

Re: Proposed application for a Comprehensive Plan Map Amendment, file No. CPA 26-054

Comment:

In regards to the application for the proposed Comprehensive Plan Map Amendment, I don't find any objection, but my concern is that within the consideration of said amendment, Chelan County and the Chelan/Douglas County Health Department require proof of adequate domestic water volume for the maximum number of potential living structures without impacting the water table for wells below, and for a minimum of water in reserve for fire control. The area proposed is dense forest and on mountain hillside and the road for fire equipment access is difficult.

Thank you for the opportunity to comment on this application.

Respectfully submitted,

John W. Fishburne

10462 Fox Rd, Leavenworth, WA 98826

Fishburnej3@gmail.com

(509) 670-8635

From: Chris Pedersen
To: Susan Dretke
Subject: CPA 26-054
Date: Monday, March 9, 2026 3:54:29 PM

Susan,

The fire marshals office has no comments on the above mentioned project.

Chris Pedersen, CFI²
Chelan County Fire Marshal
Department of Fire Prevention and Investigation
400 Douglas St.
Wenatchee, WA 98801
Cell: 509-630-9259
Email: chris.pedersen@co.chelan.wa.us

From: Ron Larson
To: Susan Dretke
Subject: Project File No: CPA 26-054
Date: Wednesday, March 11, 2026 2:47:54 PM

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Susan,
I need help understanding this rezone request. The notice indicates the proposal is to change the zoning for this Parcel to Rural Residential/Resource 10 from Commercial Forest. There is currently a large residence on this property. Is this proposal just to make the zoning consistent with the facts on the ground or is this laying the groundwork for future subdivision? I suspect I'm missing something. Please clarify. We own the residence on 10412 Fox Rd and are interested in any potential impacts to traffic.
Thanks!
Ron Larson

From: Brian Koblenz
To: Susan Dretke; Brian Koblenz; Lisa Koblenz
Subject: CPA 26-054 Public Comment
Date: Wednesday, March 11, 2026 11:09:09 AM

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Susan,

I am writing on behalf of my wife and I who are neighbors of the applicant and have owned our property for more than 20 years.

We appreciate that you "ENCOURAGE PUBLIC COMMENT" (emphasis yours), but the placement of the sign for the proposed land use action is such that we are the only full-time residents who would see it. Of the remaining three owners who live north and east of the applicant, only one will drive by that sign between the time it is posted and the end of the public comment and no other people have rights to that private road. Those neighbors most impacted live south and west of the applicant and are unlikely to be aware of the application. I have taken the liberty of communicating the link to the Land Use Action application to some of those most impacted.

When we made our purchase decision, our property and all of the properties around it (including the applicants) were zoned FC which carries a 20 acre minimum for development. We were happy to know that our privacy would be respected and the housing density would be minimized through this wildlife corridor. Unfortunately, through various mechanisms, a number of the properties south and west of the applicant have been rezoned to smaller minimum lot sizes and each of them has since had additional houses built with future plans for even more construction.

The applicant states that he has "no plans for future activity connected to this proposal", but the applicant is a real estate professional and it would be disingenuous to believe that an RR-10 zoning will not lead to additional development. Otherwise, the applicant should be satisfied with creating an RR-20 designation of which we are fully supportive. The applicant already has the right to build an additional ADU to their property; rezoning RR-10 paves the way to two houses and two ADUs. We certainly understand how the rezoning benefits the applicant, but we see it only as a detriment to the community.

It would be unfortunate if the county treats the technique of leveraging FC zoning as an effective trojan horse strategy to facilitate updating the zoning to RR-10.

Sincerely,
Brian and Lisa Koblenz
10740 Fox Rd
Leavenworth, WA 98826

From: Gavin Johnson
To: Susan Dretke
Cc: Brooke Johnson
Subject: Re: Notice of Application File # CPA 26-054
Date: Monday, March 9, 2026 12:39:31 PM

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Susan,

I'm writing on behalf of my wife and myself, current owners of 25 Foxridge Ln. It's come to my attention via multiple neighbors that Mr. Hellickson is attempting to rezone his property to increase density up Stevens Canyon. We firmly stand against this proposal, and stand with our neighbors' opinions that more density is not the answer. Ski Hill has been rezoned to higher density allowance, hundreds of apartments have been built in the last decade, and demand is not what it used to be. I own a real estate brokerage with an office downtown Leavenworth, so I'm personally aware of the trends, and demand is low, much lower than it was a few years ago.

He may claim to have "no future plans," but heed with caution. This is a man who lost his entire brokerage's license in 2011 due to MANY unethical practices. His actions and intentions are unaligned. What he's proposing is not necessary and will only burden everyone else involved. I hope the county listens and can prove to the people it serves that money is not the only factor that drives county policy/preservation. I look forward to a thoughtful investigation into this matter. Thank you for your time and consideration.

Best,

Gavin & Brooke Johnson
(509)264-6960
(509)280-2848

Skip Moore, Auditor, Chelan County, WA. AFN # 2583493 Recorded 07/07/2023 at 02:27 PM, D Page: 1 of 3, $205.50, TARA HELLICKSON

RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Development

When recorded return to:
MICHAEL HELLICKSON
PO BOX 7617
BONNEY LAKE, WA 98391

199804
REAL ESTATE EXCISE TAX
EXEMPT
Chelan County Treasurer
David E. Griffiths, CPA
By LM 7/7/2023
Deputy

QUIT CLAIM DEED

THE GRANTOR(S) TARA HELLICKSON, SPOUSE OF MICHAEL HELLICKSON

for and in consideration of TO SEPARATE COMMUNITY PROPERTY

in hand paid, conveys and quit claims to MICHAEL HELLICKSON, A MARRIED MAN AS HIS SEPARATE ESTATE

the following described real estate, situated in the County of CHELAN , State of Washington

together with all after acquired title of the grantor(s) herein:
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

25183233020 0

Abbreviated Legal: (Required if full legal not inserted above.)

T 25N R 18EWM S 32, LOT F BLA 2003-074, LOT D CE 1997-003, S1/2SWSW, 22.0000 ACRES

Tax Parcel Number(s): 251832330200

Dated: 7/5/2023

TARA HELLICKSON

State of WA
County of Clallam

This record was acknowledged before me on ~~(date)~~ by (name(s) of individuals). ap 7/7/23 Tara Hellickson

(Signature of notary public)

(Stamp)

(Title of office) Notary
My commission expires: 11-30-2024

(date)

ANDREY PEREZ
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
21011938
11-30-24

LEGAL DESCRIPTION

EXHIBIT "A"

The South half of the Southwest quarter of the Southwest quarter of Section 32, Township 25 North, Range 18, E.W.M., Chelan County, Washington,

EXCEPT that portion described as follows:

Beginning at the Northwest corner of said South half; thence South 89°48'06" East 195.08 feet, along the North line thereof; thence South 37°44'20" West 180.06 feet; thence South 47°53'02" West 113.79 feet; thence along a curve to the left with a radius of 300.00 feet, a length of 13.77 feet to a point on the West line of said South half; thence North 2°23'12" East 229,05 feet to the Point of Beginning,

TOGETHER WITH that portion of the Southeast quarter of Section 31, Township 25 North, Range 18, E.W.M., described as follows:

Beginning at the Southeast corner of said Southeast quarter; thence South 89°48'10" West 50,00 feet, along the South line of said Southeast quarter; thence North 10°57'22" West 259.24 feet; thence along a non-tangent curve to the left with a radius of 100.00 feet, a length 82.60 feet the chord bearing North 34°05'06" East 62.90 feet; thence North 15°45'17" East 20.48 feet; thence along a curve to the right with a radius of 300.00 feet a length of 154.46 feet to the East line of said Southeast quarter; thence South 2°23'12" West 458.16 feet to the Point of Beginning.

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

RECEIVED
FEB 24 2025
CHELAN COUNTY
Community Development

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 251832330200 Lot Size: 22.0 (Acres)
Parcel Address: 10705 Fox Road City/Zip Code: Leavenworth, 98826
Property Owner(s): Michael Hellickson Zoning: FC
Mailing Address: PO Box 7617
City/State/Zip Code: Bonney Lake, WA 98391
Phone: 206-300-6453 E-mail: michael@hellickson.com

Applicant/Agent (if different than owner): Ryan Walker
Company and Mailing Address: Pacific Engineering and Design / 200 South Columbia St, Suite 300
City/State/Zip: Wenatchee, WA. 98801 Phone: 509-630-7917
E-mail: ryanw@pacificengineering.net
For multiple owners, applicants, or agents, provide additional sheets.

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ☐ Administrative Modification
- ☐ Administrative Determination
- ☐ Administrative Interpretation
- ☐ Binding Site Plan
- ☒ Comprehensive Plan Map Amendment
- ☐ Comprehensive Plan Text Amendment
- ☐ Conditional Use Permit
- ☐ Forest Practice/Conversion
- ☐ Open Space: Public Benefit Rating System
- ☐ Major Subdivision
- ☐ Master Planned Development
- ☐ Planned Development
- ☐ Plat Alteration or Vacation
- ☐ Short Plat
- ☐ Variance (zoning or critical areas)
- ☐ Zoning Change-Text Amendment/ Map Amendment
- ☐ Critical Area Determination
- ☐ Other: _____

APPLICABILITY SECTION

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership (Title holder signature is required on all applications. Properties being purchased on a Real Estate Contract require title holder signature.)
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:

    Unknown

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property coverd by this proposal? ☒ No ☐ Yes, please list:

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Pursuant to Chelan County Code (CCC), Section 11.82.030: An applicant seeking to develop property which requires a development permit, not otherwise exempted from the requirements of this chapter, shall submit with the application this certified statement, which lists criteria (5)(A) through (5)(D), (6), and (7) as set forth in CCC, Section 11.82.040 and indicate whether the criteria apply or do not apply to the site or development.

*****Any development application that fails to contain this statement or fails to indicate whether any one of the criteria apply or do not apply shall be rejected and only accepted upon resubmission of the completed statement. "Unknown" or similar responses will not be accepted.*****

If the administrator determines the development meets one or more of criteria (1) through (4) of CCC, Section 11.82.040, or if the administrator determines the development meets criterion (5) of CCC, Section 11.82.040 and the applicant indicates the development meets one or more of criteria (5)(A) through (5)(D), or if the applicant indicates the development meets one or more of criteria (6) or (7) of CCC, Section 11.82.040, the development shall require a hydrogeologic evaluation as described in CCC, Section 11.82.050. If the development has a medium or high vulnerability rating, the development shall be subject to the performance standards of CCC, Section 11.82.060.

If the administrator determines that criteria (1) through (5) of CCC, Section 11.82.040 do not apply to the development and an applicant's statement asserts that criteria (6) and (7) of CCC, Section 11.82.040 do not apply to the development, the administrator will accept the statement and proceed with the permitting or approval process, except if the administrator has or obtains information prior to the permit or approval being finalized, which clearly establishes the applicant's statement is incorrect. In which case, the applicant will be advised in writing of the inconsistent information and advised to either (A) provide an amended statement adding the evaluation criteria as being applicable and complete a hydrogeologic evaluation of the development pursuant to CCC, Section 11.82.050, or (B) present sufficient countering information clearly establishing that the basis for the department's concern is incorrect. If the applicant selects to proceed under (B), upon receipt of the applicant's information, the administrator shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the administrator.

File(s) No. _____

GENERAL INFORMATION

Please provide a narrative of the proposed project including, but not limited to, all proposed activities, uses and development (attach additional sheets if needed):

This proposal is to change the zoning and comprehensive plan land use designation map and zoning map of approximately 22 acres from Commercial Forest (FC) to Rural Residential/Resource 10 (RR 10).

☐ Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): _____
2. Is the subject property located within an Urban Growth Area (UGA)? ☒ No ❑ Yes
   If "yes", which UGA? _____
3. Please describe adjacent land uses in all directions around the subject property:
   North: FC in residential use
   South: RR 10 in residential use
   East: FC undeveloped
   West: RR10 in residential use
4. What is the current use of the property? Residential
5. Sanitation Disposal: ❑ N/A ☒ Septic Permit ❑ Sewer District: _____
6. Water Source: ❑ N/A ☒ Single Private Well ❑ Shared Private Well ❑ Group B
   ❑ Public Water Supplier: _____
7. Irrigation Water:
   ☒ N/A ❑ Yes (Private) ❑ Yes (Public) Irrigation District/Purveyor: _____
8. Fire District: CCFD #3 School District: Cascade
9. Power Service: CCPUD
10. Are there critical areas or critical area buffers on the property?
    ❑ Airport Overlay: _____
    ❑ Aquifer Recharge Area (see attached)
    ❑ Floodplain / Floodway _____
    Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:
    ❑ Alluvial Fan (250') ❑ Known Historic Hazardous Area (250') ❑ Slopes > 40% (250')
    ☒ Erosive soils (on-site) ❑ Landslide ❑ Snow Avalanche (500')
    ❑ Habitat/Riparian Area, protected species/area: _____
    ❑ Streams / Waterbodies: _____ ❑Shoreline Environment Designation: _____
    ☒ Drainage or Seasonal Stream: _____ ❑ Wetland, if so what category: _____
    ❑ Cultural or Archeological: _____
11. Will landfill be required? ☒ No ❑ Yes, approximate _____(cubic yards)
12. Will excavation be required? ☒ No ❑ Yes, approximate _____(cubic yards)
13. Has site preparation been started on the site? If so, to what extent?
    No
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?
    No

EVALUATION CRITERIA:

The applicant is required to determine the vulnerability rating for any development permit, not otherwise exempted, and meets any one of the criteria below. Please check the boxes that apply to your project:

- ☐ 1.Within a wellhead protection area designated under WAC 246-290-135
- ☐ 2. Within a critical aquifer recharge area mapped and identified by a qualified groundwater professional
- ☐ 3. Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act
- ☐ 4. Within an area established for special protection pursuant to a groundwater management program, Chapters 90.44, 90.48, and 90.54 RCW, and Chapters 173-100 and 173-200 WAC
- ☐ 5. The site contains highly permeable soils, which include types 1 ,2 and 3 under WAC 246-272A-0220, Table V or soils mapped by US Department of Agriculture Natural Resources Conservation Service as having saturated hydraulic conductivity (Ksat) classification of Moderately High or identified as Hydrologic Soil Group "A" and:
  - ☐ A. The site will be utilized for hazardous substance (defined in Chapter 70.105 RCW) processing, storage or handling in applications or quantities larger than is typical of household use; or
  - ☐ B. The site is currently or will be utilized for commercial or industrial activities listed in the US Environmental Protection Agency's Potential Sources of Drinking Water Contamination Index that can be found in Appendix A to Department of Ecology's Critical Aquifer Recharge Area Guidance Document; or
  - ☐ C. The development involves a major subdivision and includes present or future plans to construct dwelling units that will not be connected to a public sewer system and any of the lots are less than one net acre in size; or
  - ☐ D. The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds four thousand square feet;
- ☐ 6. The proposed use is as a commercial feedlot, landfill, junkyard, salvage yard, or auto wrecking yard, or
- ☐ 7. The site will be used for above ground application of sewage or sludge.

Development proposals for a single-family residential dwelling, accessory dwelling unit, or accessory building that is connected to a public sewer system or has a septic permit approved by the Chelan-Douglas health district shall be exempt from hydrogeologic evaluation under CCC, Section 11.82.050.

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there (**IS NOT**) or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled "**IS NOT**" above, proceed to Sub-Section III of this form.

If you circled "**IS**" above, proceed to Sub-Section II of this form.

File(s) No. _____

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

_____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.

_____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.

_____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.

_____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

☒ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis- related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

- ❑ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.
- ❑ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).
- ❑ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.
- ❑ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.
- ❑ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.
- ❑ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

File(s) No. _____

- ❑ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ❑ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ❑ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ❑ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ❑ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- ❑ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ❑ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ❑ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ❑ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ❑ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ❑ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEGEMENT SECTION

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

By submitting this application, I acknowledge and certify the following:

initials
(Owner and, if applicable, Applicant)

1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.
2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.
3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.
4. Additional permit applications and approvals may be necessary to conduct specific activities.
5. Application fees are non-refundable, except when approve by the Board.
6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

File(s) No. _____

DS MH RW

7. Chelan County is hereby given consent to enter the property(ies) listed above.

DS MH RW

8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.

DS MH RW

9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.

DS MH RW

10. I certify that this application has been made with the consent of the lawful property owner(s).

DS MH RW

11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.

12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature: CB61F826A5EC488... Michael Hellickson DocuSigned By: Michael Hellickson **Place:** _____ **Date:** 2/23/2026

Print Name: Michael Hellickson

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: Ryan Walker

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

Chelan County
Department of Community Development

Receipt Number: 26-00328

316 WASHINGTON ST. SUITE 301
Wenatchee, WA 98801
(509) 667-6225

Payer/Payee: HELLICKSON MICHAEL
PO BOX 7617
BONNEY LAKE WA 98391

Cashier: TORREY KYNASTON **Date:** 02/24/2026

PL 26-054 COMPREHENSIVE PLAN AMENDMENT 10705 Fox Rd Leavenworth, WA 98826

Fee Description	BARS Number	Fee Amount	Amount Paid	Fee Balance
Comp Plan Amendment(GMA/Map)	010.020.32210.05.000	$2,475.00	$2,475.00	$0.00
Environmental Review (SEPA)	010.020.34589.03.000	$243.00	$243.00	$0.00
		$2,718.00	**$2,718.00**	**$0.00**

TOTAL PAID: $2,718.00

Payment Method	Reference Number	Payment Amount
CREDIT CARD	192430907	$2,718.00
Total:		**$2,718.00**

Notes :

Project Information

Permit #	Permit Type	Project Description	Parcel #
PL 26-054	CPA	CPA from Forest Commercial (FC) to Rural Residential/Resource 10 (RR10)	251832330200

Project Contacts

Permit #	Name	Association	Address
PL 26-054	HELLICKSON MICHAEL	APPLICANT	PO BOX 7617, BONNEY LAKE, WA 98391
	HELLICKSON MICHAEL	OWNER	PO BOX 7617, BONNEY LAKE, WA 98391
	PACIFIC ENGINEERING & DESIGN, PLLC	AGENT	200 S COLUMBIA ST, WENATCHEE, WA 98801

Payment Entry Form

Result: Payment Authorized
Confirmation Number: 192430907

Your payment has been authorized successfully and payment will be processed.

Chelan County Community Development thanks you for your payment. For questions about your account, please call 509-667-6225 Thank you for using our bill payment services.

Please save or print a copy of this receipt for record keeping purposes.

My Bills

Description	Payment Amount
Planning Permit payment of $2,718.00 on Permit Number 26-054	$2,718.00

Subtotal:	$2,718.00
Convenience Fee:	$73.39
Total Payment:	**$2,791.39**

Customer Information

First Name:	Tara
Last Name:	Hellickson
Address Line 1:	PO BOX 7617
City:	Bonney Lake
State:	Washington
Zip Code:	98391
Phone Number:	x
Email Address:	x

Payment Information

Payment Date:	02/24/2026
Card Type:	Visa
Card Number:	**********0979

Signature:_____ **Date:**_____/_____/_____
By signing this receipt you agree to the terms and conditions of this service.

You will see one line item on your credit or debit card statement indicating the amount you paid and will be identified as *Chelan Co Comm Dev.* If you have any questions about the charges please call 1-888-891-6064.

SEPA[1] Environmental Checklist

RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Development

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A.Background

Find help answering background questions[2]

1. **Name of proposed project, if applicable:**

   Hellickson Comprehensive Plan Map Amendment and Rezone

2. **Name of applicant:**

   Michael Hellickson

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

   Michael Hellickson (Applicant)
   PO Box 7617
   Bonney Lake, WA 98391
   206-300-6453
   michael@hellickson.com

   Ryan Walker (Agent)
   Pacific Engineering and Design, PLLC
   200 South Columbia St, Suite 300
   Wenatchee, WA 98801
   5409-630-7917
   ryanw@pacificengineering.net

4. **Date checklist prepared:**

   February 2026

5. **Agency requesting checklist:**

   Chelan County

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

   The application will follow the Chelan County process for Comprehensive Plan Map Amendments.

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

   No.

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

   None.

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

   No.

10. **List any government approvals or permits that will be needed for your proposal, if known.**

    Comprehensive Plan Map Amendment and Zoning Map Amendment.

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

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.)

This proposal is to change the zoning and comprehensive plan land use designation and zoning map of approximately 22.0 acres from Commercial Forest (FC) to Rural Residential/Resource 10 (RR 10). The property is located at 10705 Fox Road, Leavenworth, within Section 32, T 25N, R 18E.W.M.

The official Chelan County Zoning and Comprehensive Plan map is no. 39.

The zoning and comprehensive plan designations are proposed to be changed to align the property with nearby zoning and existing residential use. The adjacent properties to the west and south are zoned RR 10, which is the zone that the subject property is proposed to be changed to. Further, the property to the west has been approved for a cluster subdivision with lot sizes less than one acre.

Chelan County's land-use history includes longstanding patterns of rural residential living, small-scale agriculture, and mixed rural uses - not just forest production. Rural residential use is already occurring on the subject property and nearby. Changing from FC to RR10 is consistent with these established patterns when the land is no longer primarily suited for long-term commercial forest production and instead better matches rural residential use. The economic vitality of commercial forestry has decreased, most significantly on small parcels where the scale of merchantable timber costs more to harvest than it produces in revenue.

Because RR 10 is part of the Rural Residential/Resource zoning designations, it fits within the GMA's requirement to maintain rural character while still accommodating:

- Rural housing needs (1 unit per 10 acres),
- Low-density development compatible with natural landscapes, and
- Land uses that do not require full urban services.

Thus, rezoning to RR10 is consistent with the Comprehensive Plan's rural element.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The property is located at 10705 Fox Road, Leavenworth, WA, within Section 32, T 25N, R 18E.W.M.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. **General description of the site:**

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. **What is the steepest slope on the site (approximate percent slope)?**

~60%

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.**

Soil mapped for the property on the USGS soil survey website (https://websoilsurvey.nrcs.usda.gov) is Cle Elum loam, 30 to 60 percent slopes (80) which is listed as not prime farmland.

None of the soil will be removed.

d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

According to the Chelan County online GIS mapping tool, the subject property contains erosive soils, but does not contain known geologically hazardous areas of landslide potential.

e. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

No filling, excavation or grading is proposed.

f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**

No.

g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

There will be no change in impervious surfaces.

h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

None.

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

2. Air

Find help answering air questions[4]

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.**

None.

b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

No.

c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**

None.

3. Water

Find help answering water questions[5]

a. **Surface:**

Find help answering surface water questions[6]

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.**

   The DNR stream typing map shows a type N stream but a stream typing has not been completed.

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.**

   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.**

   None.

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air
[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water
[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

   No.

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

   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.**

   No.

b. **Ground:**
Find help answering ground water questions[7]

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 a general description, purpose, and approximate quantities if known.**

   No.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

   No waste material will be discharged.

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.**

   There will be no change in stormwater runoff.

2. **Could waste materials enter ground or surface waters? If so, generally describe.**

   No.

3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

   No.

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None.

4. Plants

Find help answering plants questions

a. Check the types of vegetation found on the site:

☒ **deciduous tree: alder, maple, aspen, other**

☒ **evergreen tree: fir, cedar, pine, other**

☒ **shrubs**

☒ **grass**

☐ **pasture**

☐ **crop or grain**

☐ **orchards, vineyards, or other permanent crops.**

☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**

☐ **water plants: water lily, eelgrass, milfoil, other**

☐ **other types of vegetation**

b. What kind and amount of vegetation will be removed or altered?

None.

c. List threatened and endangered species known to be on or near the site.

According to the USFWS IPaC online mapping tool the following species may be located within the vicinity of the proposed project:

- Showy Stickseed (*Hackelia venusta*) – Endangered
- Wenatchee Mountains Checkermallow (*Sidalcea oregana var. calva*) – Endangered

However, the comprehensive plan map amendment will not result in direct impacts to the Project Site as no development is proposed.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

None.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. Animals

Find help answering animal questions[8]

a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

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.**

According to the USFWS IPaC online mapping tool the following species may be located within the vicinity of the proposed project:

- Canada Lynx (*Lynx canadensis*) - Threatened
- Gray Wolf (*Canis lupus*) - Endangered
- North American Wolverine (*Gulo gulo luscus*) – Threatened
- Mt. Rainier White-tailed Ptarmigan (*Lagopus leucura rainierensis*) – Threatened
- Northern Spotted Owl (*Strix occidentalis caruina*) - Threatened
- Yellow-billed Cuckoo (*Coccyzus americanus*) -Threatened
- Bull Trout (*Salvelinus confluentus*) - Threatened
- Monarch Butterfly (*Danaus Plexippus*) – Proposed Threatened
- Suckley's Cuckoo Bumble Bee (*Bombus suckleyi*) – Proposed Endangered

However, the comprehensive plan map amendment will not result in direct impacts to the Project Site or affect access or habitat use by the above listed species.

c. **Is the site part of a migration route? If so, explain.**

No.

d. **Proposed measures to preserve or enhance wildlife, if any.**

None.

e. **List any invasive animal species known to be on or near the site.**

None known.

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

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.**

   The plan amendment does not have energy needs.

b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

   No.

c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

   None.

7. Environmental health

Health Find help with answering environmental health questions[10]

a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

   No.

   1. **Describe any known or possible contamination at the site from present or past uses.**

      None known.

   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.**

      None known.

   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.**

      None known.

   4. **Describe special emergency services that might be required.**

      None known.

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou
[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

5. **Proposed measures to reduce or control environmental health hazards, if any.**

   None.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

   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)?**

   The comprehensive plan map amendment will not generate noise.

3. **Proposed measures to reduce or control noise impacts, if any:**

   None.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

   The subject property is currently used for residential purposes. Although it is zoned Commercial Forest (FC), rural residential use is already occurring on the site.

   Adjacent properties to the west and south are zoned Rural Residential/Resource 10 (RR10) and are developed or planned for residential use. The property to the west has been approved for a cluster subdivision with lot sizes less than one acre. The adjacent property to the north is used for residential purposes, while the property to the east is undeveloped.

   The surrounding parcels reflect the current residential land use of the Project Site and surrounding area, rather than active commercial forestry. Given that rural residential use is already occurring on the subject property and on adjacent lands, the proposed rezone from FC to RR10 would align the zoning with existing land use patterns. The proposal would not introduce new urban or intensive commercial activities and will not adversely affect current land uses on nearby or adjacent properties.

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

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 because 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?

The site has not been used as working farm or forest land. The property is not in a forest land tax designation.

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?**

   No.

c. Describe any structures on the site.

One (1) single-family residence is present on the Project Site.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

Commercial Forest Lands (FC).

f. What is the current comprehensive plan designation of the site?

Commercial Forest Lands (FC).

g. If applicable, what is the current shoreline master program designation of the site?

N/A.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes, the Project Site is mapped by the WDFW PHS online mapping tool as containing potential shrubsteppe habitat, common sharp-tailed snake (*Contia tenuis*), northern spotted owl (*Strix occidentalis*), and golden eagle (*Aquila chrysaetos*) habitat. All Priority habitats are considered critical areas by Chelan County Code (CCC) 11.78.010(2). A potential type N stream is mapped on the property. However, the comprehensive plan map amendment will not result in direct impacts to the Project Site or affect access or habitat use by the above listed species.

i. Approximately how many people would reside or work in the completed project?

None.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any.

None proposed.

l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

None proposed.

m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

None proposed.

9. Housing

Find help answering housing questions[12]

a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

None.

b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

None.

c. **Proposed measures to reduce or control housing impacts, if any:**

None proposed.

10. Aesthetics

Find help answering aesthetics questions[13]

a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

No structures proposed.

b. **What views in the immediate vicinity would be altered or obstructed?**

No.

c. **Proposed measures to reduce or control aesthetic impacts, if any:**

None proposed.

11. Light and glare

Find help answering light and glare questions[14]

a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

---

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing
[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics
[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

None.

b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

No.

c. **What existing off-site sources of light or glare may affect your proposal?**

None.

d. **Proposed measures to reduce or control light and glare impacts, if any:**

None proposed.

12. Recreation

Find help answering recreation questions

a. **What designated and informal recreational opportunities are in the immediate vicinity?**

Hiking, bicycling, and horseback riding occur in the vicinity.

b. **Would the proposed project displace any existing recreational uses? If so, describe.**

No.

c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

None proposed.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

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.**

No.

b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

According to the DAHP WISAARD online mapping tool, a GLO trail is located approximately 0.4 miles to the west of the subject parcel. No other GLO features are located within the project vicinity.

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

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.**

The DAHP WISAARD online mapping tool was used.

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.**

None proposed.

14. Transportation

Find help with answering transportation questions[16]

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.**

Stevens Canyon Road (County road) fronts the property on the west side. No new access is proposed.

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?**

No. The nearest transit stop is in Leavenworth, approximately 2.5 miles to the southwest.

c. **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).**

No.

d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No.

e. **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?**

None.

f. **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.**

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation

No.

g. **Proposed measures to reduce or control transportation impacts, if any:**

None proposed.

15. Public services

Find help answering public service questions[17]

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.**

No.

b. **Proposed measures to reduce or control direct impacts on public services, if any.**

None proposed.

16. Utilities

Find help answering utilities questions[18]

a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

None proposed.

[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services
[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities

Docusign Envelope ID: 2B24E64A-DAC4-4451-BCCB-2F8ACCFF1664

C.Signature

Find help about who should sign[19]

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.

CB61F826A6EC488
Michael Hellickson
X DocuSigned By: Michael Hellickson

Type name of signee: Michael Hellickson

Position and agency/organization:

Date submitted:

[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

The proposal may result in construction of a new onsite septic system in the future. Future construction could increase storm water runoff and emissions during construction.

- **Proposed measures to avoid or reduce such increases are:**

  All future development will comply with local state and federal regulations including critical areas, storm water management and onsite septic requirements.

2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**

Any future site development would be low intensity land uses, with one dwelling unit per 10 acres. Single-family residential development could result in the removal of vegetation on the Project Site. As the site contains critical areas per the WDFW PHS online mapping tool, future environmental review would be necessary.

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

  Compliance with Chelan County Critical area regulations at the time of development.

3. **How would the proposal be likely to deplete energy or natural resources?**

The proposal would not deplete energy or natural resources. Leavenworth is served by Chelan County PUD which provides abundant clean, renewable energy.

- **Proposed measures to protect or conserve energy and natural resources are:**

  Future development is likely to use low energy lighting such as LEDs and will comply with the energy code in effect at the time of building.

[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

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?**

As the site contains critical areas per the WDFW PHS online mapping tool, future environmental review would be necessary before development could occur. Single-family residential development could result in the removal of vegetation on the Project Site.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

  Compliance with Chelan County Critical area regulations at the time of development.

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

The property is not located in the shoreline zone and is not regulated by the Shoreline Management Act or Chelan County Shoreline Master Program.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

  Future development of the property would meet all county regulations for land use.

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**

   Future residential development could result in a slight increase in vehicle trips and the potential for more emergency service needs. Additional residences may generate more daily trips to and from the site, including commuter, school, and service-related travel.

   However, the anticipated increase in demand is expected to be minimal and consistent with rural residential development patterns in the surrounding area as the subject property is adjacent to parcels already zoned RR 10. The property is located in an area already characterized by residential uses at similar or smaller lot sizes, and existing transportation infrastructure and public services currently serve comparable development in the vicinity. Residential development due to the rezone would be more consistent with the surrounding rural density pattern.

   - **Proposed measures to reduce or respond to such demand(s) are:**

     Compliance with Chelan County Code at the time of development.

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

The proposal will not conflict with any laws for the protection of the environment.

ELECTRONICALLY RECORDED in Chelan County WA. Skip Moore, Auditor, Chelan County, WA. AFN # 2582544 Recorded 06/13/2023 at 09:38 AM, D Page: 1 of 5, $207.50, SIMPLIFILE LLC FIG TITLE LLC

RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Development

When recorded return to:

Fig Title LLC
1133 Hwy 2, Suite A
Leavenworth, WA 98826

199577
REAL ESTATE EXCISE TAX
PAID $31730.00
Chelan County Treasurer
06/13/2023

File No.:	36155-KH
Abbreviated Legal:	PTN of South half of the Southwest quarter of the Southwest quarter of Section 32, Township 25 North, Range 18, E.W.M., Chelan County
Tax Parcel Number:	251832330200
Date:	June 1, 2023

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Gordon L. Welsh and Suzanne B. Benson, husband and wife**

for and in consideration of **Ten Dollars ($10.00) and other good and valuable consideration**, in hand paid, conveys, and warrants to **Michael Hellickson and Tara Hellickson, a married couple**

the following described real estate, situated in the County of Chelan, State of Washington:

The South half of the Southwest quarter of the Southwest quarter of Section 32, Township 25 North, Range 18, E.W.M., Chelan County, Washington,

EXCEPT that portion described as follows:

Beginning at the Northwest corner of said South half; thence South 89°48'06" East 195.08 feet, along the North line thereof; thence South 37°44'20" West 180.06 feet; thence South 47°53'02" West 113.79 feet; thence along a curve to the left with a radius of 300.00 feet, a length of 13.77 feet to a point on the West line of said South half; thence North 2°23'12" East 229,05 feet to the Point of Beginning,

TOGETHER WITH that portion of the Southeast quarter of Section 31, Township 25 North, Range 18, E.W.M., described as follows:

Beginning at the Southeast corner of said Southeast quarter; thence South 89°48'10" West 50,00 feet, along the South line of said Southeast quarter; thence North 10°57'22" West 259.24 feet; thence along a non-tangent curve to the left with a radius of 100.00 feet, a length 82.60 feet the chord bearing North 34°05'06" East 62.90 feet; thence North 15°45'17" East 20.48 feet; thence along a curve to the right with a radius of 300.00 feet a length of 154.46 feet to the East line of said Southeast quarter; thence South 2°23'12" West 458.16 feet to the Point of Beginning.

Subject to All encumbrances, rights, restrictions, reservations, covenants and easements, apparent or of

record.

And Subject to those items specifically set forth on Exhibit "A"

Gordon L. Welsh

Gordon L. Welsh

Suzanne B. Benson

Suzanne B. Benson

STATE OF WASHINGTON
COUNTY OF CHELAN

This record was acknowledged before me on 31st day of May, 2023 by Gordon L. Welsh and Suzanne B Benson.

Signature

Notary

Title

My commission expires: 11/12/2026

TYLER WIDDIFIELD
Notary Public
State of Washington
Commission # 23000503
My Comm. Expires Nov 12, 2026

Exhibit "A"

1. This land is included in the Federal Fire Patrol District and is subject to the laws and regulations of the United States and the State of Washington applicable to the project and is liable for further assessments, if any, levied by the district.

2. This land is included in the Icicle Irrigation District and is subject to the laws and regulations of the United States and the State of Washington applicable to the project and is liable for further assessments, if any, levied by the district, and subject to easements for lateral ditches and pipelines used in connection with the district's irrigation system.

3. Reservation of water rights and right-of-way for pipeline as imposed by instrument recorded as document #738854.

4. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Private Road recorded as document #350098.

5. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Ingress, Egress and Utilities recorded as document #8412040045.

6. Affidavit for legal description to clarify the boundaries between tax parcels as imposed by instrument recorded as document #2013748.

7. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Ingress, Egress and Utilities recorded as document #2152291.

8. All COVENANTS, CONDITIONS, RESTRICTIONS, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, reservations, easements or other servitudes, if any, disclosed by Boundary Line Adjustment 2003-074 recorded as document #2152330.

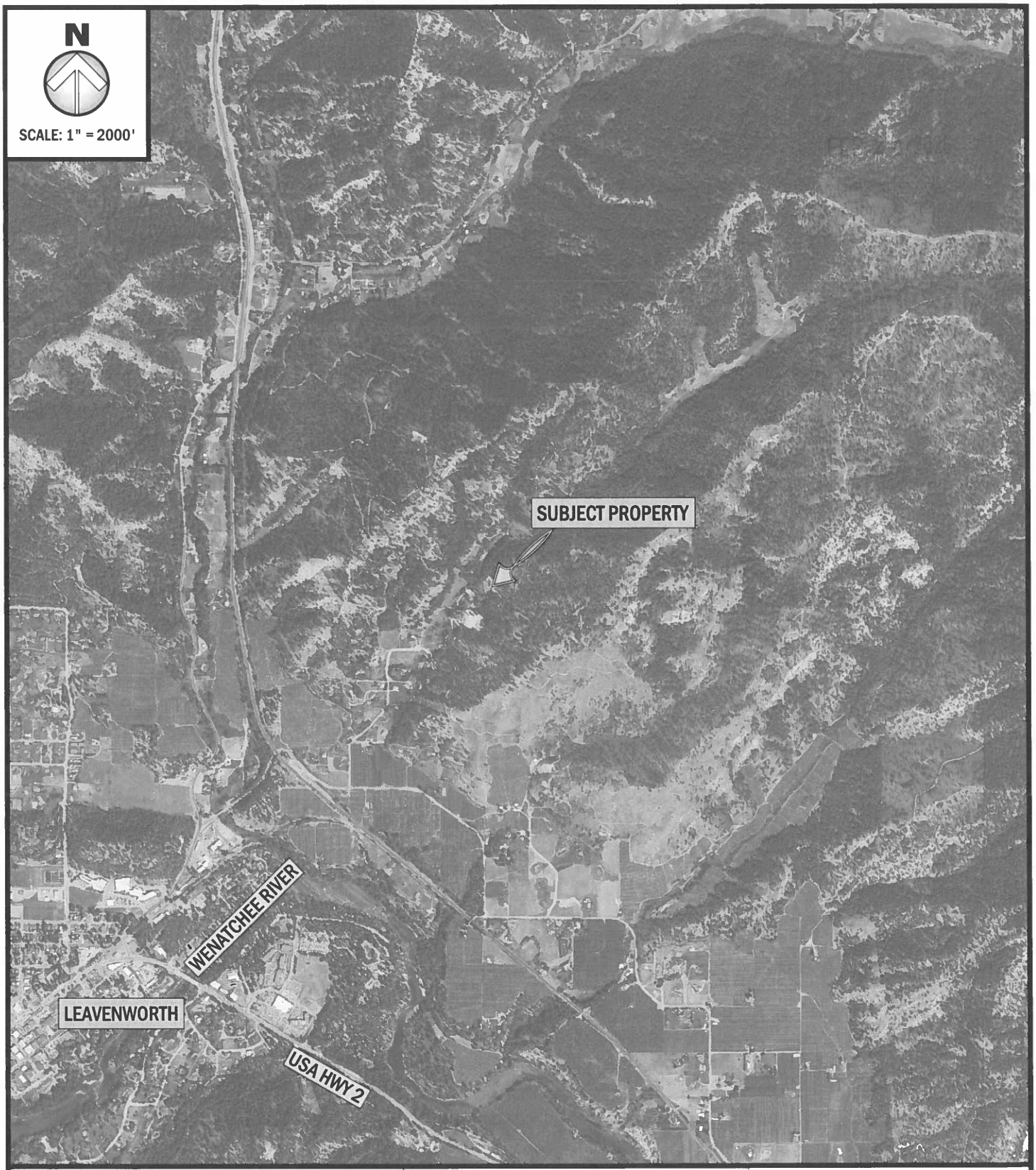
9. DECLARATION OF COVENANTS and the terms and conditions thereof, preventing certain practices in the use of that portion of the land lying within 200 feet from a well, as disclosed by instrument recorded as document #2153139.

10. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Well Field Agreement and Easement recorded as document #2153138.

11. COVENANTS, CONDITIONS, RESTRICTIONS imposed by instrument recorded as document #2153140 and corrected under recording #2247995, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

12. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Underground Utility recorded as document #2263806.

13. All COVENANTS, CONDITIONS, RESTRICTIONS, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, reservations, easements or other servitudes, if any, disclosed by Survey recorded as document #2301713.



PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 10705 FOX ROAD
LATITUDE: 47.6138527°
LONGITUDE: -120.6309279°
PARCEL NO#: 251832330200

RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Development

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	01/19/2026
SHEET NO:	1 OF 6
SHEET TITLE:	VICINITY
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	MICHAEL HELLICKSON
NOTES:	

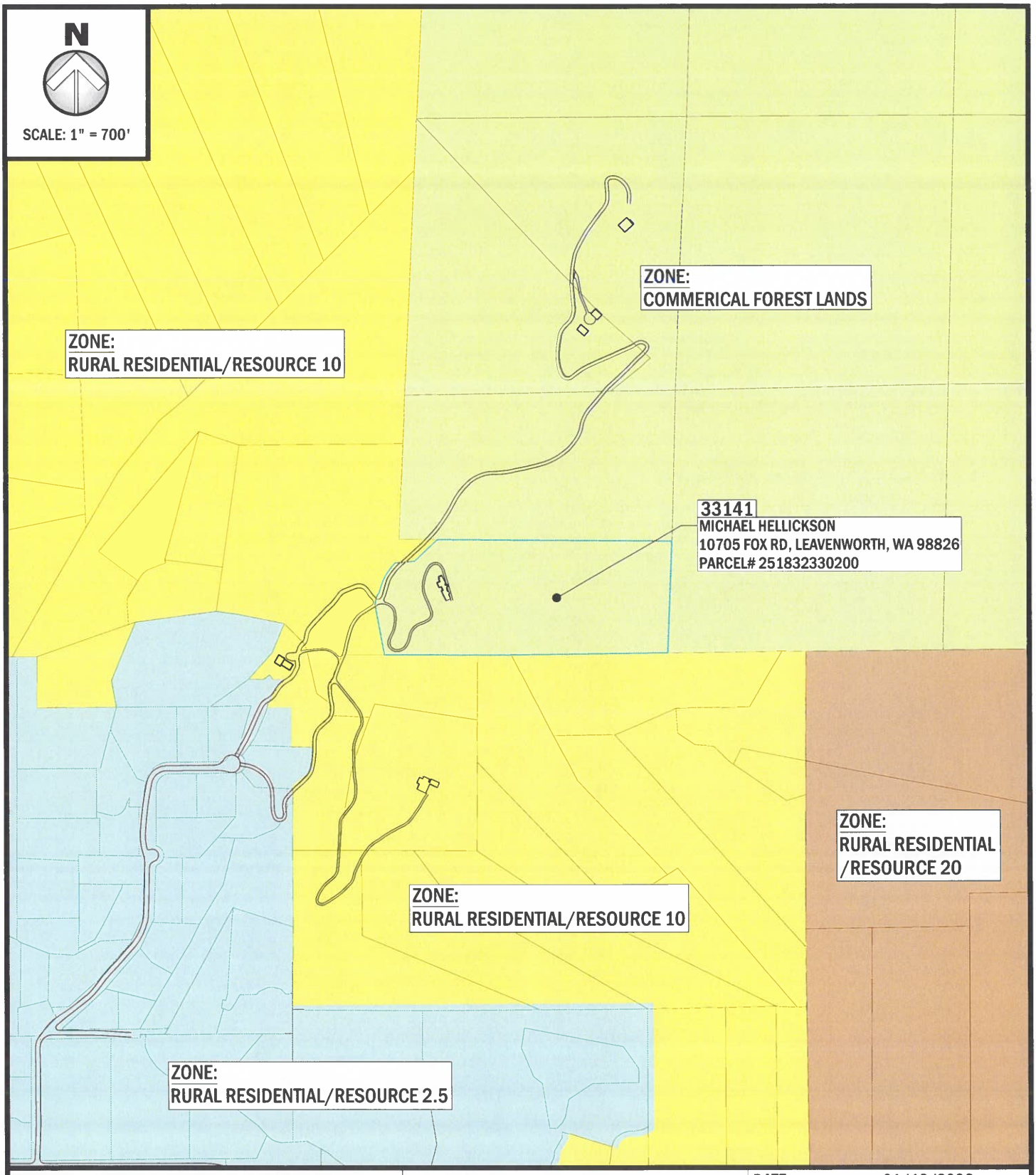


PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 10705 FOX ROAD
LATITUDE: 47.6138527°
LONGITUDE: -120.6309279°
PARCEL NO#: 251832330200

RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Development

PACIFIC ENGINEERING
STRUCTURAL CIVIL ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	01/19/2026
SHEET NO:	2 OF 6
SHEET TITLE:	PARCEL MAP
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	MICHAEL HELLICKSON
NOTES:	

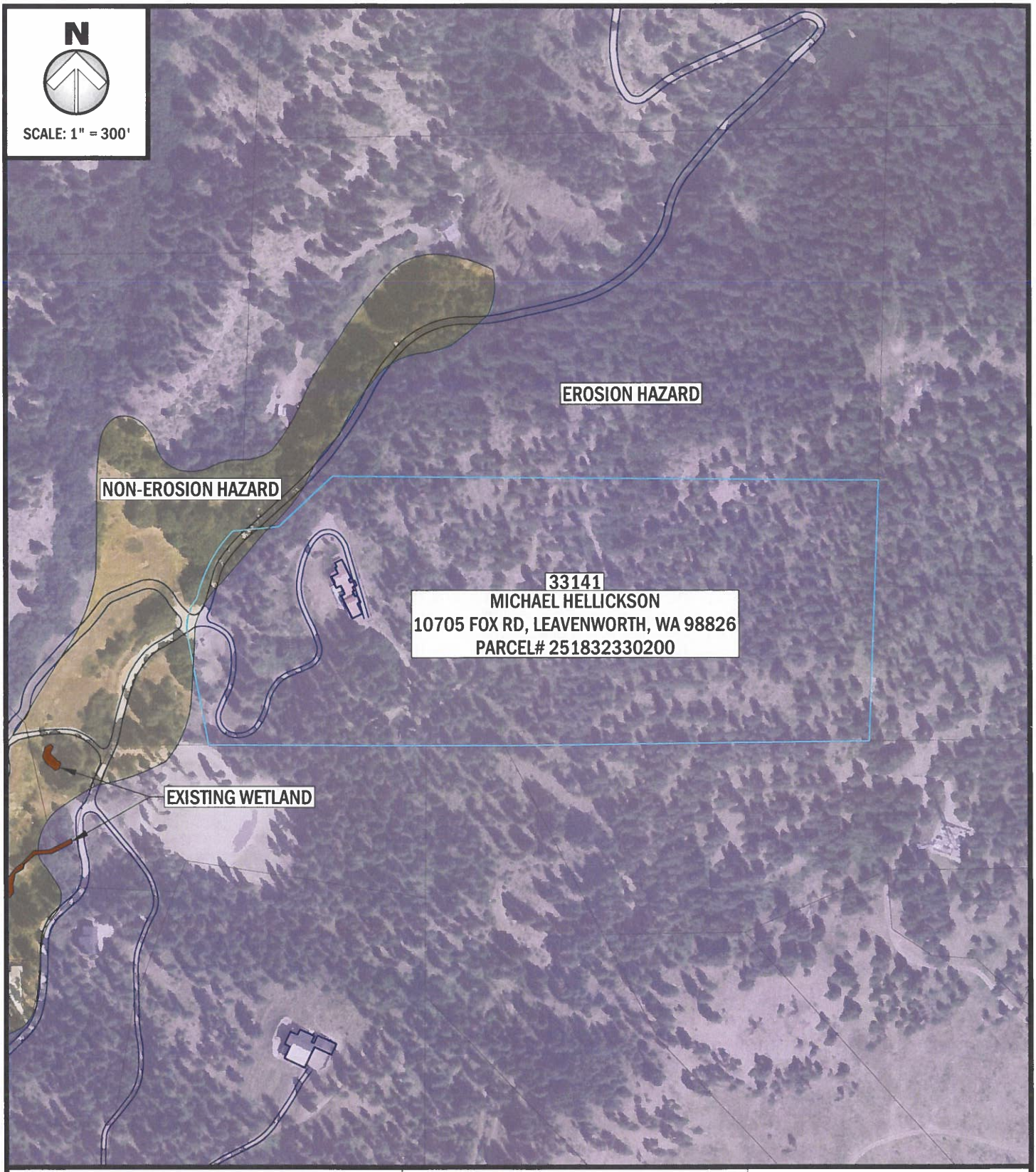


PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 10705 FOX ROAD
LATITUDE: 47.6138527°
LONGITUDE: -120.6309279°
PARCEL NO#: 251832330200

RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Development

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	01/19/2026
SHEET NO:	3 OF 6
SHEET TITLE:	ZONING MAP
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	MICHAEL HELLICKSON
NOTES:	

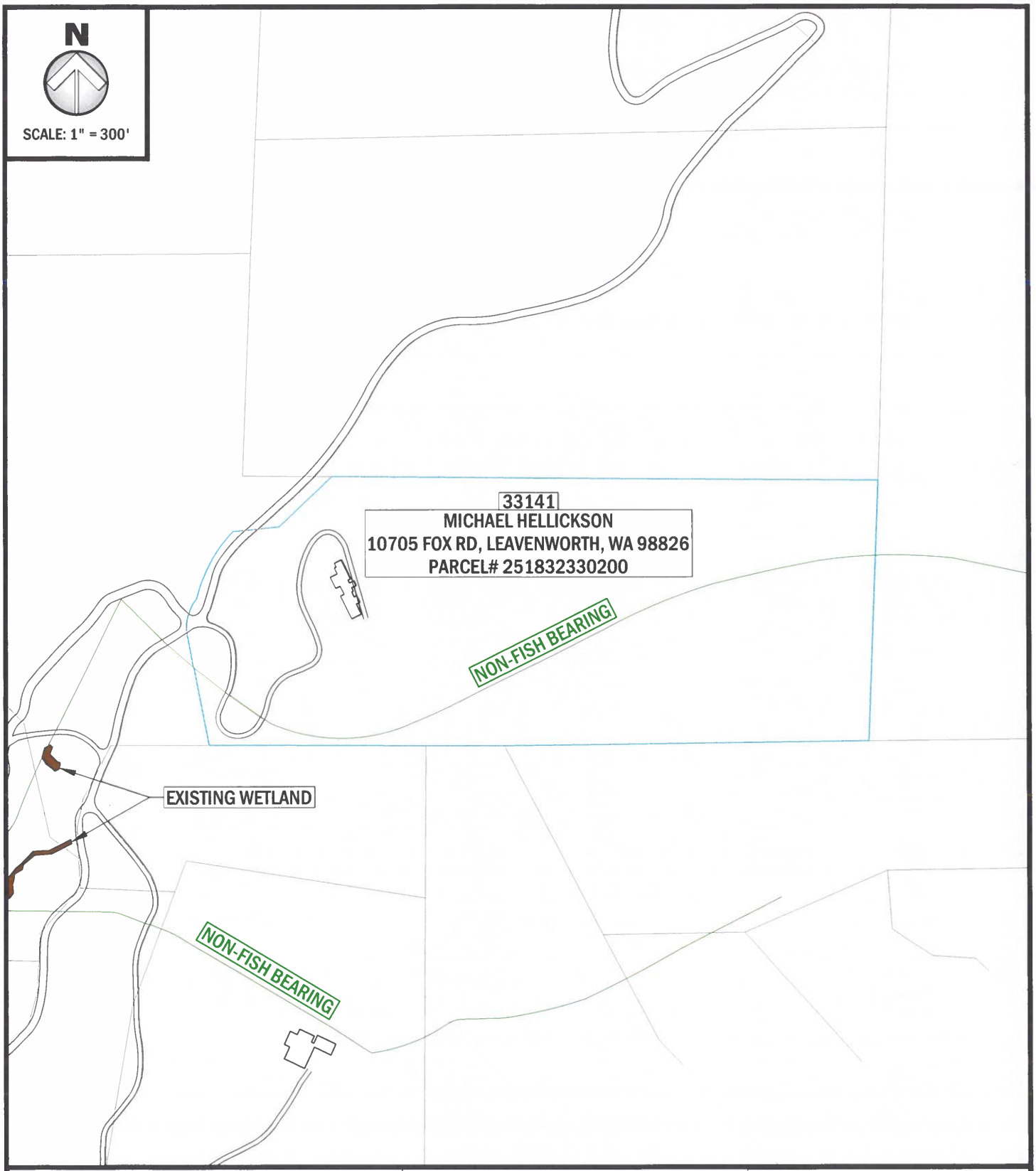


PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 10705 FOX ROAD
LATITUDE: 47.6138527°
LONGITUDE: -120.6309279°
PARCEL NO#: 251832330200

RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Development

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	01/19/2026
SHEET NO:	4 OF 6
SHEET TITLE:	EROSIVE SOIL MAP
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	MICHAEL HELLICKSON
NOTES:	

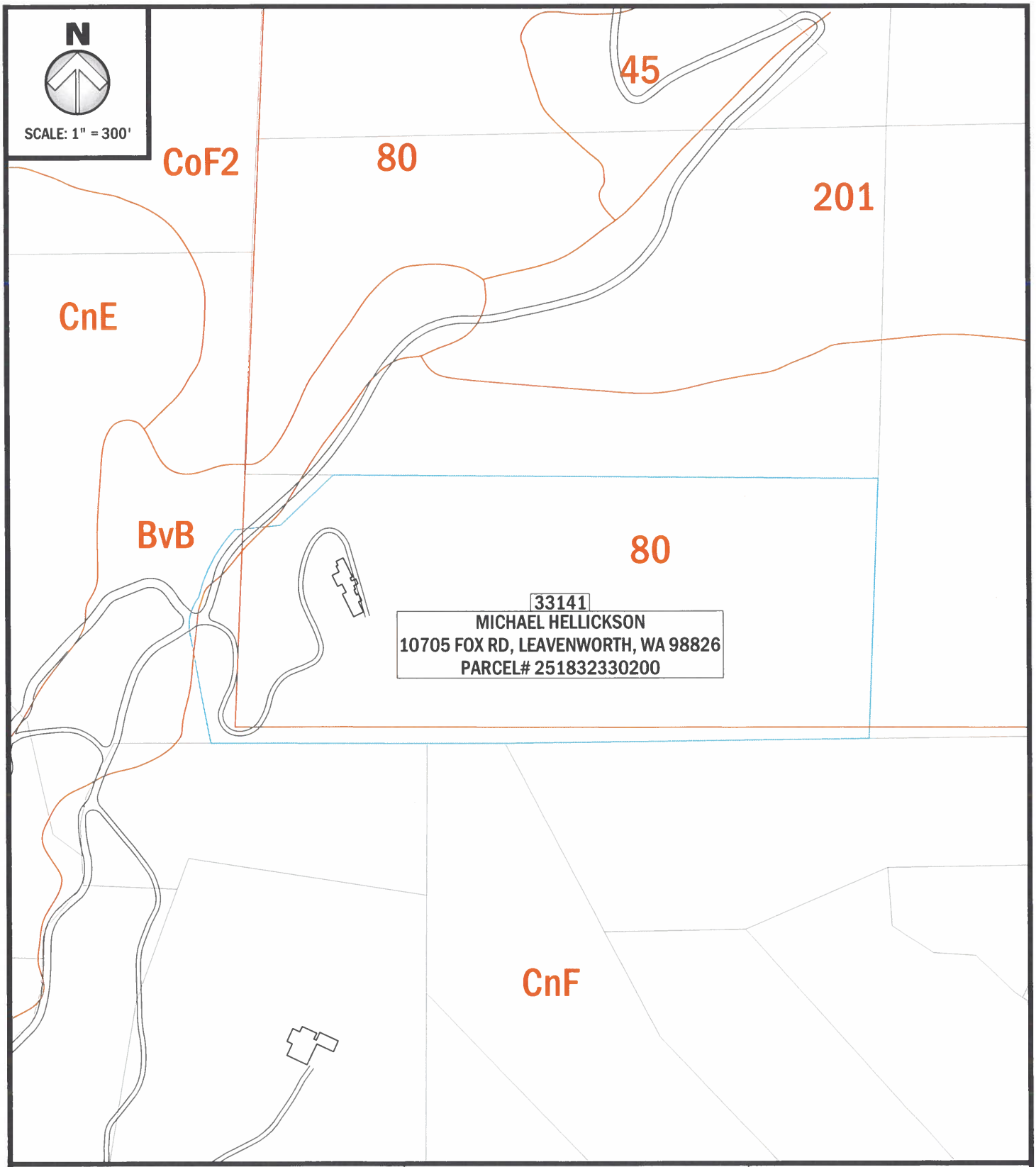


PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 10705 FOX ROAD
LATITUDE: 47.6138527°
LONGITUDE: -120.6309279°
PARCEL NO#: 251832330200

RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Development

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	01/19/2026
SHEET NO:	5 OF 6
SHEET TITLE:	STREAM FIGURE
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	MICHAEL HELLICKSON
NOTES:	



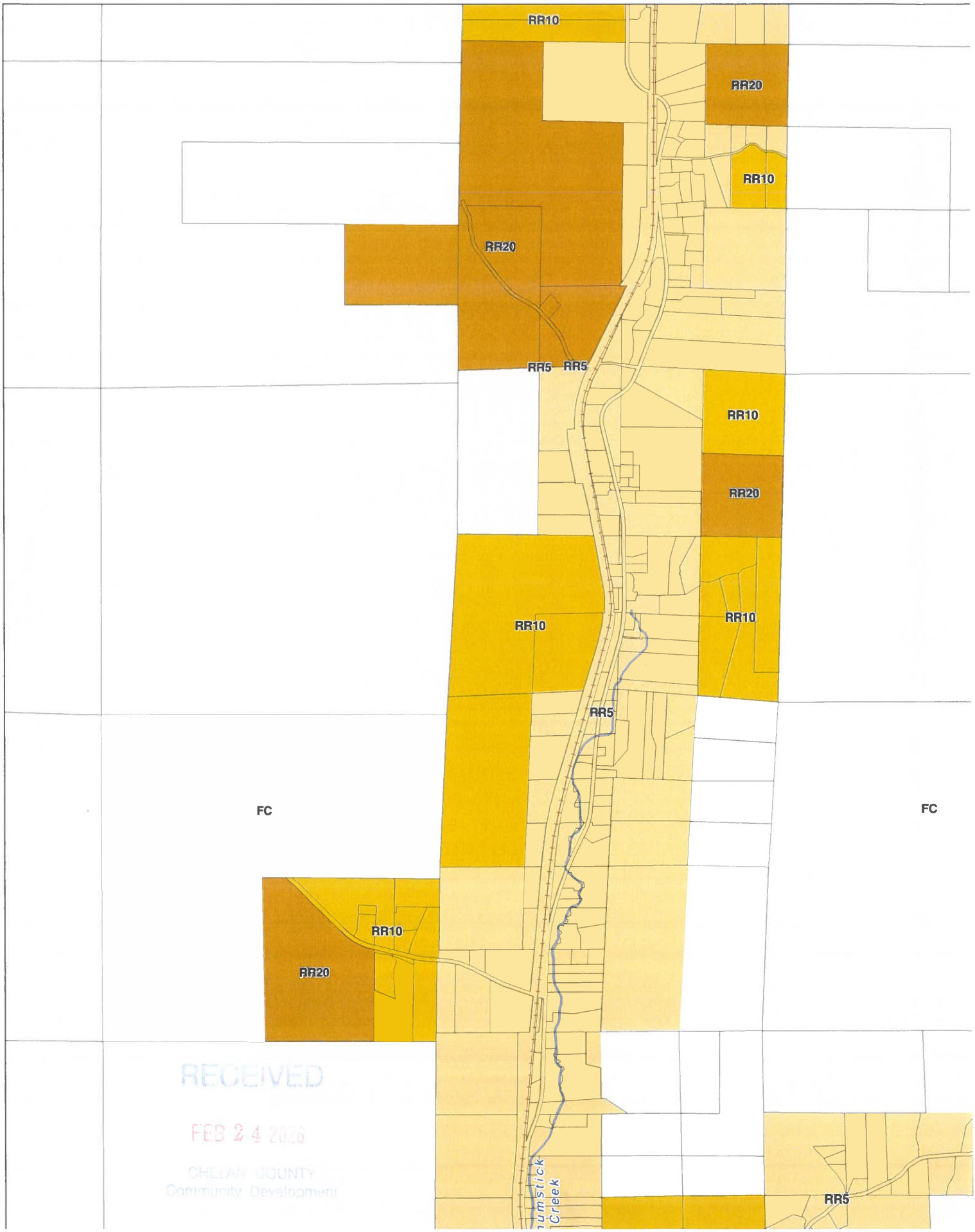
PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 10705 FOX ROAD
LATITUDE: 47.6138527°
LONGITUDE: -120.6309279°
PARCEL NO#: 251832330200

RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Developme t

PACIFIC ENGINEERING
STRUCTURAL CIVIL ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	01/19/2026
SHEET NO:	6 OF 6
SHEET TITLE:	SOIL SURVEY FIGURE
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	MICHAEL HELLICKSON
NOTES:	

Chelan County Land Use Designation



RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Development

February 18, 2026

RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Development

TO: Chelan County Planning Commission
316 Washington Street Suite 301
Wenatchee, WA 98801

FROM: Ryan Walker, Environmental Department Manager
Pacific Engineering & Design P.L.L.C.

SUBJECT: Michael Hellickson Application for Comprehensive Plan Map Amendment

Chelan County Code 14.14.050 Application for Comprehensive Plan Map Amendment Review Criteria.

1. **A detailed statement of what is proposed to be changed and why. Identify the specific Comprehensive Plan Land Use Designation map number and Zoning map number that would be amended.**

This proposal is to change the zoning and comprehensive plan land use designation and zoning map of approximately 22.0 acres from Commercial Forest (FC) to Rural Residential/Resource 10 (RR 10). The property is located at 10705 Fox Road, Leavenworth, within Section 32, T 25N, R 18E.W.M.

The official Chelan County Zoning and Comprehensive Plan map is no. 39.

The zoning and comprehensive plan designations are proposed to be changed to align the property with nearby zoning and existing residential use. The adjacent properties to the west and south are zoned RR 10, which is the zone that the subject property is proposed to be changed to. Further, the property to the west has been approved for a cluster subdivision with lot sizes less than one acre.

Chelan County's land-use history includes longstanding patterns of rural residential living, small-scale agriculture, and mixed rural uses—not just forest production. Rural residential use is already occurring on the subject property and nearby. Changing from FC to RR 10 is consistent with these established patterns when the land is no longer primarily suited for long-term commercial forest production and instead better matches rural residential use. The economic vitality of commercial forestry has decreased, most significantly on small parcels where the scale of merchantable timber costs more to harvest than it produces in revenue.

Because RR 10 is part of the Rural Residential/Resource zoning designations, it fits within the GMA's requirement to maintain rural character while still accommodating:

- Rural housing needs (1 unit per 10 acres),
- Low-density development compatible with natural landscapes, and
- Land uses that do not require full urban services.

Thus, rezoning to RR 10 is consistent with the Comprehensive Plan's rural element.

2. Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (RCW 36.70A.020 as amended) and any applicable County Wide Planning Policies.

Growth Management Act Goals

RCW 36.70A specifies 15 Planning Goals for the State of Washington. When reviewing compatibility with these stated goals, it is important to acknowledge the unique circumstances in Chelan County. Eighty-eight percent (88%) of Chelan County is in public ownership, either state or federal. That leaves twelve percent (12%) of the County in private ownership. Of the property remaining in private ownership, approximately 10% is reserved for roads and utilities. An additional reduction is taken for those areas in private ownership, but encumbered by protected critical areas, such as steep slopes, wetlands, riparian areas, flood plain, and shoreline. This leaves a very small overall percentage of Chelan County available for rural residential use, while the demand for residential properties in the Leavenworth area is high.

RCW 36.70A.020(1) encourages urban growth. The property is not located in an urban growth area.

RCW 36.70A.020(2) aims to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

RR 10 maintains very low rural density (1 unit per 10 acres), which avoids suburban sprawl. When FC-designated land is no longer viable as commercial forestland, RR 10 provides a controlled, low-impact rural development path without fragmenting the landscape.
The County Comprehensive Plan notes that parts of the county have transitioned over time to a mix of rural residential and small-scale agricultural/recreational uses, reflecting organic rural development rather than sprawl.

RCW 36.70A.020(4) Aims to plan for housing, including accommodating housing affordable to all economic segments of the population of this state and promotes a variety of residential densities and housing types. RR 10 provides rural housing opportunities at very low densities, helping the county offer a spectrum of housing choices—from urban to rural—consistent with the GMA.

RR 10 zoning accommodates rural households without demanding urban services, consistent with GMA rural planning.

RCW 36.70A.020(5) encourages economic development throughout the state that is consistent with adopted comprehensive plans, promotes economic opportunity for all citizens of this state including recruitment of new businesses and encourages growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

When land is no longer suited to economically viable commercial forestry, maintaining it in FC zoning no longer supports natural resource industries. Transitioning to RR 10 can support small-scale agricultural, home-based, or recreation-oriented rural uses, which the County Comprehensive Plan recognizes as emerging rural economic sectors.

RCW 36.70A.020(8) emphasizes natural resource industries. The parcel no longer meets criteria for productive forestland, therefore re-designating it does not undermine forestry

resource goals. It avoids conflicts where residential expectations and industrial forestry activities would clash, thereby protecting truly productive forestlands elsewhere.

RCW 36.70A.020(9) urges to retain open space and green space, enhance recreational opportunities, enhance fish and wildlife habitat, increase access to natural resource lands. RR 10's very low density preserves large parcels, maintains rural open space character, and protects environmental features—including wildlife habitat recognized in Chelan County's diverse landscapes. The subject property is already developed with one single family residence which limits the potential for new residences to only one thereby continuing to provide important attributes associated with open space.

RCW 36.70A.020(10) notes the importance to protect and enhance the environment and enhance the state's high quality of life, including air and water quality, and the availability of water. RR 10's low density reduces impacts compared to more intense zoning. Large lots help preserve vegetation, maintain infiltration, and reduce impervious surfaces

The proposal is consistent with applicable county-wide planning policies because it aligns zoning with actual land suitability, helps differentiate real resource lands from transitional rural lands, honors countywide rural character and environmental objectives, and implements the County's Comprehensive Plan vision.

3. A statement of how the proposed map amendment complies with or supports the Chelan County Comprehensive Plan's goals and policies.

The Comprehensive Plan documents Chelan County's historic and ongoing mixture of uses in rural areas, including rural residential living, forest practices, agriculture, and recreation-supported rural development. The Plan notes that over the last twenty years, portions of the county have transitioned toward vineyards, wineries, smaller-scale agriculture, and recreational tourism, reflecting a diversified rural economy and land-use pattern.

RR 10 is designed specifically for rural residential and resource-compatible uses on large lots. When a parcel is no longer suited for commercial forestry, RR 10 better matches the actual rural conditions and emerging land-use trends documented in the Comprehensive Plan.

RR 10's 1-unit-per-10-acre density is consistent with rural development patterns envisioned in the Rural Element. By maintaining large parcels, RR 10 preserves open space, visual character, and natural landscapes, supporting the Comprehensive Plan's rural goals.

The Resource Element of the Comprehensive Plan emphasizes that land designated as resource land should reflect its actual long-term viability for commercial timber, agriculture, or mineral extraction. When lands—because of location, soils, slope, fragmentation, or surrounding non-forest uses—are not truly productive forestlands, they are more appropriately placed in a rural residential designation.

The Housing Element of the Comprehensive Plan identifies a need to plan for a range of housing types and densities, including low-density rural housing that fits Chelan County's settlement patterns. RR 10 provides low-density rural housing opportunities, consistent with the Housing Element's direction to maintain rural living options while balancing environmental and infrastructure constraints. The proposed amendment broadens the county's available rural residential land base without promoting sprawl because RR 10 remains a large-lot designation.

Chelan County's planning framework acknowledges the county's diverse natural landscapes—including shrub-steppe, ponderosa forest, wetlands, and alpine meadows—and emphasizes maintaining these habitats as part of rural character and ecosystem function. RR 10 supports these values because large lots (10 acres+) preserve open space, wildlife habitat, and natural features and maintains environmental integrity more effectively than more intense residential zoning would.

The following goals and policies are directly supported by the proposed map amendment

Land Use Element

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Rationale: An adequate supply of housing available to all income levels is necessary to meet the housing needs of the County

GOAL LU 11: Preserve open space for the enjoyment of County residents and visitors.

Rationale: Open space is a valuable resource for the enjoyment of residents and visitors. The retention of open space helps to maintain the natural beauty and rural character of the County.

Rural Element

Goal RE 1: Maintain a balance between human uses and the natural environment in rural areas of the County.

Rationale: Residents who choose to live in the rural areas need to realize that their lifestyle has an impact on the natural environment and efforts need to be made to find and maintain a balance between human activity and the natural environment.

Goal RE 2: Maintain natural environment features that support and enhance natural resource-based economic activities, wildlife habitats, traditional rural lifestyles, outdoor recreation, and open space.

Rationale: There is value in rural lands that have in the economic vitality, rural lifestyles, and healthy environments.

Goal RE 3: Develop at densities such that demands will not be created for urban levels of public services and facilities in rural areas.

Goal Rationale: Development in rural areas should not be at densities which require urban levels of service. Development at lower densities will also help protect the rural quality of life.

4. A detailed statement on how the land use designation amendment complies with the Chelan County Comprehensive Plan land use designation/siting criteria.

The Comprehensive Plan recognizes Chelan County's historically rural development pattern, including rural residential living alongside resource uses. RR 10 implements this rural form by allowing very low-density residential and resource-compatible uses that maintain open space and rural character.

The Land Use Element directs that designations should reflect actual land suitability and long-term function. Where parcels are not contributing to long-term commercial forestry—due to location, site constraints, parcelization, or surrounding rural residential uses—an RR 10 designation provides a more accurate policy fit than FC, while still preserving a low-intensity rural pattern.

Chelan County Code Title 11 expressly states that zoning districts implement the Comprehensive Plan's goals, policies, and land use designations. RR10's district intent is to allow rural development and resource uses consistent with the Plan's rural provisions and to function as a transition between resource lands and areas of more intense rural/urban development—exactly the role needed where FC is no longer appropriate.

The Resource Element seeks to protect genuine resource lands while accurately designating lands according to their long-term commercial significance. Where a site does not meet the attributes for long-term commercial forestry, reclassifying to RR 10 avoids "over-designation" as FC and prevents incompatibilities between industrial forestry and rural residential use.

Relocating non-viable FC lands into RR 10 reduces friction between rural residents and industrial forestry operations and thereby helps conserve truly productive forestlands elsewhere, consistent with the Plan's resource protection intent. Where the subject site is not suited to long-term commercial forestry, remaining in FC conflicts with FC's stated purpose; RR 10 aligns with the Plan-implementing intent statements.

The following are the locational guidelines for the RR 10 zone which the application complies with.

1. Geographical and Geological Characteristics. The area is predominantly rural in character. Soil characteristics, steep slopes or other physical constraints to development may be present. Significant areas of undeveloped open space may exist.
2. Natural Resources. The area may have agricultural or forest land practices of both small scale and/or commercial significance. The area may also be adjacent to designated resource lands.
3. Public Services. Uses do not require the extension or provision of urban level services. These areas are rural in character and may have access or limited access to rural governmental services and infrastructure. These areas may have the potential to be provided with rural governmental services within the 20 year planning period.
4. Existing Land Uses. Dispersed single family residences, farms or forest management activities and other rural development may be present. Predominant parcel sizes are 10 acres or larger.

5. A detailed statement of how the amendment is consistent with and supported by the Capital Facilities Element and the Transportation Element of the Comprehensive Plan, of if not, what changes to these elements would be required.

Both the Capital Facilities and Transportation elements of the Comprehensive plan speak more to goals and objectives for agencies of jurisdiction when development is proposed. At the time any additional development is proposed, application(s) will have to be in compliance with the concurrency requirements of GMA and the Chelan County comp plan goals and objectives for all elements of the comp plan.

The Capital Facilities Element specifies that capital facilities—such as sewer, water systems, fire protection, and other infrastructure—must be planned and sized according to the intensity of expected development. RR 10 is a low-density rural land-use designation which is specifically intended not to require extension of urban services. RR 10 development patterns are consistent with rural infrastructure expectations and do not place urban-level demands on capital facilities. Because FC and RR 10 are both rural designations, but RR 10 remains low-intensity, the amendment does not create new burdens on capital facilities beyond what the Capital Facilities Element anticipates for rural areas.

The Transportation Element acknowledges that rural transportation networks are designed for low-volume, low-intensity traffic loads. RR 10 development generates significantly fewer trips than urban or suburban designations, and its density is fully compatible with roadway design and capacity expectations for rural areas. By contrast, FC uses—such as timber harvest activities—may require intermittent heavy trucking. RR 10 reduces peak industrial haul traffic and results in a more predictable, low-impact traffic pattern consistent with the Transportation Element's rural mobility standards

The Transportation Element calls for ensuring adequate access, maintaining safety, and avoiding transportation impacts that exceed the capabilities of rural roads. Because RR 10 densities produce minimal increases in traffic, the amendment will not trigger demands for roadway widening, turn lanes, or major upgrades. Thus, the map amendment is consistent with the Transportation Element's goal of maintaining an efficient transportation network without unwarranted capital improvements.

6. For land use map designation amendments, identify the land uses surrounding the affected property, and describe how the proposed change would affect the surrounding land uses. Explain why the proposed amendment is more appropriate than the existing land use designation.

The surrounding land uses are primarily residential. The adjacent property to the north is developed with a residence and accessory dwelling unit. Properties to the west and south are zoned RR 10. The change in the map designation would be indistinguishable from surrounding land uses.

RR 10 Is more appropriate than FC because it reflects actual land suitability because the parcel is not truly "commercial forest land" based on FC's intended purpose.

Chelan County's zoning code defines Commercial Forest Lands (FC) as areas intended for the long-term conservation of commercial forest uses, preserving land that is of long-term commercial significance for timber production and related activities. If a parcel is surrounded by rural residential uses and lacks physical or economic viability for long-term forestry, then it no longer meets FC's intended purpose.

RR 10 is more appropriate because it is explicitly designed as a rural residential/resource zone that accommodates low-density rural housing, small-scale agriculture, forestry at a

non-industrial scale and open space preservation. It is also intended to function as a transition between resource lands and more intensively developed rural areas. Therefore, if the property is not functioning as productive commercial forest, RR 10 is the accurate, policy-supported classification.

RR 10 reduces land-use conflicts that occur when non-forest uses sit within FC zones. Because FC zoning is intended for industrial-scale forestry, it anticipates heavy equipment use, timber haul routes and intensive forest management activity. RR 10 is specifically intended to provide a rural environment with compatible uses—open space, low-density homes, small-scale agriculture, and rural quietude—reducing these conflicts and aligning with the Comprehensive Plan's rural compatibility goals.

7. Will the proposed map amendment affect lands designated as resource lands of long term commercial significance and/or critical areas? If so, how will the proposed amendment impact these areas?

The parcel is designated as Commercial Forestland; however, is no longer economically viable for commercial timber harvest, the amendment corrects a mis-designation. The Comprehensive Plan requires that resource lands be designated based on actual long-term viability and commercial significance. The Resource Element provides that resource designations must be accurate and protect real resource lands, rather than misclassify marginal or unsuitable land.

Critical areas are located on the property but the change to RR 10 does not remove, diminish, or alter critical area protections. The zoning code makes clear that critical area overlay regulations apply in addition to the base zone. The map amendment does not change buffer requirements, development limitations, habitat protections, geologic hazard restrictions or wetland rules. Given RR 10's low intensity, the amendment reduces potential disturbance to critical areas by reducing possibilities for heavy equipment operations, haul routes or new forest management roads.

8. Explain how the proposed amendment would affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.

The proposed amendment increases the supply of rural residential land in a manner consistent With the Comprehensive Plan. RR 10 is one of Chelan County's rural zoning districts intended to support rural housing, small-scale agriculture, open space, and transitional rural land uses. By reclassifying land from FC to RR 10, the County slightly increases the amount of land available for very low-density rural housing. This helps the County meet its obligation under the GMA to provide a variety of rural densities and housing types across the 20-year planning horizon.

The proposed amendment does not reduce the supply of land needed for urban-level growth. The Comprehensive Plan specifies that urban growth should occur inside Urban Growth Areas. Rural zones—including both FC and RR 10—are not part of the County's urban growth capacity.

The proposed amendment does not reduce land available for future city expansions, for residential subdivisions, or for higher-density development. The property will remain outside the Leavenworth UGA and cannot be urbanized, extended with sewer, or converted to higher-density development unless the UGA is expanded through a formal process. Thus, the amendment does not materially affect the county's 20-year urban growth land supply.

9. Explain how the proposed change would serve the interests of not only the applicant, but also the public as a whole, including health, safety or welfare.

The proposed change would provide the applicant with a designation suitable for reasonable rural use of the property. The public will gain predictable, low-density rural development that does not strain facilities or alter rural character. The County maintains consistency with its long-range planning vision. This strengthens both the welfare of the community and the stability of the County's planning framework.

The Comprehensive Plan's Capital Facilities Element emphasizes avoiding unnecessary expenditures by ensuring that land uses do not require new, costly infrastructure beyond rural service levels. RR 10 does not require urban sewer service, municipal water expansion, urban roads or major capital facility upgrades. This benefits the public by minimizing long-term public financial obligations. It benefits the applicant by providing a clear understanding of service expectations and ensuring their land use aligns with available infrastructure.

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301
WENATCHEE, WA 98801
(509) 667-6225

TO: Chelan County Board of County Commissioners
FROM: Chelan County Community Development
HEARING DATE: November 10, 2026
FILE NUMBER: CPA 26-060 McMahon

RECOMMENDED MOTION

The Chelan County Planning Commission, at their duly advertised public hearing on September 23, 2026 made a motion to recommend approval (Attachment 1) of CPA 26-063 requested comprehensive plan map amendment from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5). However, the Planning Commission vote was 4 to 4 leading to the failure of the motion and going forward to the Board of County Commissioners with no formal recommendation.

GENERAL INFORMATION

Applicant	Dwayne McMahon
Planning Commission Notice of Hearing Published	October 3, 2026
Planning Commission Hearing	October 14, 2026
Board of County Commissioners Hearing	November 10, 2026
60-day State agency review	July 20, 2026
SEPA Determination	April 30, 2026

SEPA Environmental Review

A Determination of Non-Significance was issued under WAC 107-11-340 on April 30, 2026. The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after a review of a completed environmental checklist and other information on file with the lead agency.

Agency Comments:

The Chelan Douglas Health District submitted comments indicating they have no objection to the approval of this proposal.

City of Leavenworth provided the following comments: “Page 2 of the application form indicates that the water source for this property is/will be a single private well; however, the City of Leavenworth currently provides service to the residence on this property. If the purpose of the proposed map amendment is to allow for additional units on this property, the owner should be

aware that consideration for the projection of water use for properties within the city is a priority and paramount prior to granting water outside of the city. Granting water connections outside of the city UGA is not a right, and the intent is to ensure water is available to the citizens of Leavenworth. The city does not guarantee any availability of public water for future development of this lot."

Public Comment:
The Icicle Creek Watershed Council, a community-based organization, provided comments March 18 and May 13, 2026 relaying their concerns regarding potential impacts of increased residential density and development within the Icicle Creek floodplain. These concerns focus on impacts to floodplain function, watershed resilience, habitat, and long-term community flood risk due to the majority of the subject parcel being located in said floodplain.

Comments were received from a number of citizens. Their comments have been summarized below; the full text of each comment letter can be found in Attachment 2.

Bruce Williams:
Opposes the approval of the designation based on the following

- Proposal is inconsistent with the Growth Management Act as well as the purposes of the Chelan County Frequently Flooded Overlay District.
- The proposal is inconsistent with the policies for the Rural Element in the comprehensive plan
- The proposal is inconsistent with the zoning for the rest of the riparian and floodplain areas near Icicle Creek which are RR-10
- The change in zoning would allow the parcel to be subdivided, increasing the density of development in the floodplain
- The increase in density would degrade opportunities for improving salmon habitat and would exacerbate flooding in the area
- The proposal has the potential to be an important precedent that could affect the entire lower icicle
- The subject parcel was inundated by flood in 2025, 2006, 1995, 1990 and partially underwater during lesser flooding periods

In addition to the above concerns, Mr. Williams provide a link to a Reach Assessment commissioned by the Yakama Nation which encouraged preservation and protection of the floodplain.

Mara and Brian Boham:

- Do not support the designation change due to location in floodplain
- Concerned regarding displacement of floodwaters onto adjacent property if site should be developed under RR2.5 zoning
- Would set a precedent putting pressure on neighboring properties

Christine and Jeffrey Parsons:
Object to the comprehensive plan map amendment due to the following:

- Location in the floodplain

- Future development under the proposed designation could result in a “rise” to the floodplain with the potential to impact neighboring properties
- The area is not safe for fill and development due to past flooding incidents
- Could impact salmon habitat

Residents Coalition of Chelan County RC_3:
Indicated their group has significant concerns due to the following reasons:

- The proposal is inconsistent with the zoning for the rest of the riparian and floodplain areas near Icicle Creek which are RR-10
- The change in zoning would allow the parcel to be subdivided, increasing the density of development in the floodplain
- The increase in density would degrade opportunities for improving salmon habitat and would exacerbate flooding in the area
- The proposal has the potential to be an important precedent that could affect the entire lower Icicle

The subject parcel was inundated by flood in both 2025 and 2006.

60-Day Notice
Sent to Department of Commerce July 20, 2026.

PROJECT DESCRIPTION – CPA 26-060 McMahon
The applicant is requesting a comprehensive plan map amendment to change the designation of a 5-acre parcel from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5). The property is developed with one single family residence taking access off East Leavenworth Road. The site is also known as parcel number 241723510480.

COMPREHENSIVE PLAN

Chelan County conducts an annual review of development regulation text amendments for compliance with the adopted Comprehensive Plan. The Comprehensive Plan represents the long-term vision for future land uses and development. For the county-initiated text amendments, the merits of the requested change must be demonstrated as being consistent with adopted goals and policies.
The following Comprehensive Plan goals and policies are relevant to the proposal:

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Goal RE 2: Maintain natural environment features that support and enhance natural resource-based economic activities, wildlife habitats, traditional rural lifestyles, outdoor recreation, and open space.

GOAL CL 1: Identify and protect critical areas from adverse environmental impacts while providing for reasonable use of private property

Policy CL 1.3: Classify, designate and protect all critical areas, including frequently flooded areas, wetlands, fish and wildlife habitat conservation areas, aquifer recharge areas and geologically hazardous areas using best available science, pursuant to RCW 36.70A.172 and WAC 365-190.

Policy CL 1.4: Regulate development in floodplains to protect property and mitigate the loss of floodplain storage capacity.

Policy CL 1.5: Discourage development on unstable soils or steep slopes and in areas susceptible to landslide, flood, or avalanche.

Policy CL 1.14: In designating and protecting critical areas, the County shall use best available science to develop policies and development regulations. The County should also give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries.

Policy CL 1.16: The goals and policies of the Chelan County Shoreline Master Program, as amended, are considered an element of the comprehensive plan, and are included by reference as if fully set forth
herein.

Policy CL 1.17: Support ongoing watershed planning efforts.

Goal H 1: Encourage the availability of affordable housing to all economic segments of the population of the county.

Goal H 2: Promote a variety of residential densities and housing types.

Chelan County Shoreline Master Program Flood Hazard Prevention Goals and Objectives

Goal FLOOD-1. Recognize the hydrologic functions of floodplains, and protect frequently flooded areas.

Objective FLOOD-1.1. Avoid or mitigate land use practices that may impede the flow of floodwater or cause danger to life or property. Mitigate the loss of floodplain storage capacity to avoid greater impact of flooding downstream.

Objective FLOOD-1.2. Implement the 100-year floodplain designations of the Federal Emergency Management Agency and the National Flood Insurance Program.

Objective FLOOD-1.5. Coordinate shoreline jurisdiction flood hazard prevention policies and regulations with Growth Management Act provisions to protect critical areas including frequently flooded areas.

REVIEW CRITERIA
The map amendment was analyzed based on information provided by the applicant or when readily available, within existing County resources. Agency and public comment also play a role in understanding how the amendment may advance the Comprehensive Plan goals and policies and how it may serve the general public's interest.

Pursuant to Chelan County Code (CCC) Section 14.14.060(1), the following general review criteria were used to evaluate the proposed amendment:

(A) The proposal is consistent with the goals of the Growth Management Act (Chapter 36.70A RCW), and any applicable county-wide planning policies.

Finding of Fact: The Growth Management Act under RCW 36.70A.020 contains planning goals that include, but are not limited to, 2) Reduce Sprawl, 4) Housing, and 5) Economic Development, 9) Open Space and Recreation and 14) Climate Change and Resiliency. The Growth Management Act (GMA) encourages the provision of a variety of densities in order to accommodate projected growth while maintaining the rural character.

The requested map amendment to RR 2.5 would provide for the site to be divided into one additional lot. The parcel is also located within the floodplain of the Icicle Creek and the existing residence on the site is located in the southwest corner of the property which is the only part of the lot that is not in the floodplain. Amending the designation of the site could result in additional development in the floodplain.

Conclusion: The proposal would not be consistent with the goals of the Growth Management Act and the applicable county-wide planning policies as it could result in additional development in the floodplain.

(B) The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies.

Finding of Fact: The proposed land use change would support the comprehensive plan goals and policies which encourage a variety of housing densities in the rural area, however, it would be in direct conflict with goals and objectives which support the preservation of natural functions of critical areas.

Conclusion: The proposal would not be consistent with the GMA goals and with County-wide Planning Policies.

(C) The amendment complies with comprehensive plan land use designation/siting criteria.

Finding of Fact: The comprehensive plan states that the purpose of the RR 2.5 designation is intended to act as a buffer or transition area between higher and lower densities. Properties west of the site are designated RR2.5. Most, if not all properties north, east and southeast of the site are designated RR10 and are located wholly or partially within the floodplain.

Conclusion: The amendment would not comply with comprehensive plan land use designation/siting criteria.

(D) The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended.

Finding of Fact: The subject parcel has frontage along East Leavenworth Road.

Conclusion: No change in the Capital Facility Element or Transportation Element has been identified. The proposed amendment would be consistent with the existing capital facility element and transportation element.

(E) The amendment does not adversely affect the surrounding land uses.

Finding of Fact: The areas surrounding the subject property are developed with single family residences with exception of a fish hatchery due south across East Leavenworth Road.

Conclusion: The designation of the site from RR10 to RR2.5 could adversely affect the surrounding area by the introduction of additional development within a floodplain.

(F) The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

Finding of Fact: The RR2.5 designation is intended to be located in areas with limited resource management potential. The subject site is located in the floodplain of Icicle Creek which is a significant resource in the area and management of the floodplain could be hindered by additional development.

Conclusion: The amendment could adversely affect designated critical areas in ways that cannot be mitigated.

(G) The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan.

Finding of Fact: The proposed amendment would allow the applicant to potentially develop one additional lot.

Conclusion: The proposed amendment would not have an adverse impact on projected growth; and would not contribute to the possibility of sprawl.

(H) The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

Finding of Fact: The proposed amendment could increase the availability of additional housing at rural densities. However, the interests of the public would not be served by the possibility of additional development in the floodplain.

Conclusion: The proposed amendment could provide additional housing opportunities while retaining the rural character of the area. The proposal would not serve the public health, safety and welfare.

FINDINGS OF FACT

1. Chelan County adopted Title 14, Development Permit Procedures and Administration outlining provisions relating to the amendment of the Comprehensive Plan consistent with RCW 36.70A. The County followed the procedures required for amendment of the Comprehensive Plan.
2. Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and Chelan County Code outline provisions relating to the adoption and amendments to the Comprehensive Plan. The County used the applicable guidelines and regulatory review criteria for each amendment.
3. RCW 36.70A.210 requires that the Comprehensive Plan be consistent with the provisions of the adopted County-Wide Planning Policies.

4. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11, SEPA Rules, have been satisfied. To comply with the requirements of the State Environmental Policy Act for environmental review of a non-project action, the County, as lead agency issued a Determination of Non-significance for the application on April 30, 2026.
5. The required State agency review with the Department of Commerce (COM) and other State agencies was initiated on July 20, 2026, pursuant to RCW 36.70A.106.
6. The location and characteristics are not consistent with Chelan County Comprehensive Plan designation for Rural Residential/Resource 2.5 as outlined in this staff report.

CONCLUSIONS OF LAW

1. The amendment to the Chelan County Comprehensive Plan would not be consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.
2. The amendment would not comply with the Comprehensive Plan designation/siting criteria.
3. The amendment would adversely affect the surrounding land uses.
4. The amendment would adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
5. The amendment would not adversely affect the supply of land for various purposes available to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.
6. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.
7. The amendments are not consistent with Chelan County Code Title 14 Development Permit Procedures and Administration.
8. The requirements of RCW 43.21C, the State Environmental Policy Act and WAC 197-11, SEPA Rules have been satisfied.

ATTACHMENTS

1. Planning Commission Recommendation

Chelan County
Planning Commission

District 1	District 2	District 3
Nik Moushon	Cherie' Warren, Chair	Doug England, Vice Chair
James W. Wiggs	Nelson Brinckerhoff	Chris Willoughby
Tammy Donaghue	Ken Hemberry	Jesse Redell

FILE NUMBER:	CPA 26-060
APPLICANT:	McMahon
60-DAY STATE AGENCY REVIEW:	July 20, 2026
SEPA DETERMINATION & DATE:	April 30, 2026
PC PUBLIC HEARING DATE:	October 14, 2026
PUBLIC COMMENT:	Yes
AGENCY COMMENT:	Yes

PLANNING COMMISSION RECOMMENDATION:

Motion by: Nik Moushon

Motion to: Approve applicant's request

2nd to motion – James Wiggs

Vote 4 aye – 4 nay

Cherie R Warren — 2026-10-30

CHAIR — DATE

CHELAN COUNTY PLANNING COMMISSION

Attachments: Staff Report

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

2026 Comprehensive Plan Map Amendment
Staff Report

TO:	Chelan County Planning Commission
FROM:	Chelan County Community Development
HEARING DATE:	October 14, 2026
FILE NUMBER:	CPA 26-060 McMahon

RECOMMENDED MOTION

The Chelan County Planning Commission may make a motion to recommend approval or denial of the proposed Comprehensive Plan Amendments to the Chelan County Board of County Commissioners, pursuant to Chelan County Code Section 14.10.050. Suggested Findings of Fact and Conclusions of Law, which may be modified, are included in this staff report. Staff finds:

A. Re-designation of the site from Rural Resource/Residential 10 (RR10) to Rural Residential 2.5 (RR2.5) would not comply with applicable Chelan County goals and policies pursuant to the findings of fact and conclusions of law cited below.

GENERAL INFORMATION

Planning Commission Workshop	August 26, 2026
Notice of Application to Surrounding Properties	March 5, 2026
Planning Commission Notice of Hearing Published	October 3, 3026
Planning Commission Hearing	October 14, 2026
60-day State agency review	July 20, 2026
SEPA Determination	April 30, 2026

SEPA Environmental Review

A Determination of Non-Significance (DNS) was issued under WAC 197-11-340(2) for CPA 26-007 on April 30, 2026 (Attachment 1). The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2)(c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency.

Agency Comments:

The Chelan Douglas Health District submitted comments indicating they have no objection to the approval of this proposal.

City of Leavenworth provided the following comments: “Page 2 of the application form indicates that the water source for this property is/will be a single private well; however, the City of Leavenworth currently provides service to the residence on this property. If the purpose of the proposed map amendment is to

allow for additional units on this property, the owner should be aware that consideration for the projection of water use for properties within the city is a priority and paramount prior to granting water outside of the city. Granting water connections outside of the city UGA is not a right, and the intent is to ensure water is available to the citizens of Leavenworth. The city does not guarantee any availability of public water for future development of this lot."

The Icicle Creek Watershed Council, a community-based organization, provided comments March 18 and May 13, 2026 relaying their concerns regarding potential impacts of increased residential density and development within the Icicle Creek floodplain. These concerns focus on impacts to floodplain function, watershed resilience, habitat, and long term community flood risk due to the majority of the subject parcel being located in said floodplain.

Public Comment:

Comments were received from a number of citizens. Their comments have been summarized below; the full text of each comment letter can be found in Attachment 2.

Bruce Williams:
Opposes the approval of the designation based on the following

- Proposal is inconsistent with the Growth Management Act as well as the purposes of the Chelan County Frequently Flooded Overlay District.
- The proposal is inconsistent with the policies for the Rural Element in the comprehensive plan
- The proposal is inconsistent with the zoning for the rest of the riparian and floodplain areas near Icicle Creek which are RR-10
- The change in zoning would allow the parcel to be subdivided, increasing the density of development in the floodplain
- The increase in density would degrade opportunities for improving salmon habitat and would exacerbate flooding in the area
- The proposal has the potential to be an important precedent that could affect the entire lower icicle
- The subject parcel was inundated by flood in 2025, 2006, 1995, 1990 and partially underwater during lesser flooding periods

In addition to the above concerns, Mr. Williams provide a link to a Reach Assessment commissioned by the Yakama Nation which encouraged preservation and protection of the floodplain.

Mara and Brian Boham:

- Do not support the designation change due to location in floodplain
- Concerned regarding displacement of floodwaters onto adjacent property if site should be developed under RR2.5 zoning
- Would set a precedent putting pressure on neighboring properties

Christine and Jeffrey Parsons:
Object to the comprehensive plan map amendment due to the following:

- Location in the floodplain
- Future development under the proposed designation could result in a "rise" to the floodplain with the potential to impact neighboring properties
- The area is not safe for fill and development due to past flooding incidents
- Could impact salmon habitat

Residents Coalition of Chelan County RC_3:
Indicated their group has significant concerns due to the following reasons:

- The proposal is inconsistent with the zoning for the rest of the riparian and floodplain areas near Icicle Creek which are RR-10
- The change in zoning would allow the parcel to be subdivided, increasing the density of development in the floodplain

- The increase in density would degrade opportunities for improving salmon habitat and would exacerbate flooding in the area
- The proposal has the potential to be an important precedent that could affect the entire lower Icicle
- The subject parcel was inundated by flood in both 2025 and 2006.

PROJECT DESCRIPTION – CPA 26-060 McMahon

Proposal: The applicant is requesting a comprehensive plan map amendment to change the designation of a 5-acre parcel from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5). The property is developed with one single family residence taking access off East Leavenworth Road. The site is also known as parcel number 241723510480.

Chelan County Land Use Designations



Density: The existing Rural Residential/Resource 10 (RR10) zoning allow one dwelling unit per 10 acres. The proposed Rural Residential/Resource 2.5 (RR2.5) designation would allow the development of 1 additional lot.

Comprehensive Plan
Chelan County conducts an annual concurrent review of proposals to amend the Comprehensive Plan. The Plan represents the long-term vision for future land uses and development. Applicants must demonstrate the merits of the requested change as being consistent with adopted goals and policies.

The following Comprehensive Plan and Shoreline Master Program goals, policies and objectives are relevant to the proposed request:

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Goal RE 2: Maintain natural environment features that support and enhance natural resource-based economic activities, wildlife habitats, traditional rural lifestyles, outdoor recreation, and open space.

GOAL CL 1: Identify and protect critical areas from adverse environmental impacts while providing for reasonable use of private property

Policy CL 1.3: Classify, designate and protect all critical areas, including frequently flooded areas, wetlands, fish and wildlife habitat conservation areas, aquifer recharge areas and geologically hazardous areas using best available science, pursuant to RCW 36.70A.172 and WAC 365-190.

Policy CL 1.4: Regulate development in floodplains to protect property and mitigate the loss of floodplain storage capacity.

Policy CL 1.5: Discourage development on unstable soils or steep slopes and in areas susceptible to landslide, flood, or avalanche.

Policy CL 1.14: In designating and protecting critical areas, the County shall use best available science to develop policies and development regulations. The County should also give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries.

Policy CL 1.16: The goals and policies of the Chelan County Shoreline Master Program, as amended, are considered an element of the comprehensive plan, and are included by reference as if fully set forth herein.

Policy CL 1.17: Support ongoing watershed planning efforts.

Goal H 1: Encourage the availability of affordable housing to all economic segments of the population of the county.

Goal H 2: Promote a variety of residential densities and housing types.

Chelan County Shoreline Master Program Flood Hazard Prevention Goals and Objectives

Goal FLOOD-1. Recognize the hydrologic functions of floodplains, and protect frequently flooded areas.

Objective FLOOD-1.1. Avoid or mitigate land use practices that may impede the flow of floodwater or cause danger to life or property. Mitigate the loss of floodplain storage capacity to avoid greater impact of flooding downstream.

Objective FLOOD-1.2. Implement the 100-year floodplain designations of the Federal Emergency Management Agency and the National Flood Insurance Program.

Objective FLOOD-1.5. Coordinate shoreline jurisdiction flood hazard prevention policies and regulations with Growth Management Act provisions to protect critical areas including frequently flooded areas.

Review Criteria
The map amendment was analyzed based on information provided by the applicant or when readily available, within existing County resources. Agency and public comment also play a role in understanding how the amendment may advance the Comprehensive Plan goals and policies and how it may serve the general public's interest.

Pursuant to Chelan County Code (CCC) Section 14.14.060(1), the following general review criteria were used to evaluate the proposed amendment:

(A) The proposal is consistent with the goals of the Growth Management Act (Chapter 36.70A RCW), and any applicable county-wide planning policies.

Finding of Fact: The Growth Management Act under RCW 36.70A.020 contains planning goals that include, but are not limited to, 2) Reduce Sprawl, 4) Housing, and 5) Economic Development, 9) Open Space and Recreation and 14) Climate Change and Resiliency. The Growth Management Act (GMA) encourages the provision of a variety of densities in order to accommodate projected growth while maintaining the rural character.

The requested map amendment to RR 2.5 would provide for the site to be divided into one additional lot. The parcel is also located within the floodplain of the Icicle Creek and the existing residence on the site is located in the southwest corner of the property which is the only part of the lot that is not in the floodplain. Amending the designation of the site could result in additional development in the floodplain.

Conclusion: The proposal would not be consistent with the goals of the Growth Management Act and the applicable county-wide planning policies as it could result in additional development in the floodplain.

(B) The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies.

Finding of Fact: The proposed land use change would support the comprehensive plan goals and policies which encourage a variety of housing densities in the rural area, however, it would be in direct conflict with goals and objectives which support the preservation of natural functions of critical areas.

Conclusion: The proposal would not be consistent with the GMA goals and with County-wide Planning Policies.

(C) The amendment complies with comprehensive plan land use designation/siting criteria.

Finding of Fact: The comprehensive plan states that the purpose of the RR 2.5 designation is intended to act as a buffer or transition area between higher and lower densities. Properties west of the site are designated RR2.5. Most, if not all properties north, east and southeast of the site are designated RR10 and are located wholly or partially within the floodplain.

Conclusion: The amendment would not comply with comprehensive plan land use designation/siting criteria.

(D) The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended.

Finding of Fact: The subject parcel has frontage along East Leavenworth Road.

Conclusion: No change in the Capital Facility Element or Transportation Element has been identified. The proposed amendment would be consistent with the existing capital facility element and transportation element.

(E) The amendment does not adversely affect the surrounding land uses.

Finding of Fact: The areas surrounding the subject property are developed with single family residences with exception of a fish hatchery due south across East Leavenworth Road.

Conclusion: The designation of the site from RR10 to RR2.5 could adversely affect the surrounding area by the introduction of additional development within a floodplain.

(F) The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

Finding of Fact: The RR2.5 designation is intended to be located in areas with limited resource management potential. The subject site is located in the floodplain of Icicle Creek which is a significant resource in the area and management of the floodplain could be hindered by additional development.

Conclusion: The amendment could adversely affect designated critical areas in ways that cannot be mitigated.

(G) The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan.

Finding of Fact: The proposed amendment would allow the applicant to potentially develop one additional lot.

Conclusion: The proposed amendment would not have an adverse impact on projected growth; and would not contribute to the possibility of sprawl.

(H) The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

Finding of Fact: The proposed amendment could increase the availability of additional housing at rural densities. However, the interests of the public would not be served by the possibility of additional development in the floodplain.

Conclusion: The proposed amendment could provide additional housing opportunities while retaining the rural character of the area. The proposal would not serve the public health, safety and welfare.

FINDINGS OF FACT

1. Chelan County adopted Title 14, Development Permit Procedures and Administration outlining provisions relating to the amendment of the Comprehensive Plan consistent with RCW 36.70A. The County followed the procedures required for amendment of the Comprehensive Plan.
2. Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and Chelan County Code outline provisions relating to the adoption and amendments to the Comprehensive Plan. The County used the applicable guidelines and regulatory review criteria for each amendment.
3. RCW 36.70A.210 requires that the Comprehensive Plan be consistent with the provisions of the adopted County-Wide Planning Policies.
4. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11, SEPA Rules, have been satisfied. To comply with the requirements of the State Environmental Policy Act for environmental review of a non-project action, the County, as lead agency issued a Determination of Non-significance for the application on April 30, 2026.
5. The required State agency review with the Department of Commerce (COM) and other State agencies was initiated on July 30, 2026 (Attachment 3), pursuant to RCW 36.70A.106.
6. The location and characteristics of the site proposed for re-designation are not consistent with Chelan County Comprehensive Plan designation for Rural Residential/Resource 2.5 as outlined in this staff report.

CONCLUSIONS OF LAW

1. The amendment to the Chelan County Comprehensive Plan would not be consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.
2. The amendment would not comply with the Comprehensive Plan designation/siting criteria.
3. The amendment would adversely affect the surrounding land uses.
4. The amendment would adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
5. The amendment would not adversely affect the supply of land for various purposes available to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.

6. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.
7. The amendment is not consistent with Chelan County Code Title 14 Development Permit Procedures and Administration.
8. The requirements of RCW 43.21C, the State Environmental Policy Act and WAC 197-11, SEPA Rules have been satisfied.

STAFF Finding

The Chelan County Planning Commission may make a motion to recommend approval or denial of the proposed Comprehensive Plan Amendments to the Chelan County Board of County Commissioners, pursuant to Chelan County Code Section 14.10.050. Suggested Findings of Fact and Conclusions of Law, which may be modified, are included in this staff report. Staff finds:

The proposed Comprehensive Plan Map Amendment Rural Residential/Resource 2.5 (RR2.5) given file number CPA 2026-046, based upon the findings of fact and conclusions of law contained would not comply with relevant with adopted county goals and policies.

ATTACHMENTS

1. SEPA Determination
2. Comment Letters
3. 60-day Review Acknowledgment Letter from WA Dept. of Commerce
4. File of Record for CPA 26-026

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301
WENATCHEE, WA 98801
(509) 667-6225

SEPA NOTICE ISSUANCE OF
DETERMINATION OF NON-SIGNIFICANCE (DNS)

Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential Resource 2.5 (RR2.5).

File Number:	CPA 26-060
Parcel Numbers:	24-17-23-510-480
Site Address:	7948 East Leavenworth Rd. Leavenworth, WA 98826
Owner:	Dwayne McMahon 729 Gellatly St. Wenatchee, WA 98801
Agent:	Ryan Walker, Pacific Engineering and Design, 200 S. Columbia St Ste 300 Wenatchee, WA 98801
Lead Agency:	CHELAN COUNTY

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This Determination of Non-Significance is issued under WAC 197-11-340, DNS. The lead agency will not act on this proposal for fourteen (14) days from the date of publication. Comments must be submitted by May 14, 2026 for consideration.

Responsible Official:	Deanna Walter, Director / SEPA Responsible Official
Address:	Chelan County Department of Community Development 316 Washington Street, Suite 301 Wenatchee, WA 98801
Phone:	(509) 667-6225

Signature: Deanna Walter Date: 4/30/26

Deanna Walter, SEPA Responsible Official

From: Bruce Williams
To: Susan Dretke
Subject: Re: CPA 26-060
Date: Saturday, April 11, 2026 11:14:34 AM
Attachments: image001.png

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Susan,

Two things:

1. In my comment I referred to the draft of the Reach Assessment commissioned by the Yakama Nation.
    1. It has now been finalized and is at: https://yakamafish-nsn.gov/sites/default/files/projects/Icicle%20RA%20-%20Main%20Report%20February%202026%20Final%20-%20Reduced.pdf
    2. The final version continues to say, regarding the reach near the McMahon property, "There are also some important conservation measures to consider for this reach. Because of the high fish use and restoration potential of these reaches, any undeveloped parcels within riparian zones or floodplains in this reach should be viewed as high priority for protection, including the large inside meander bend between RM 1.6 and 2.1 (river-right), and other undeveloped parcels."
2. This past week I neighbor saw the land use sign and asked me what I knew about it. She was very concerned about the proposed change and asked me if she could still comment. I told her I think she has to wait until the issue goes to the Planning Commission. Is that correct?

Thanks.

Bruce

Bruce Williams
bwseattle@gmail.com
landline: 509.888.1935
mobile: 206.972.6865

On Wed, Apr 1, 2026 at 2:14 PM Bruce Williams <bwseattle@gmail.com> wrote:

> Thanks!!'
> Sent from Gmail Mobile Bruce Williams bwseattle@gmail.com 509.888.1935 206.972.6865
>
> On Wed, Apr 1, 2026 at 11:05 Susan Dretke <Susan.Dretke@co.chelan.wa.us> wrote:
>
> > Absolutely, I've attached all the comments I've received to date.

Susan Dretke

Senior Planner

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Main Office: (509) 667-6225

Direct Line: (509) 667-6586

Susan.Dretke@CO.CHELAN.WA.US

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey: https://www.surveymonkey.com/r/XP7NYJZ

From: Bruce Williams <bwseattle@gmail.com>
Sent: Wednesday, April 1, 2026 1:46 PM
To: Susan Dretke <Susan.Dretke@CO.CHELAN.WA.US>
Subject: Re: CPA 26-060

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Susan,

Thanks for your response!

Are the public comments made so far available for the public to view?

Thanks.

Bruce

Sent from Gmail Mobile Bruce Williams bwseattle@gmail.com 509.888.1935 206.972.6865

On Wed, Apr 1, 2026 at 10:37 Susan Dretke <Susan.Dretke@co.chelan.wa.us> wrote:

> Hello-
>
> I am providing answers to your questions, please accept my apologies if this is a duplicate response.
>
> 1. After the comment period ends, the county may either request additional information of the applicant or issue an environmental determination for the proposal which would include an additional comment period. A public hearing will then be scheduled before the Chelan County Planning Commission before going before the Chelan County Board of Commissioners. Comprehensive Plan Amendments are only allowed to be processed one time per year so typically action isn't taken until closer to the end of the year. Both the Planning Commission and County Commissioner hearings are public.
> 2. Public comments can be made any time until the public record has closed which is usually after the County Commissioner hearing has been held.
>
> Please feel free to contact me with any further questions or comments you may have.
>
> Regards,
>
> **Susan Dretke**
>
> Senior Planner
>
> Chelan County Community Development
>
> 316 Washington Street, Suite 301
>
> Wenatchee, WA 98801
>
> Main Office: (509) 667-6225
>
> Direct Line: (509) 667-6586

Susan.Dretke@CO.CHELAN.WA.US

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey: https://www.surveymonkey.com/r/XP7NYJZ

From: Bruce Williams <bwseattle@gmail.com>
Sent: Wednesday, March 11, 2026 7:50 AM
To: Susan Dretke <Susan.Dretke@CO.CHELAN.WA.US>
Subject: CPA 26-060

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Susan,

Thank you for the notice of this that I received yesterday. (I am a neighbor.) I understand that I can comment on this until March 19.

I have two related questions:

1. What is the process for this application after March 19? (Who reviews and/or decides whether to approve? Approximate timing? etc)
2. Will there be other opportunities for public comment after March 19? (I have neighbors who are out of town and may not be able to comment before then.)

Thanks!

Bruce

Bruce Williams
bwseattle@gmail.com
landline: 509.888.1935

mobile: 206.972.6865

From: Barbara Rossing
To: Susan Dretke
Subject: We oppose re-zoning McMahon lot (7948 E. Leavenworth Rd)
Date: Tuesday, March 17, 2026 10:18:37 PM
Attachments: image.png

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Susan Dretke, susan.dretke@co.chelan.wa.us

We write to oppose the proposal to re-zone 7948 East Leavenworth Rd from RR10 to RR2.5.
This property, while not riverfront itself, is definitely part of the flood plain of the Icicle River.
All the properties in the flood plain of the Icicle River are currently zoned RR10. That should not be changed.
Rezoning would set a bad precedent, since others along the river could also apply for smaller minimum lot size-- in a domino effect.
For the sake of salmon and more, we need to preserve the riparian character of the entire Icicle River flood plain.
As recently as December 10, 2025 the McMahon property was all flooded except for their house-- see attached drone photo, with the property outlined in red.
The river needs to be able to flood in times of heavy rain; flooding would make subdividing into two lots catastrophic. Even if subsequent owners were to bring in lots of fill dirt to raise the elevation of a proposed house on the floodplain, that should not be legal; it only shoves flooding off onto other neighbors.
Neighboring properties are RR2.5, but they are not in the official flood plain. The buffer zone of the McMahon property needs to stay at RR10 zoning. No other lots in the flood plain are zoned RR2.5. Let's keep it that way.
Please do not grant the re-zoning request.
Sincerely,
--Barbara Rossing and Lauren Johnson, 7785 E. Leavenworth Rd



Barbara Rossing
Professor of New Testament and Environmental Ministry Coordinator
Lutheran School of Theology at Chicago

Bruce Williams
8050 E Leavenworth Road
Leavenworth WA 98826

March 17, 2026

Department of Community Development
316 Washington Street, Suite 301
Wenatchee WA 98801
Attention: Susan Dretke

RE: CPA 26-060

Dear Ms. Dretke,

I strongly oppose the Comprehensive Plan Map Amendment proposed in CPA-26-060 for the following reasons:

- The proposal is inconsistent with the Washington Growth Management Act and the purposes of the Chelan County Frequently Flooded Overlay District.
- The proposal is inconsistent with the policies for the Rural Element in the Chelan County Comprehensive Plan.
- The proposal is inconsistent with the zoning for the rest of the riparian and floodplain areas near Icicle Creek which are RR-10.
- The change in zoning would allow the parcel to be subdivided, increasing the density of development in the floodplain.
- The increase in density would degrade opportunities for improving salmon habitat and would exacerbate flooding in the area.
- The proposal has the potential to be an important precedent that could affect the entire lower Icicle.
- The subject parcel was inundated by flood in both 2025, 2006, 1995 and 1990 and partially underwater during lesser flooding periods.

I live near the subject property and have personal knowledge of that property and how it was inundated in December 2025 and in 2006. I also have personal knowledge of how the December 2025 flood affected many houses in this neighborhood and caused E. Leavenworth Road to be closed. I am also familiar with the salmon and other wildlife that live in Icicle Creek.

Washington's Growth Management Act

The Growth Management Act (GMA) requires all counties to adopt development regulations that protect critical areas, and floodplains are explicitly designated as "frequently flooded areas" — one of the five statutory types of critical areas under RCW 36.70A.030. A rezone that increases density in a floodplain may be challenged before the **Eastern Washington Growth**

Management Hearings Board as inconsistent with GMA requirements. This is not hypothetical — the Growth Management Hearings Board previously overturned a Chelan County decision to rezone land near Leavenworth and Peshastin for 2.5-acre lots, finding a clear inconsistency between the reclassification and the planning goals and policies of the County Comprehensive Plan.

Conflict with the Frequently Flooded Areas Overlay District (FFOD)

Chelan County's own zoning code establishes the Frequently Flooded Areas Overlay District specifically to protect the important hydrologic functions of the county's 100-year floodplains — including floodways and floodway fringe areas — in order to protect human health and safety and minimize damage to property. Rezoning to smaller lots actively works against this stated purpose by intensifying development density in exactly the areas the FFOD was designed to protect.

Inconsistency with Chelan County Comprehensive Plan Goals

The County's own Comprehensive Plan contains policies protecting critical areas and rural character. Here are some of the policies:

- "Policy RE 1.1: Rural development shall avoid and mitigate impacts to critical areas, which have value as wildlife habitat and open space."
- "Policy RE 2.4: Encourage the preservation and protection of unique, rare and fragile natural features, scenic vistas, unstable bluffs, and culturally significant features."

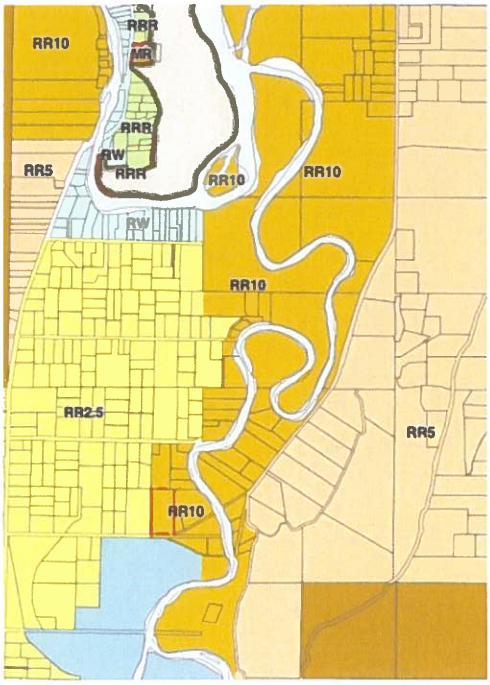
These policies are reflected in the differences between RR10 and RR 2.5 zoning.

- RR10: "These areas also provide opportunities for protecting sensitive environmental areas and creating open space typical of a rural setting."
- RR2.5: "The area has limited resource management potential."

A rezone creating greater density in a floodplain would need to demonstrate consistency with those policies — a difficult bar to clear, as the Riverstone Ranch decision showed.

Comprehensive Plan and Zoning Along the Icicle Creek

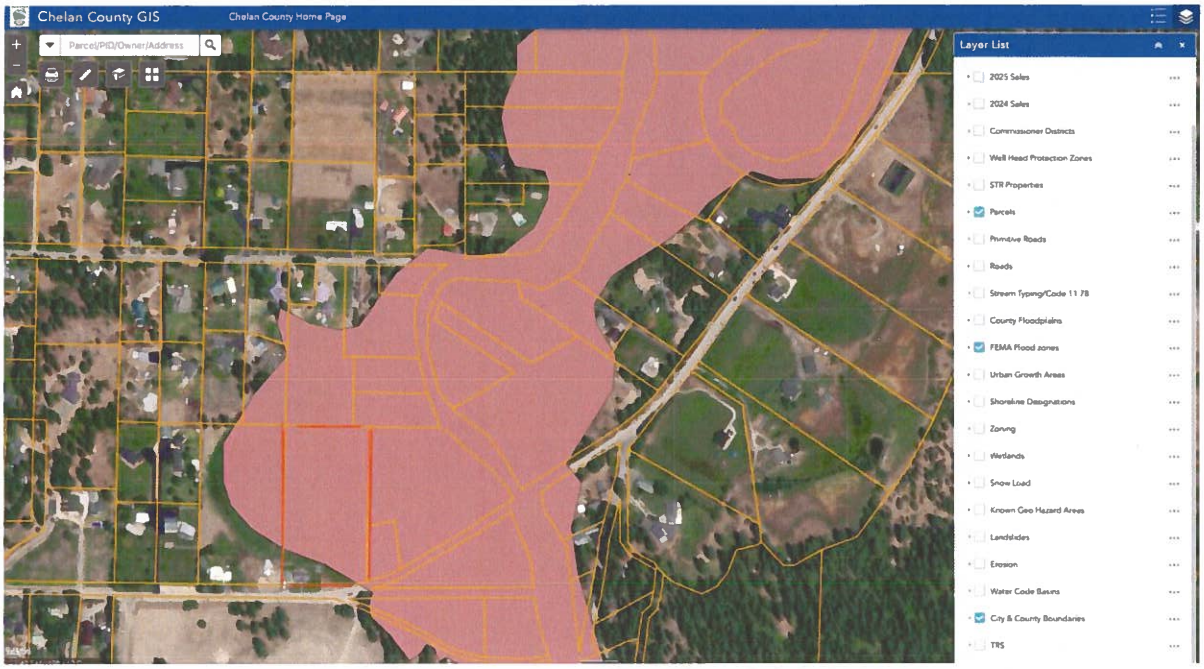
The current zoning along Icicle Creek for the properties in the riparian areas and the floodplain is RR-10. Here is a map of the zoning in the area. The subject parcel is outlined in red.



- Note that there are some large parcels along the Icicle that are currently zoned RR10. Keeping them zoned that way, and not allowing a precedent of changing the zoning to allow higher density, will be important to protecting the habitat and mitigating flood risk along the Icicle.
- The parcels to the west of the subject property are on a bench that is higher in elevation and out of the floodplain. The RR2.5 zoning makes sense for those areas. (The parcel immediately to the left is partly in and partly out of the floodplain).

Floodplain

- Wetlands, streams, and floodplains help with flood attenuation, improve water quality, recharge the water table, and are a food chain support for flora and fauna. More development means more fill, grading, and impervious cover, which reduces the floodplain's capacity to absorb and attenuate floods — increasing flood peaks for downstream properties.
- The Chelan County GIS map shows that the subject property, outlined faintly in red, is almost entirely in the floodplain. Only a small piece of it, where the existing house is located, is above the floodplain.



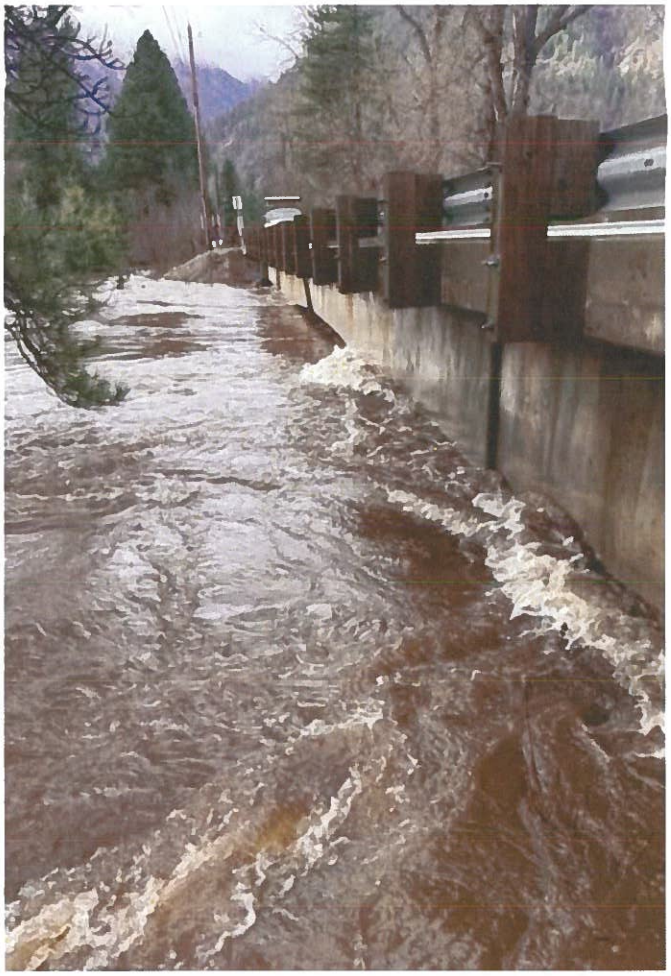
- This also demonstrates that the RR10 zoning closely follows the floodplain. Changing the zoning of the subject property would be inconsistent with this approach.
- The properties to the west of the subject property that are zoned RR2.5 are mostly or entirely out of the floodplain.

<u>Actual flooding</u>

- The picture below from December 2025 shows that the subject property was almost completely inundated by flooding. Only the area immediately around the existing house, out of the floodplain, stayed above the floodwaters. Some of the fences were completely underwater.



- The property was also inundated in 2006 and commonly believed to have been inundated in 1990 and 1995.
- This demonstrates that although the subject property isn't immediately adjacent to the normal course of the Icicle, it is part of the Icicle system in high water.
- In December 2025 the Icicle also flooded the crawl spaces of numerous houses. It reached the bottom of the county's East Leavenworth Road bridge as seen in the picture below.



- If the flood had been a little higher, it could have caused much more damage to houses and county infrastructure.
- It is important that the county not allow development that potentially increases flood risk.

Salmon and Fish Habitat Impacts

- Floodplains provide vital habitat for salmon and other important species, and local governments have responsibility under the Endangered Species Act to prevent harm to listed fish and other species commonly inhabiting floodplains. The Wenatchee River and Icicle Creek drainages in Chelan County are critical salmon corridors. Increased lot density means more impervious surfaces, septic systems, and riparian disturbance — all direct threats to listed species.
- The Yakama Nation is working on a Reach Assessment of the Icicle. *https://interfluve.filecamp.com/s/o/hfsR5BoNYEUAYwCR*
- The purpose of the Reach Assessment "is to document aquatic habitat conditions and hydrologic, geomorphic, and ecological processes in the lower Icicle Creek basin and to

present a comprehensive reach-based restoration strategy to address habitat limiting factors for salmon, steelhead, and bull trout. "

- The Yakama Nation is already working to re-introduce coho salmon to the Icicle. With the recommendations of the Reach Assessment, there is a potential to significantly improve salmon habitat.
- In addition to salmon, the Icicle is currently home to river otter, beaver and other wildlife. With protection, it can be a vibrant riparian community.
- In the section about the stretch of the river nearest to the subject property, the Reach Assessment states, "There are also some important conservation measures to consider for this reach. Because of the high fish use and restoration potential of these reaches, any undeveloped parcels within riparian zones or floodplains in this reach should be viewed as high priority for protection." (emphasis added)
- This is consistent with the features of RR10 zoning listed above: "opportunities for protecting sensitive environmental areas.'
- Maintaining the current zoning, and not allowing additional subdivisions and development in the floodplain, supports this "high priority" from the Reach Assessment.

Conclusion

- The current zoning of the subject property is consistent with a county policy of zoning riparian and floodplain parcels along the Icicle in RR10. The current zoning is consistent with protecting habitat along the Icicle. It is also consistent with preventing further development from exacerbating future floods. This zoning should be maintained.
- If the zoning of this floodplain property were changed to RR2.5, other large landowners are likely to ask for similar treatment. This could lead to more habitat damage and exacerbated flooding.

Thank you for considering this.

Bruce Williams

Icicle Creek Watershed Council
P. O. Box 773
Leavenworth, WA 98826

Icicle Creek Watershed Council
March 18, 2026

Chelan County Department of Community Development
Attn: Susan Dretke

RE: Comments on Comprehensive Plan Amendment CPA-26-060

Dear Ms. Dretke,

The Icicle Creek Watershed Council (ICWC) appreciates the opportunity to provide comments on the proposed Comprehensive Plan Amendment (CPA-26-060). Based on concerns related to floodplain function, protection of critical areas, and consistency with the Chelan County Comprehensive Plan and Washington State's Growth Management Act, ICWC recommends maintaining the current zoning designation for the parcel identified in CPA-26-060.

ICWC is a community-based organization dedicated to protecting and restoring the ecological integrity of the Icicle Creek watershed through collaboration with residents, land managers, and public agencies. From this watershed stewardship perspective, ICWC is concerned about the potential impacts of increased residential density and development that could result from the proposed zoning change within the Icicle Creek floodplain.

The property is almost entirely within the Icicle Creek floodplain (Figure 1, page 3) and has been documented underwater during recent high-water events, including two floods in the early 1990s, one in 2006, and most recently in 2025 (Figure 2, page 3). These events demonstrate that much of the parcel functions as part of the active floodplain during high flows.

Under Washington State's Growth Management Act (RCW 36.70A), counties and cities are required to designate and protect "frequently flooded areas" as critical areas and adopt development regulations that protect their ecological and hydrologic functions. Floodplains are recognized not only as areas subject to flooding, but as areas that provide essential ecological functions such as floodwater storage, groundwater recharge, and fish and wildlife habitat.

Allowing additional subdivision or development within this floodplain could place future property owners at increased risk during high-water events and, more importantly, may affect the natural processes that allow floodplains to store and convey floodwaters. The stated purpose in the application is residential development. The only land out of the floodplain is occupied by the existing home, so any new development will have to occur in the floodplain. Floodplains along Icicle Creek provide important space for water to spread out during high flows, helping reduce downstream flooding while supporting riparian areas and fisheries that depend on a healthy river system.

Recognizing the importance of these natural functions, Chelan County's Comprehensive Plan places strong emphasis on protecting natural systems and limiting development impacts in rural areas. The Rural Element establishes goals to maintain a balance between human uses and the natural environment and to protect natural environmental features that support wildlife habitat, open space, and outdoor recreation. It further states that rural development should avoid and mitigate impacts to critical areas and reduce the inappropriate conversion of undeveloped land into sprawling or more intensive development patterns.

Allowing increased residential density within an active floodplain is inconsistent with these policies because floodplains function as critical environmental features that support habitat, natural hydrologic processes, and open space within the rural landscape.

Changing the zoning to allow higher density development within the floodplain could also set a precedent for similar requests along the Icicle Creek corridor, where many parcels remain zoned to reflect floodplain conditions and the importance of maintaining natural floodplain function.

Importantly, the current Rural Residential 10 (RR10) zoning designation aligns with the mapped floodplain along the lower Icicle Creek corridor, reflecting a broader planning approach to limit development in areas subject to flooding and to protect associated ecological functions. Allowing increased density on this parcel would represent a departure from this established pattern and could undermine the consistency of the County's zoning framework in managing floodplain areas.

Maintaining the current zoning framework helps preserve floodplain function, protect vital habitat, and reduce the potential for increased flood impacts along Icicle Creek.

For these reasons, ICWC recommends that the parcel remain under its current zoning designation. Thank you for the opportunity to provide comments.

Sincerely,

Sharon Lunz

Sharon Lunz
Icicle Creek Watershed Council Chair

See the following page for supporting figures, including the FEMA floodplain map and recent flood imagery for the subject parcel.

Floodplain Context and Site Conditions

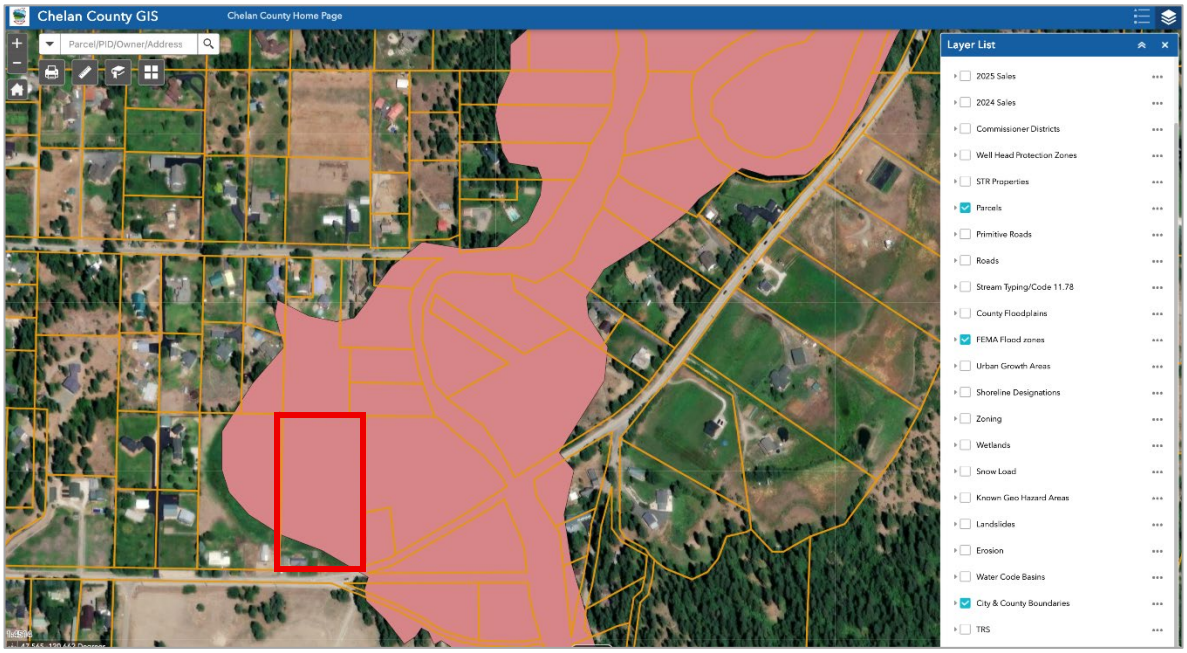


Figure 1. Chelan County GIS FEMA Floodplain Map with Subject Parcel Identified



Figure 2. Icicle Creek Flooding at Subject Parcel (2025 High-Water Event)

Mara and Brian Bohman
7840 E. Leavenworth Rd.
Leavenworth, WA 98826

March 17, 2026

Dear Ms. Dretke,

Thank you for the opportunity to comment on the proposed amendment to the Comprehensive Plan Map for parcel 24-17-23-510-480 from RR10 to RR2.5.

Considering the fact that this parcel is located in the floodplain for Icicle Creek, we do not support this down zoning. The below photo from the December 2025 flood illustrated this clearly, as well as historic records (subject property outlined in red).



Our property lies just outside of this zone, shown in the upper right. Allowing for development of this parcel, assumes fill for elevated driveways and structure pads. The water during a flooding event would have to go somewhere, and would likely put pressure on property that currently sits outside of this flood zone.

Allowing for this zoning change would set a precedent for future downzoning in the floodplain of which would continue to put pressure on neighboring properties.

We urge Chelan County to maintain the current zoning of RR10 for the subject property.

Thank you for your attention to this.
Sincerely,

Mara and Brian Bohman

Icicle Creek Watershed Council
P. O. Box 773
Leavenworth, WA 98826

Icicle Creek Watershed Council
May 13, 2026

Chelan County Department of Community Development
Attn: Susan Dretke

RE: Comments on Comprehensive Plan Amendment CPA-26-060

Dear Ms. Dretke,

The Icicle Creek Watershed Council (ICWC) appreciates the opportunity to provide these follow-up comments regarding the Determination of Non-Significance (DNS) associated with Comprehensive Plan Amendment CPA-26-060.

As noted in our March 18, 2026 comment letter, ICWC remains concerned about the potential impacts of increased residential density and development within the Icicle Creek floodplain, including impacts to floodplain function, watershed resilience, habitat, and long-term community flood risk.

While we understand that more detailed environmental review may occur during future zoning, subdivision, and permitting stages, ICWC remains concerned that once planning designations are changed and legal lots are created, opportunities to meaningfully prevent environmental impacts become increasingly limited.

For this reason, we believe it is important to consider not only the impacts of a future individual structure, but also whether increased residential density within the floodplain is appropriate in the first place. The proposed Comprehensive Plan amendment creates the pathway for additional development intensity within the floodplain, and we believe those broader implications warrant careful consideration during this stage of the SEPA process.

We respectfully request additional clarification regarding the anticipated environmental review process and future opportunities for community input as this proposal moves through potential zoning, subdivision, and permitting stages.

Thank you again for your time and consideration.

Sincerely,

The Icicle Creek Watershed Council

Icicle Creek Watershed Council
P. O. Box 773
Leavenworth, WA 98826

Icicle Creek Watershed Council
March 18, 2026

Chelan County Department of Community Development
Attn: Susan Dretke

RE: Comments on Comprehensive Plan Amendment CPA-26-060

Dear Ms. Dretke,

The Icicle Creek Watershed Council (ICWC) appreciates the opportunity to provide comments on the proposed Comprehensive Plan Amendment (CPA-26-060). Based on concerns related to floodplain function, protection of critical areas, and consistency with the Chelan County Comprehensive Plan and Washington State's Growth Management Act, ICWC recommends maintaining the current zoning designation for the parcel identified in CPA-26-060.

ICWC is a community-based organization dedicated to protecting and restoring the ecological integrity of the Icicle Creek watershed through collaboration with residents, land managers, and public agencies. From this watershed stewardship perspective, ICWC is concerned about the potential impacts of increased residential density and development that could result from the proposed zoning change within the Icicle Creek floodplain.

The property is almost entirely within the Icicle Creek floodplain (Figure 1, page 3) and has been documented underwater during recent high-water events, including two floods in the early 1990s, one in 2006, and most recently in 2025 (Figure 2, page 3). These events demonstrate that much of the parcel functions as part of the active floodplain during high flows.

Under Washington State's Growth Management Act (RCW 36.70A), counties and cities are required to designate and protect "frequently flooded areas" as critical areas and adopt development regulations that protect their ecological and hydrologic functions. Floodplains are recognized not only as areas subject to flooding, but as areas that provide essential ecological functions such as floodwater storage, groundwater recharge, and fish and wildlife habitat.

Allowing additional subdivision or development within this floodplain could place future property owners at increased risk during high-water events and, more importantly, may affect the natural processes that allow floodplains to store and convey floodwaters. The stated purpose in the application is residential development. The only land out of the floodplain is occupied by the existing home, so any new development will have to occur in the floodplain. Floodplains along Icicle Creek provide important space for water to spread out during high flows, helping reduce downstream flooding while supporting riparian areas and fisheries that depend on a healthy river system.

Recognizing the importance of these natural functions, Chelan County's Comprehensive Plan places strong emphasis on protecting natural systems and limiting development impacts in rural areas. The Rural Element establishes goals to maintain a balance between human uses and the natural environment and to protect natural environmental features that support wildlife habitat, open space, and outdoor recreation. It further states that rural development should avoid and mitigate impacts to critical areas and reduce the inappropriate conversion of undeveloped land into sprawling or more intensive development patterns.

Allowing increased residential density within an active floodplain is inconsistent with these policies because floodplains function as critical environmental features that support habitat, natural hydrologic processes, and open space within the rural landscape.

Changing the zoning to allow higher density development within the floodplain could also set a precedent for similar requests along the Icicle Creek corridor, where many parcels remain zoned to reflect floodplain conditions and the importance of maintaining natural floodplain function.

Importantly, the current Rural Residential 10 (RR10) zoning designation aligns with the mapped floodplain along the lower Icicle Creek corridor, reflecting a broader planning approach to limit development in areas subject to flooding and to protect associated ecological functions. Allowing increased density on this parcel would represent a departure from this established pattern and could undermine the consistency of the County's zoning framework in managing floodplain areas.

Maintaining the current zoning framework helps preserve floodplain function, protect vital habitat, and reduce the potential for increased flood impacts along Icicle Creek.

For these reasons, ICWC recommends that the parcel remain under its current zoning designation. Thank you for the opportunity to provide comments.

Sincerely,

Sharon Lunz

Sharon Lunz
Icicle Creek Watershed Council Chair

See the following page for supporting figures, including the FEMA floodplain map and recent flood imagery for the subject parcel.

Floodplain Context and Site Conditions

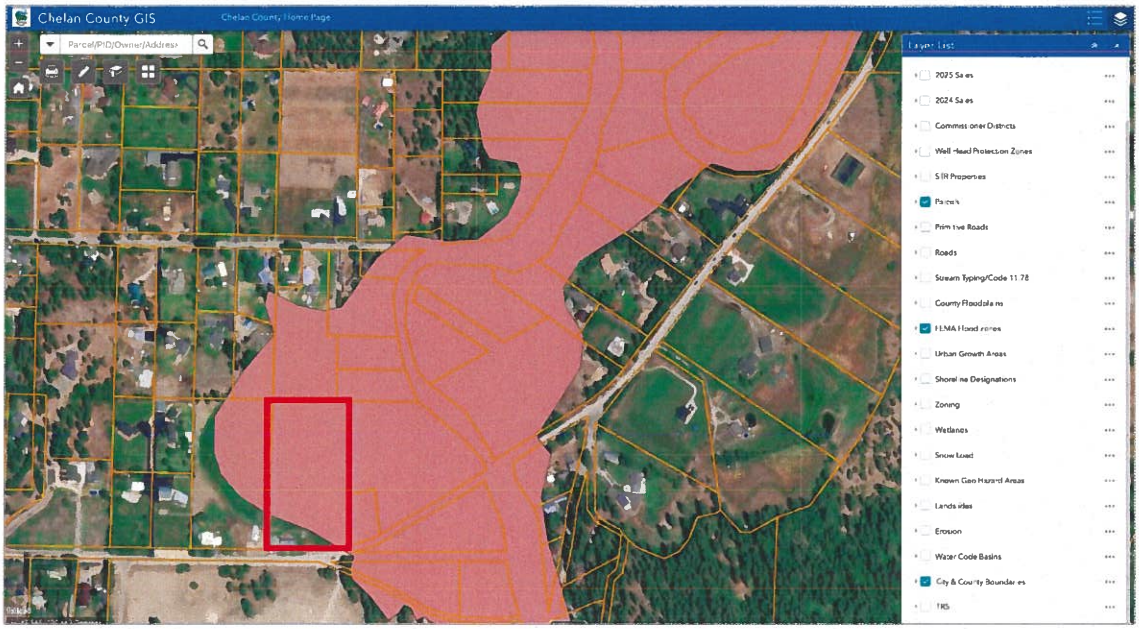


Figure 1. Chelan County GIS FEMA Floodplain Map with Subject Parcel Identified



Figure 2. Icicle Creek Flooding at Subject Parcel (2025 High-Water Event)

RESIDENTS COALITION
of Chelan County

March 13, 2026

Department of Community Development
316 Washington Street, Suite 301
Wenatchee WA 98801
Attention: Susan Dretke

RE: CPA 26-060

Dear Ms. Dretke,

The Board of Directors of the Residents Coalition of Chelan County has significant concerns about the Comprehensive Plan Map Amendment proposed in CPA-26-060. Our reasoning is explained below.

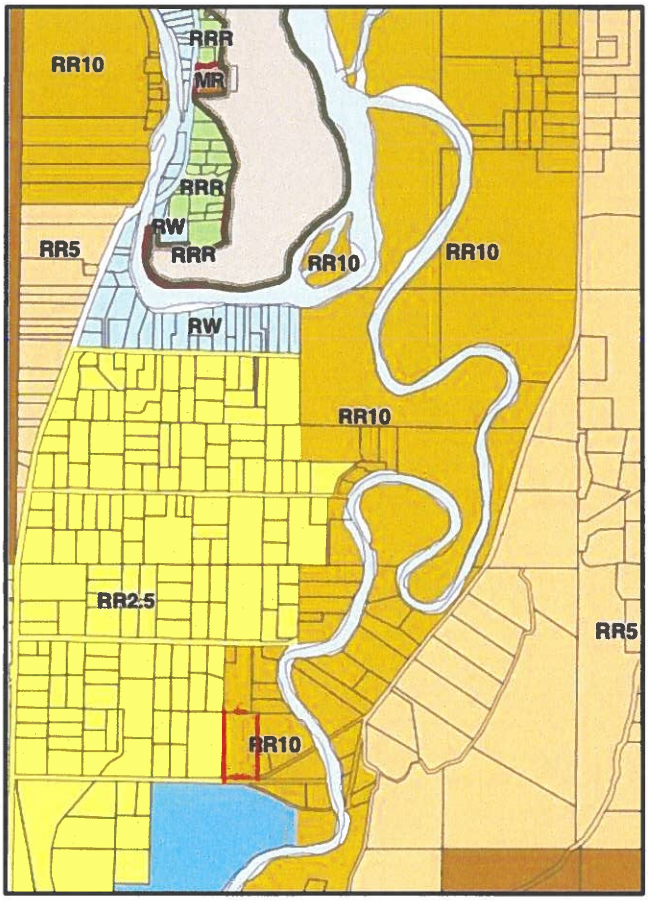
- The proposal is inconsistent with the zoning for the rest of the riparian and floodplain areas near Icicle Creek which are RR-10.
- The change in zoning would allow the parcel to be subdivided, increasing the density of development in the floodplain.
- The increase in density would degrade opportunities for improving salmon habitat and would exacerbate flooding in the area.
- The proposal has the potential to be an important precedent that could affect the entire lower Icicle.
- The subject parcel was inundated by flood in both 2025 and 2006.

<u>The Residents Coalition of Chelan County (RC_3)</u>

- The mission of the Residents Coalition of Chelan County is: "to work with residents to ensure that future growth and development in Chelan County preserves and enhances the qualities that residents value the most—rural character, a strong sense of community, and a healthy and beautiful natural environment." See generally, https://coalitionofchelancounty.org
- We believe that maintaining the existing zoning in the floodplain of Icicle Creek is important to our mission.

Comprehensive Plan and Zoning Along the Icicle Creek

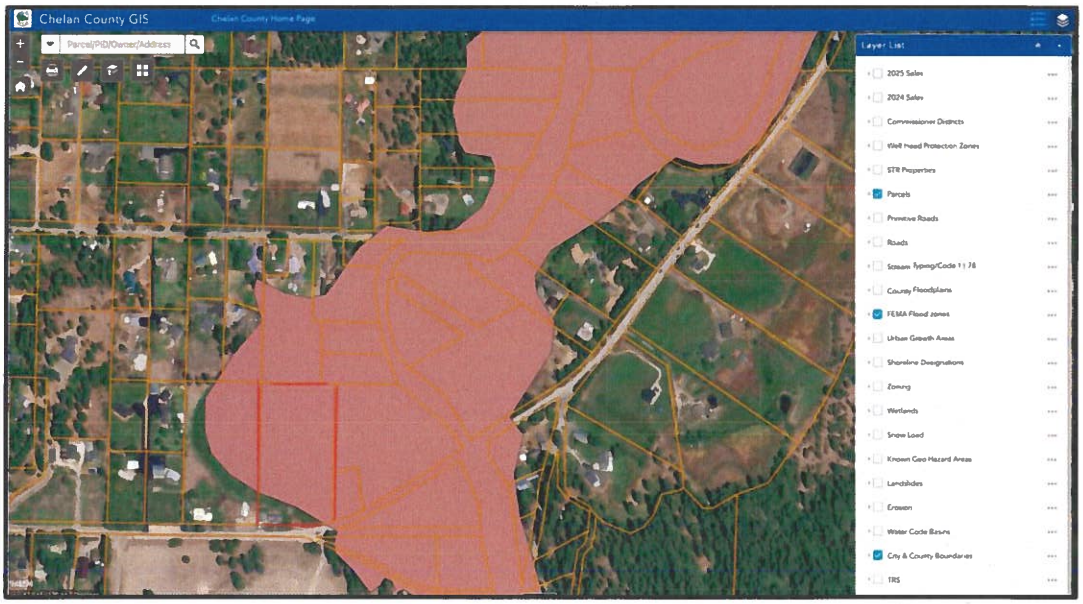
- The current zoning along Icicle Creek for the properties in the riparian areas and the floodplain is RR-10. Here is a map of the zoning in the area. The subject parcel is outlined in red.



- Note that there are some large parcels along the Icicle that are currently zoned RR10. Keeping them zoned that way, and not allowing a precedent of changing the zoning to allow higher density, will be important to protecting the habitat and mitigating flood risk along the Icicle.
- The parcels to the west of the subject property are on a bench that is higher in elevation and out of the floodplain. The RR2.5 zoning makes sense for those areas. (The parcel immediately to the left is partly in and partly out of the floodplain).

Floodplain

- The Chelan County GIS map shows that the subject property, outlined faintly in red, is almost entirely in the floodplain. Only a small piece of it, where the existing house is located, is above the floodplain.



- This also demonstrates that the RR10 zoning closely follows the floodplain. Changing the zoning of the subject property would be inconsistent with this approach.
- The properties to the west of the subject property are mostly or entirely out of the floodplain.

<u>Actual flooding</u>

- The picture below from December 2025 shows that the subject property was almost completely inundated by flooding. Only the area immediately around the house, out of the floodplain, stayed above the floodwaters. Some of the fences were completely underwater.



- The property was also inundated in 2006 and reportedly also in 1990 and 1995.
- This demonstrates that although the subject property isn't immediately adjacent to the normal course of the Icicle, it is part of the Icicle system in high water.

Yakama Nation Reach Assessment (draft)

- The Yakama Nation is working on a Reach Assessment of the Icicle.[1]
- The purpose of the Reach Assessment "is to document aquatic habitat conditions and hydrologic, geomorphic, and ecological processes in the lower Icicle Creek basin and to present a comprehensive reach-based restoration strategy to address habitat limiting factors for salmon, steelhead, and bull trout. "
- In the section about the stretch of the river nearest to the subject property, it states, "There are also some important conservation measures to consider for this reach. Because of the high fish use and restoration potential of these reaches, any undeveloped parcels within riparian zones or floodplains in this reach should be viewed as high priority for protection." (emphasis added)
- Maintaining the current zoning, and not allowing additional subdivisions and development in the floodplain, supports this "high priority" from the Reach Assessment.

Conclusion

- The current zoning of the subject property is consistent with a county policy of zoning riparian and floodplain parcels along the Icicle in RR10. The current zoning is consistent with protecting habitat along the Icicle. It is also consistent with preventing further development from exacerbating future floods. This zoning should be maintained.
- If the zoning of this floodplain property were changed to RR2.5, other large landowners are likely to ask for similar treatment. This could lead to more habitat damage and exacerbated flooding.

For the above reasons RC_3 opposes the proposed comprehensive plan amendment. Thank you for considering our comments.

Board of Directors
Residents Coalition of Chelan County (RC_3)

[11] See https://yakamafish-nsn.gov/sites/default/files/projects/Lower%20Wenatchee%20Reach%20Assessment%20%28Final-2017%29_0.pdf.

March 12, 2026

Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Attention: Susan Dretke

RE: Project File No.: CPA 26-060, Comprehensive Plan Map Amendment for
Dwayne McMahon, 7948 East Leavenworth Rd, Leavenworth, WA. 98826

We are writing to object to the Comprehensive Plan Map Amendment to change parcel # 24-17-23-510-480 from Rural Residential/Resource (RR) 10 to RR 2.5 acres because it is likely to increase the risk of flooding to neighboring properties.

The property is currently agricultural and is within a regulatory floodplain and must be classified as a frequently flooded critical area based on the latest FEMA maps (attached) and recent evidence of flooding. The ten acres serve functionally as an infiltration zone, important for conveying floodwaters away from built structures.

This area is located within the one percent chance of flooding and a special flood hazard area, as defined by the Federal Emergency Management Agency (FEMA) and the National Flood Insurance Program (NFIP), known as the "special flood hazard area" or zone (WAC 365-190-110 (1)). The preliminary flood hazard zone map issued by FEMA on 4/30/2025 designate this property as "AE", for a High Flood Hazard zone. The ten acres is within a Regulatory Floodway (Chelan County Code (CCC), Chapter 11.84). This property is necessary to contain and discharge the base flood flow at buildout.

If subdivided and developed into potentially four building lots, the fill necessary to develop building sites and road access would impact adjoining properties by increasing the risk of flooding to these properties and impact the "No Rise" standards within the County's development code (CCC, section 3.20.300, Regulatory Floodway). In addition, the potential for public health impacts from infiltration from floodwaters into utilities, such as septic and water supply pollution would likely occur. Avoidance of these impacts is an imperative and cannot be adequately mitigated.

Beginning on December 11, 2025, virtually the entire subject property plus adjoining properties were inundated by flood waters (see photos) from the Icicle River, clearly demonstrating that this area is not safe for fill and development. As well, the property should not be granted a Reasonable Use Exception and cannot comply with all criteria necessary to allow development to occur. The proposal will result in a net loss of frequently flooded area functions and values, consistent with the best available science (Washington Administrative Code 365-195).

Christine and Jeffrey Parsons

50 Oxbow Lane

Leavenworth, WA 98826

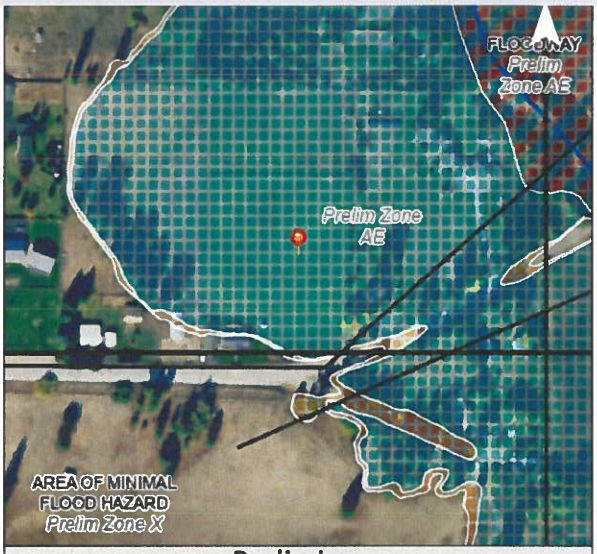




msc.fema.gov



Effective	
POI Longitude/Latitude	47.5631, -120.6709
Effective FIRM Panel	5300150787B
Effective Date	7/2/2002



Preliminary	
POI Longitude/Latitude	47.5631, -120.6709
Preliminary FIRM Panel	53007C1683E
Preliminary Issue Date	4/30/2025

10:49 AM Thu Mar 12

Effective FIRM Panel	5300150787B
Effective Date	7/2/2002

There is no modernized effective data to determine the flood hazard for the selected location, please refer to the static legacy FIRM which can be accessed by selecting the following link:

Preliminary FIRM Panel	53007C1683E
Preliminary Issue Date	4/30/2025
Flood Zone	AE
Estimated Static BFE	Not Available
Estimated Flood Depth	Not Available
Vertical Datum	Not Available

Hazard Level — Flood Hazard Zone

High Flood Hazard — **AE, A, AH, AO, VE and V Zones.** Properties in these flood zones have a 1% chance of flooding each year. This represents a 26% chance of flooding over the life of a 30-year mortgage.

Moderate Flood Hazard — **Shaded Zone X.** Properties in the moderate flood risk areas also have a chance of flooding from storm events that have a less than 1% chance of occurring each year. Moderate flood risk indicates an area that may be protected flood risk reduction due to a flood control system or an area that is prone to flooding during a 0.2% annual chance storm event. These areas may have been indicated as areas of shallow flooding by your community.

Unshaded Zone X. Properties on higher ground and away from local flooding sources have a reduced flood risk when compared to the Moderate and High Flood Risk categories. Structures in these areas may be affected by larger storm events in excess of the 0.2% annual chance storm event.

Low Flood Hazard — Insurance Note: High Risk Areas are called "Special Flood Hazard Areas" and flood insurance is mandatory for federally backed mortgage holders. Properties in Moderate and Low Flood Risk areas may purchase flood insurance at a lower-cost rate, known as Preferred Risk Policies. See your list of insurance agents or visit https://www.fema.gov/national-flood-insurance-program for more information.

Disclaimer: This report is for informational purposes only and is not authorized for official use. The positional accuracy may be compromised in some areas. Please contact your local floodplain administrator for more information or go to msc.fema.gov to view an official copy of the Flood Insurance Rate Maps.

Service Layer Credits: USDA

1/12/2024 5:48 PM



From: Christine Parsons
To: Rhiana Herman
Cc: Susan Dretke
Subject: Re: Comp. Plan Map Amendment comment letter-McMahon
Date: Friday, March 13, 2026 10:34:08 AM
Attachments: image001.png

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks for the link. I tried before but it didn't work. The proposal states that no development is being proposed, but by changing the zoning to 2.5 acres, future development of two residential properties could occur. I stated four potential lots, obviously I was assuming a ten-acre site. As this is a flooded area, future buildings would violate the zero rise policies and Frequently flooding policies based on the FEMA map designation from 2025 and evidence of flooding. The property is used exclusively for agriculture now.

From: Rhiana Herman <Rhiana.Herman@CO.CHELAN.WA.US>
Sent: Friday, March 13, 2026 10:16:43 AM
To: Christine Parsons <CBParsons@outlook.com>
Cc: Susan Dretke <Susan.Dretke@CO.CHELAN.WA.US>
Subject: RE: Comp. Plan Map Amendment comment letter-McMahon

Christine,

There is a link to view the application materials outlined on the Notice of Application itself.

Also, linked below:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome

Best,

Rhiana Herman
Planner II
Community Development Department

316 Washington Street, Suite 301
Wenatchee, WA 98801
Main Office: (509) 667-6225 ¦ Direct Line : (509) 667-6229
Rhiana.Herman@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment

to complete our Public Experience Survey: https://www.surveymonkey.com/r/XP7NYJZ

NOTICE OF PUBLIC DISCLOSURE: *This email account is public domain. Any correspondence to or from this email account may be public record. Accordingly, this email, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidenciality or privilege asserted by an external party.*

From: Christine Parsons <CBParsons@outlook.com>
Sent: Friday, March 13, 2026 10:11 AM
To: Rhiana Herman <Rhiana.Herman@CO.CHELAN.WA.US>
Cc: Susan Dretke <Susan.Dretke@CO.CHELAN.WA.US>
Subject: Re: Comp. Plan Map Amendment comment letter-McMahon

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Is the only way to review the posted materials in person? If not, can these be shared electronically? Especially the SEPA checklist.

From: Rhiana Herman <Rhiana.Herman@CO.CHELAN.WA.US>
Sent: Friday, March 13, 2026 10:00:40 AM
To: Christine Parsons <CBParsons@outlook.com>
Cc: Susan Dretke <Susan.Dretke@CO.CHELAN.WA.US>
Subject: RE: Comp. Plan Map Amendment comment letter-McMahon

Absolutely! The subject property is 5 acres according to Assessor information. The posted application materials also includes more site-specific information as needed.

Best regards,

Rhiana Herman
Planner II
Community Development Department

316 Washington Street, Suite 301
Wenatchee, WA 98801
Main Office: (509) 667-6225 ¦ Direct Line : (509) 667-6229
Rhiana.Herman@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey: https://www.surveymonkey.com/r/XP7NYJZ

NOTICE OF PUBLIC DISCLOSURE: *This email account is public domain. Any correspondence to or from this email account may be public record. Accordingly, this email, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidenciality or privilege asserted by an external party.*

From: Christine Parsons <CBParsons@outlook.com>
Sent: Friday, March 13, 2026 9:51 AM
To: Rhiana Herman <Rhiana.Herman@CO.CHELAN.WA.US>
Cc: Darci Eggert <Darci.Eggert@CO.CHELAN.WA.US>
Subject: Re: Comp. Plan Map Amendment comment letter-McMahon

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Quick question: is the subject property 7948 East Leavenworth road located on ten acres or five acres?

From: Christine Parsons <CBParsons@outlook.com>
Sent: Friday, March 13, 2026 9:49:01 AM
To: Rhiana Herman <Rhiana.Herman@CO.CHELAN.WA.US>
Cc: Darci Eggert <Darci.Eggert@CO.CHELAN.WA.US>
Subject: Re: Comp. Plan Map Amendment comment letter-McMahon

Thanks for the update. I'll share updated contact information with others.

From: Rhiana Herman <Rhiana.Herman@CO.CHELAN.WA.US>
Sent: Friday, March 13, 2026 8:34:06 AM
To: Christine Parsons <CBParsons@outlook.com>
Cc: Darci Eggert <Darci.Eggert@CO.CHELAN.WA.US>
Subject: RE: Comp. Plan Map Amendment comment letter-McMahon

Thanks Darci!

Christine, just to double-down on what Darci said, feel free to send me any follow-up as needed!

I would ask that everyone continue to include Susan on any emails and continue to send their comments directed to her as well, just to make sure she stays up-to-date. Anything received by the Department during her absence will be included in the record through the commenting period due to date stamps on emails, and on physical mail we receive. No extensions or corrections to the public notice, or commenting period would be necessary because processing will continue as

normal. If people would like to include me on the emails, I can have them printed and in her inbox to ensure she gets a second look.

I hope this answers any questions you may have, if you have questions regarding processing, feel free to give me a call.

Best,

Rhiana Herman
Planner II
Community Development Department

316 Washington Street, Suite 301
Wenatchee, WA 98801
Main Office: (509) 667-6225 ¦ Direct Line : (509) 667-6229
Rhiana.Herman@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey: https://www.surveymonkey.com/r/XP7NYJZ

NOTICE OF PUBLIC DISCLOSURE: *This email account is public domain. Any correspondence to or from this email account may be public record. Accordingly, this email, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidenciality or privilege asserted by an external party.*

From: Darci Eggert <Darci.Eggert@CO.CHELAN.WA.US>
Sent: Friday, March 13, 2026 8:19 AM
To: Christine Parsons <CBParsons@outlook.com>; Rhiana Herman <Rhiana.Herman@CO.CHELAN.WA.US>
Cc: Rhiana Herman <Rhiana.Herman@CO.CHELAN.WA.US>
Subject: RE: Comp. Plan Map Amendment comment letter-McMahon

Good morning!

I have added Rhiana Herman to this email. if there are property owners that need to send comments or any other follow-up while Susan is out they can send to Rhiana @ Rhiana.Herman@CO.CHELAN.WA.US.

Thank you!

Darci Eggert

Chelan Community Development Permit Clerk
316 Washington Street, Suite 301
Wenatchee, WA 98801
Office: (509) 667-6225
Direct Phone: (509) 667-6334
Darci.eggert@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey:
https://www.surveymonkey.com/r/XP7NYJZ

From: Christine Parsons <CBParsons@outlook.com>
Sent: Thursday, March 12, 2026 4:53 PM
To: Darci Eggert <Darci.Eggert@CO.CHELAN.WA.US>
Subject: Re: Comp. Plan Map Amendment comment letter-McMahon

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please notify property owners with the notification of the other contact for comments on this amendment and deadline. Thank you.

From: Darci Eggert <Darci.Eggert@CO.CHELAN.WA.US>
Sent: Thursday, March 12, 2026 12:38:42 PM
To: Christine Parsons <cbparsons@outlook.com>
Subject: RE: Comp. Plan Map Amendment comment letter-McMahon

Thank you! I forwarded to the appropriate staff covering for Susan.

Darci Eggert

Chelan Community Development Permit Clerk
316 Washington Street, Suite 301

Wenatchee, WA 98801
Office: (509) 667-6225
Direct Phone: (509) 667-6334
Darci.eggert@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey:
https://www.surveymonkey.com/r/XP7NYJZ

From: Christine Parsons <cbparsons@outlook.com>
Sent: Thursday, March 12, 2026 12:35 PM
To: Darci Eggert <Darci.Eggert@CO.CHELAN.WA.US>
Subject: Fwd: Comp. Plan Map Amendment comment letter-McMahon

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Begin forwarded message:

From: Christine Parsons <cbparsons@outlook.com>
Subject: Comp. Plan Map Amendment comment letter-McMahon
Date: March 12, 2026 at 12:17:52 PM PDT
To: <susan.dretke@co.chelan.wa.us>
Cc: Chris Parsons <cbparsons@outlook.com>, <jparsons0241@gmail.com>

Please see attached comment letter regarding Project File No.: CPA 26-060. We live adjacent to this property.

March 16, 2026

Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Attention: Susan Dretke

RE: Project File No.: CPA 26-060, Comprehensive Plan Map Amendment for
Dwayne McMahon, 7948 East Leavenworth Rd, Leavenworth, WA. 98826

We are writing to object to the Comprehensive Plan Map Amendment to change parcel # 24-17-23-510-480 from Rural Residential/Resource (RR) 10 to RR 2.5 acres because it is likely to increase the risk of flooding to neighboring properties and impact salmon habitat. The proposal is inconsistent with the zoning for the rest of the riparian and floodplain areas near Icicle Creek, which are RR-10.

The property is currently agricultural and is within a regulatory floodplain and must be classified as a frequently flooded critical area based on the latest FEMA maps (attached) and historical evidence of flooding. The ten acres serve functionally as an infiltration zone, important for conveying floodwaters away from built structures.

This area is located within the one percent chance of flooding and a special flood hazard area, as defined by the Federal Emergency Management Agency (FEMA) and the National Flood Insurance Program (NFIP), known as the "special flood hazard area" or zone (WAC 365-190-110 (1)). The preliminary flood hazard zone map issued by FEMA on 4/30/2025 designate this property as "AE", for a High Flood Hazard zone. The property is within a Regulatory Floodway (Chelan County Code (CCC), Chapter 11.84). This property is necessary to contain and discharge the base flood flow at buildout.

If subdivided and developed, the fill necessary to develop a building site and road access would impact adjoining properties by increasing the risk of flooding to these properties and impact the "No Rise" standards within the County's development code (CCC, section 3.20.300, Regulatory Floodway). In addition, the potential for public health impacts from infiltration from floodwaters into utilities, such as septic and water supply pollution would likely occur. Avoidance of these impacts is an imperative and cannot be adequately mitigated.

The property was flooded in both 2006 and on December 11, 2025. Virtually the entire subject property plus adjoining properties were inundated by flood waters (see photos) from the Icicle River, clearly demonstrating that this area is not safe for fill and development. As well, the property should <u>not</u> be granted a Reasonable Use Exception and cannot comply with all criteria necessary to allow development to occur. The proposal will result in a net loss of frequently flooded area functions and values, consistent with the best available science (Washington Administrative Code 365-195).

Christine and Jeffrey Parsons, 50 Oxbow Lane, Leavenworth, WA. 98826

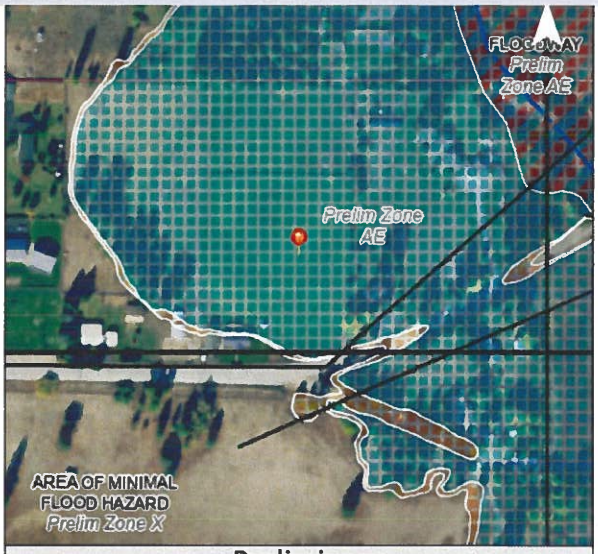




msc.fema.gov



Effective	
POI Longitude/Latitude	47.5631, -120.6709
Effective FIRM Panel	5300150787B
Effective Date	7/2/2002



Preliminary	
POI Longitude/Latitude	47.5631, -120.6709
Preliminary FIRM Panel	53007C1683E
Preliminary Issue Date	4/30/2025

10:49 AM Thu Mar 12

Effective FIRM Panel	5300150787B
Effective Date	7/2/2002

There is no modernized effective data to determine the flood hazard for the selected location, please refer to the static legacy FIRM which can be accessed by selecting the following link:

Preliminary FIRM Panel	53007C1683E
Preliminary Issue Date	4/30/2025
Flood Zone	AE
Estimated Static BFE	Not Available
Estimated Flood Depth	Not Available
Vertical Datum	Not Available

Hazard Level | **Flood Hazard Zone**

High Flood Hazard — **A, A, AH, AO, VE and V Zones.** Properties in these flood zones have a 1% chance of flooding each year. This represents a 26% chance of flooding over the life of a 30-year mortgage.

Moderate Flood Hazard — **Shaded Zone X.** Properties in the moderate flood risk areas also have a chance of flooding from storm events that have a less than 1% chance of occurring each year. Moderate flood risk indicates an area that may be provided flood risk reduction due to a flood control system or an area that is prone to flooding during a 0.2% annual chance storm event. These areas may have been indicated as areas of shallow flooding by your community.

Unshaded Zone X. Properties on higher ground and away from local flooding sources have a reduced flood risk when compared to the Moderate and High Flood Risk categories. Structures in these areas may be affected by larger storm events, or events of the 0.2% annual chance storm event.

Low Flood Hazard — Insurance Note: High Risk Areas are called 'Special Flood Hazard Areas' and flood insurance is mandatory for federally backed mortgage holders. Properties in Moderate and Low Flood Risk areas may purchase flood insurance at a lower cost rate, known as Preferred Risk Policies. See your local insurance agent or visit https://www.fema.gov/national-flood-insurance-program for more information.

Disclaimer: This report is for informational purposes only and is not authorized for official use. The positional accuracy may be compromised in some areas. Please contact your local floodplain administrator for more information or go to msc.fema.gov to view an official copy of the Flood Insurance Rate Maps.

3/12/2026 1:48 PM



Chelan-Douglas Health District
200 Valley Mall Parkway, East Wenatchee, WA 98802

Memorandum

To: Susan Dretke, Chelan County

From: Richmond Petty, REHS

Date: 03/12/26

RE: McMahon (CPA 26-060) Comments

I have reviewed the above development proposal for a Comprehensive Plan Map Amendment. The request to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5). The subject property is located at 7948 East Leavenworth Rd., Leavenworth, WA (county tax parcel: 241723510480)

As proposed, I have no objections to further approval of this project.

- Existing home has permitted septic system (86-0330) and connection to City of Leavenworth for water source.

Any changes to the project may require additional Health District review.

Fees for review of land-use applications have been established by the Chelan-Douglas Health District Board of Health. The District will bill the applicant upon receipt of our comments (attached).

Project	CDHD 2026 fees
Other Land Use review (per hour)	$125
Administration Fee	$5

From: Chris Pedersen
To: Susan Dretke
Subject: CPA 26-060
Date: Monday, March 9, 2026 3:49:07 PM

Susan,

The fire marshals office has no comment on the above mentioned project.

Chris Pedersen, CFI²
Chelan County Fire Marshal
Department of Fire Prevention and Investigation
400 Douglas St.
Wenatchee, WA 98801
Cell: 509-630-9259
Email: chris.pedersen@co.chelan.wa.us

Rhiana Herman

From: Maggie Boles <mboles@cityofleavenworth.com>
Sent: Thursday, March 19, 2026 1:00 PM
To: Susan Dretke
Cc: Rhiana Herman
Subject: CPA 26-06 McMahon 7948 E Leavenworth Rd

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

On behalf of the City of Leavenworth, I am providing the following comments on project CPA 26-06

1. Page 2 of the application form indicates that the water source for this property is/will be single private well; however, the City of Leavenworth currently provides service to the residence on this property. If the purpose of the proposed map amendment is to allow for additional units on this property, the owner should be aware that consideration for the protection of water use for properties *within* the city is a priority and paramount prior to granting water outside of the city. Granting water connections outside of the city UGA is a not a right, and the intent is to ensure water is available to the citizens of Leavenworth. The city does not guarantee any availability of public water for future development of this lot.

Thank you for the opportunity to review and comment on this proposal.

Respectfully

Maggie Boles, AICP (she/her/hers)
Community Development Director

City of Leavenworth
700 US Hwy 2 | PO Box 287
Leavenworth, WA 98826
(509) 548-5275 ext. 132
(509) 300-8446 cell
cityofleavenworth.com

Pursuant to Chapter 42.56 RCW, email communications with City employees are public records and may be subject to disclosure.

Washington State Department of Commerce

THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2026-S-13072

Submittal Date Time: 07/20/2026

Submittal Information

Jurisdiction	Chelan County
Submittal Type	60-day Notice of Intent to Adopt Amendment
Amendment Type	Comprehensive Plan Amendment

Amendment Information

Brief Description
Proposed comprehensive plan amendment for the GMA periodic update

- **Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.**
- **Yes, this is action includes changes to Urban Growth Boundaries.**

Planning Commissions Date 07/22/2026
Planning Commissions Date 08/26/2026

Anticipated/Proposed Date of Adoption 12/31/2026

Categories

Submittal Category
Comprehensive Plan

Attachments

Attachment Type	File Name	Upload Date
Comprehensive Plan Amendment - Draft	Chelan County 2026-2046 Comp Plan_Appx K_20260715.pdf	07/20/2026 10:53 AM
Comprehensive Plan Amendment - Draft	Chelan County 2026-2046 Comp Plan_Appx L_20260716.pdf	07/20/2026 10:53 AM
Comprehensive Plan Amendment - Draft	Chelan County 2026-2046 Comp Plan_Redlines_20260717.pdf	07/20/2026 10:53 AM
Comprehensive Plan Amendment - Draft	Chelan County Citizen Initiated Comp Plan Amendments.pdf	07/20/2026 10:57 AM

Contact Information

Prefix Ms.
First Name Deanna
Last Name Walter
Title Director
Work (509) 667-6225
Cell
Email deannac.walter@co.chelan.wa.us

☐ **Yes, I would like to be contacted for Technical Assistance.**

Certification

■ **I certify that I am authorized to submit this Amendment for the Jurisdiction identified in this Submittal and all information provided is true and accurate to the best of my knowledge.**

Full Name Ashley Fernandez
Email ashley.fernandez@co.chelan.wa.us

File: CPA 26-060

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

I, Ashley Fernandez, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on April 28, 2026, I personally mailed true and correct copies of the attached SEPA DETERMINATION OF NON-SIGNIFIGANCE to the following parties:

****SEE ATTACHED EMAIL****

Signature

4.28.2026
Date

ACKNOWLEDGEMENT

This is to certify that on 28th day of April, 2026.

Ashley Fernandez to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Breanne Hensley
Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: jdL8NbWKaxgbkhXGXlae | **Proof Updated: Apr. 27, 2026 at 08:31am PDT**
Notice Name: CPA - SEPA - DNS

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Ashley Fernandez	Wenatchee World
ashley.fernandez@co.chelan.wa.us	
(509) 667-6225	

Columns Wide: 2 **Ad Class:** Legals

Total Column Inches: 9.14

Number of Lines: 47

4/30/2026: Custom notice (Thursday Rate)	231.55
Subtotal	$231.55
Tax	$0.00
Processing Fee	$23.16
Total	**$254.71**

See Proof on Next Page

DETERMINATION OF NON-SIGNIFICANCE

PURSUANT to R.C.W 43.21C, NOTICE IS HEREBY GIVEN THAT on April 30, 2026 Chelan County Community Development (LEAD AGENCY) did issue a determination of non-significance relative to the environmental impact for the applications listed below. The lead agency for these proposals has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.C.030 (2)(c). This decision was made after review of completed environmental checklist and other information on file with the lead agency.

CPA 26-063 Sanderson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential Resource 5 (RR5). **Site Address:** 172 Whitetail Way Chelan, WA 98816; **Parcel Numbers:** 28-22-34-410-100

CPA 26-067 WA DNR- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 20 (RR20) to Rural Residential Resource 10 (RR10). **Site Address:** Unassigned, Wenatchee, WA 98801; **Parcel Numbers:** 23-20-16-100-000

CPA 26-060 McMahon - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential Resource 2.5 (RR2.5). **Site Address:** 7948 East Leavenworth Rd. Leavenworth, WA 98826; **Parcel Numbers:** 24-17-23-510-480

CPA 26-054 Hellickson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). **Site Address:** 10705 Fox Rd. Leavenworth, WA 98826; **Parcel Numbers:** 25-18-32-330-200

CPA 26-041 Campbell- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5) **Site Address:** 24 Hugo Rd. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-330-175

CPA 26-048 HMJD-Collins LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 to Rural Residential/Resource 2.5 (RR2.5) **Site Address:** Unassigned. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-430-050

CPA 26-026 G&B Properties East LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) to Rural Commercial (RC). **Site Address:** 18625 Beaver Valley Rd., Plain, WA 98826; **Parcel Numbers:** 26-17-13-720-007

CPA 26-007 Heart for Homes - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC). **Site Address:** 85 Chestnut St., Chelan Falls, WA 98817; **Parcel Numbers:** 27-23-32-515-096

This information is available to the public on request and may be reviewed at Chelan County Community Development, 316 Washington Street, #301, Wenatchee, WA, during normal business hours. **Comments on these determinations should be sent to the above listed address and must be received by May 14, 2026 at 5:00 PM.**

Date: April 30, 2026

#######

Ashley Fernandez

From: Ashley Fernandez
Sent: Tuesday, April 28, 2026 11:39 AM
To: FMO; 'ehsupport@cdhd.wa.gov'; 'realestateservices@chelanpud.org'; Cindy Grubb; 'aquaticleasing.rivers@dnr.wa.gov'; 'ECYreSEAsmp@ecy.wa.gov'; 'azontek@cityofleavenworth.com'; 'bbain@cityofleavenworth.com'; 'cflorea@cityofleavenworth.com'; 'selby@cityofleavenworth.com'; 'enviroreview@yakama.com'; 'amelia.stanger.hsy@colvilletribes.com'; 'tracey.peone.hsy@colvilletribes.com'; 'brossing@lstc.edu'; 'mboles@cityofleavenworth.com'; 'dwaynemcmahon@msn.com'; 'ryanw@pacificengineering.net'
Cc: Susan Dretke
Subject: Additional comment period for a SEPA Determination regarding CPA 26-060- McMahon - Chelan County Dept. of Community Development
Attachments: CPA 26-060 - McMahon - SEPA - DNS.pdf

Good morning,

Please see the attached SEPA Determination of Non-significance regarding Dwayne McMahon's application, File# CPA 26-060. This is a notification of a decision that was made regarding the application. The comment period ends on May 14, 2026.

If you have any questions pertaining to this application please feel free to contact the Chelan County Planner associated with this file, Susan Dretke, at 509-667-6225 or susan.dretke@co.chelan.wa.us.

Have a great week!

Cheers,

Ashley Fernandez
Noticing Clerk
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
Ashley.Fernandez@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey: https://www.surveymonkey.com/r/FC638WT

Additional Comment Letters for CPA 26-060 – McMahon – SEPA DNS

Mailed 4/28/2026

Bruce Williams – 8050 E Leavenworth Rd, Leavenworth, WA 98826

Mara & Brian Bohman- 7840 E Leavenworth Rd, Leavenworth, WA 98826

Icicle Creek Watershed Council – PO Box 773, Leavenworth, WA 98826

Christine & Jeffrey Parsons- 50 Oxbow Ln, Leavenworth, WA 98826

Skip navigation

DEPARTMENT OF ECOLOGY State of Washington

SEPA Record Submittal

My agency records | Add a SEPA record | Help | My account

Resources

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit | Copy | Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-060

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:
7948 E Leavenworth Rd
Leavenworth WA 98826

Parcel number:
24-17-23-510-480

Coordinates (Lat, Long):
47.562577 , -120.671528

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:
Nonproject

Related Ecology SEPA numbers:
202600816

Important dates

Issued date:
4/30/2026

Comments due to lead agency:
5/14/2026

SEPA Number: 202600816

Applicant name:
Dwayne McMahon

Applicant contact information:

Document type:
CONSULT

Document sub type:
DNS

Proposal name:
McMahon Comprehensive Plan Map Amendment

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Ashley Fernandez

Date submitted to Ecology:
4/28/2026

Published date:

Attached files

File name	File description
CPA 26-060 - Application Materials.pdf	Application Materials
CPA 26-060 - McMahon - SEPA - DNS.pdf	Issuance of DNS

 Copyright © Washington State Department of Ecology

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
)
COUNTY OF CHELAN)

CPA 26-060

Ryan Walker, being first duly sworn, deposes and says: That at all times mentioned herein she/he was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That the general notice of land use action containing the permit #, applicant name and a description of the proposal for a **Comprehensive Plan Amendment, CPA 26-060**, was maintained on the subject property, in accordance with the records of property ownership of the Chelan County Assessor, in good conditions from 2/25/26 (date of posting on the project site by the Chelan County Department of Community Development), through 3/19/26 (the end of the public comment period), and affidavit returned to the Chelan County Department of Community Development on 4/15/26.

Signature

4/15/26
Date

ACKNOWLEDGEMENT

This is to certify that on 15 day of April, 2026.

Ryan Walker to me known to be the person(s), who executed the foregoing Affidavit of Posting and acknowledged to me that they signed the same as their free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing in Chelan County

My commission expires 9-5-29

JENNIFER HINSON
Commission Expires
09-05-2029
NOTARY
PUBLIC
License Number 193513
STATE OF WASHINGTON

File: CPA 26-060

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

Jessica Thompson, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on 3/4/2026, I personally mailed true and correct copies of the hereto attached:

- ☐ Notice of Shoreline Application
- ☑ Notice of Application
- ☐ Other _____

to all property owners within 300 feet (excluding 60 feet of Street rights of way pursuant to Section 14.08.060 (1)(B), Chelan County Code) of the project boundary in accordance with the records of property ownership of the Chelan County Assessor and any other interested parties. A copy of the mailing list is attached to this affidavit.

Jessica Thompson
Signature

3/4/26
Date

ACKNOWLEDGEMENT

This is to certify that on 4th day of March, 2026

Jessica Thompson to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Breanne Hensley
Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

Owner_Name CPA 26-060 McMahon	Address_1	Address_2	City	State	Zip
AASGARD HOLDINGS LLC	12704 PROWELL ST		LEAVENWORTH	WA	98826
ARMSTRONG LYNN M	8002 OLD BRIDGE RD		LEAVENWORTH	WA	98826
BABIAR LEIGH S	22 GLACIER VALLEY LN		LEAVENWORTH	WA	98826
BABIAR MARC W	110 GLACIER VALLEY LN		LEAVENWORTH	WA	98826
BACKSTROM INGRID E & JAMES DELZER	8029 E LEAVENWORTH RD		LEAVENWORTH	WA	98826
BACKSTROM STEPHEN V & ANN E	PO BOX 2241		LEAVENWORTH	WA	98826
BALDIE JON B & RONELLE C	14719 NE 184TH PL		WOODINVILLE	WA	98072
BANKS ROBERT & MARCIA	101 OUTRIGGER LN		LEAVENWORTH	WA	98826
BAUMANN JOHN	13910 242ND AVE NE		WOODINVILLE	WA	98072
BERGREN CARL A	12796 CEMETERY RD		LEAVENWORTH	WA	98826
BOHMAN BRIAN	7840 E LEAVENWORTH RD		LEAVENWORTH	WA	98826
BOUGHEY ENDRE	7714 FISH HATCHERY RD		LEAVENWORTH	WA	98826-9317
BREWSTER FAMILY LLC	19423 W CAMPBELL RD		BEND	OR	97702
BROADDUS DUANE L & CAROL L	8189 E LEAVENWORTH RD		LEAVENWORTH	WA	98826-9315
BROWN DOUGLAS D	10 LATIGO LN		LEAVENWORTH	WA	98826
BUDDINGTON RICHARD C & KATHELEEN TRVTRT ETAL	& RICHARDC & KATHLEEN BUDDINGTON TRTEES	172 SUBURBIA AVE	SANTA CRUZ	CA	95062-1250
BURDICK DAVID & EMILY LANG	12689 PROWELL ST		LEAVENWORTH	WA	98826
CHELAN COUNTY	COMMISSIONERS OFFICE	400 DOUGLAS ST	WENATCHEE	WA	98801
CITY OF LEAVENWORTH	PO BOX 287		LEAVENWORTH	WA	98826
COCKERHAM CLAUDIA & GARY D	7502 ICICLE RD		LEAVENWORTH	WA	98826
COPPER NOTCH FAMILY LLC	C/O WENDA O REILLY	7560 OLD BRIDGE RD	LEAVENWORTH	WA	98826
COPPER NOTCH OWNERS ASSOCIATION	7560 OLD BRIDGE RD		LEAVENWORTH	WA	98826
CREEK HAUS LLC	7867 56TH PL NE		SEATTLE	WA	98115
DAM LIVING TRUST	7917 E LEAVENWORTH RD		LEAVENWORTH	WA	98826
DARLING DAWN REBECCA	9310 ANDERSON CANYON RD		PESHASTIN	WA	98847
DARLINGTON ROD B	PO BOX 1092		LEAVENWORTH	WA	98826
DAVIES LEANNA R & VANDEL JONATHAN R	65 PRUSIK PEAK LN		LEAVENWORTH	WA	98826
DE FOREST STEPHEN E	4319 W DRAVUS ST		SEATTLE	WA	98199-2440
DELZER JAMES ETAL	8029 E LEAVENWORTH RD		LEAVENWORTH	WA	98826
ELLIS RYAN R	7828 E LEAVENWORTH RD		LEAVENWORTH	WA	98826
EPPERLY JESSE J	12605 PROWELL		LEAVENWORTH	WA	98826
FARLEY ELLEN A REVOCABLE LIVING TRUST ETAL	58 EDMONDS LN		LEAVENWORTH	WA	98826
FLOYD FRANCIS S & JOYCE K	717 33RD AVE S		SEATTLE	WA	98144
FRERICHS JONATHAN & ATWOOD FRERICHS MARIAN JOINT RVCBLE TRST	536 ROUTE D'EXCENEAUX	74140	YVOIRE		
FROMM LAND CO LLC	1511 ANTON PL		WENATCHEE	WA	98801
GATE HOUSE LLC	C/O WENDA & JAMES O'REILLY	7560 OLD BRIDGE RD	LEAVENWORTH	WA	98826
GILBERT TODD M	12669 PROWELL ST		LEAVENWORTH	WA	98826-9015
GLAZKO ANZHELA	8179 E LEAVENWORTH RD		LEAVENWORTH	WA	98826
GRIFFITH STEPHEN	DEBRA GRIFFITH	311 N DUNHAM AVE	ARLINGTON	WA	98223
HOLLINGSWORTH CLINT L	7675 ICICLE RD		LEAVENWORTH	WA	98826
HOLLON GREGORY J & BRENDA W	7867 56TH PL NE		SEATTLE	WA	98115
HOLMES JOHN F & KATHERINE A	12740 CEMETERY RD		LEAVENWORTH	WA	98826
ICICLE FUND PROPERTIES LLC	PO BOX 2025		LEAVENWORTH	WA	98826
JENKINS WILLIAM JR	8076 OLD BRIDGE RD		LEAVENWORTH	WA	98826
JOHAHNSON MARK W & JENNIFER A	8158 E LEAVENWORTH RD		LEAVENWORTH	WA	98826
JOHNSON LAUREN & ROSSING BARBARA	7785 E LEAVENWORTH RD		LEAVENWORTH	WA	98826
JOHNSON ROBERT K & NANCY J	590 US HWY 2		LEAVENWORTH	WA	98826
JOSLIN JAMES B & VIRGINIA EMERY	55 OXBOW LN		LEAVENWORTH	WA	98826
KAMPEN WILLIAM & SANDRA	12826 BAYNE RD		LEAVENWORTH	WA	98826
KEELEY PHILIP G	12814 FISH HATCHERY RD		LEAVENWORTH	WA	98826-9032
KOPET CRAIG	18229 TERRACE CT SW		NORMANDY PARK	WA	98166-3859
KORSGAARD MATT ETAL	215 N GARFIELD AVE		WENATCHEE	WA	98801
KRAMER GREGORY J	COLLEEN S KRAMER	3845 TRIBUTE CIR E	FIFE	WA	98424
LAMON MICHAEL S & ERIN K	12630 PROWELL ST		LEAVENWORTH	WA	98826
LEAVENWORTH LZ RANCH LLC	10710 NE 60TH ST		KIRKLAND	WA	98033
LUNZ SHARON	7848 OLD BRIDGE RD		LEAVENWORTH	WA	98826
MC MAHON DWAYNE A & DEBORAH M	729 GELLATLY ST		WENATCHEE	WA	98801-9315
MITCHELL SCOTT & SUSAN	7895 E LEAVENWORTH RD		LEAVENWORTH	WA	98826
PARSONS JEFFREY D & CHRISTINE B	50 OXBOW LN		LEAVENWORTH	WA	98826
PRATT JODIE K	947 HAYFIELD LN		HAMILTON	MT	59840
RANKIN ROBERT & NANCY	12711 PROWELL RD		LEAVENWORTH	WA	98826
RAYFIELD DAVID N	PO BOX 344		LEAVENWORTH	WA	98826
RIGGS CLIFFORD	12590 PROWELL ST		LEAVENWORTH	WA	98826
SAUER JANA & SCOTT PITMAN	PO BOX 274		PESHASTIN	WA	98847
SCENARD TERRIE LYNN & CARA CHRISTINE	PO BOX 954		LEAVENWORTH	WA	98826
SCHIERSCH KARL G	PO BOX 969		LEAVENWORTH	WA	98826
SOLAZZI RICHARD	8132 E LEAVENWORTH RD		LEAVENWORTH	WA	98826
STOKES LUCAS & HOLLY	68 PRUSIK PEAK LN		LEAVENWORTH	WA	98826
STROUP ROBERT R	12482 PROWELL ST		LEAVENWORTH	WA	98826
SUNRISE PHOENIX REV TRUST	DANIELLE PLANTEC, TRUSTEE	2711 SEE CANYON RD	SAN LUIS OBISPO	CA	93403
THOMAS MICHAEL J & JAYLENE J	15411 29TH AVE SE		MILL CREEK	WA	98012
UNITED STATES DEPT OF INTERIOR	FISH & WILDLIFE SERVICE	911 NE 11TH AVE	PORTLAND	OR	97232
WAKEFIELD JANICE	1902 BIGELOW AVE N APT 301		SEATTLE	WA	98109
WARD JAMES W JR	PO BOX 2098		LEAVENWORTH	WA	98826
WATSON TRAVIS E & MONICA D	12640 PROWELL ST		LEAVENWORTH	WA	98826
WELCH DON	69 JAYBIRD LN		LEAVENWORTH	WA	98826-9018
WEST ALEXANDER G & KRISTA L	69 EDMONDS LN		LEAVENWORTH	WA	98826
WEST FORREST	47 EDMONDS LN		LEAVENWORTH	WA	98826
WILLIAMS BRUCE ETAL	8050 E LEAVENWORTH RD		LEAVENWORTH	WA	98825
YETI CHALET LLC	C/O DEBORAH HARTL	PO BOX 2821	LEAVENWORTH	WA	98826

Date Referral Sent: _____ File Number: CPA 26-060

Agency Referrals	Date Received	Comments Received
☐ Assessor		Yes/No
☑ Fire Marshal		Yes/No
☐ Building Official		Yes/No
☑ CD Health District		Yes/No
☐ Water		Yes/No
☐ Septic		Yes/No
☐ Solid Waste		Yes/No
☐ Food Service		Yes/No
☑ Public Works		Yes/No
☑ PUD		Yes/No
☐ Power/Water		Yes/No
☐ Property		Yes/No
☐ Sewer		Yes/No
☑ WA State Dept of Natural Resources		Yes/No
☐ Aquatic		Yes/No
☐ Forest		Yes/No
☑ WA State Dept of Ecology		Yes/No
☐ Shorelines/Wetlands		Yes/No
☐ FEMA		Yes/No
☐ WA Dept of Fish & Wildlife		Yes/No
☐ US Fish & Wildlife		Yes/No
☐ WA State Dept of Transportation		Yes/No
☐ US Army Corps of Engineers		Yes/No
☐ Fire District # _____		Yes/No
☐ Sewer Purveyor: _____		Yes/No
☐ Water Purveyor: _____		Yes/No
☐ Irrigation District: _____		Yes/No
☐ Water District: _____		Yes/No
☐ School District: _____		Yes/No
☐ Hospital District: _____		Yes/No
☑ City of: Leavenworth		Yes/No
☐ Community Council: _____		Yes/No
☑ WA State Archaeology		Yes/No
☑ Yakima Nation		Yes/No
☐ Confederated Tribes of Colville		Yes/No
☐ Noxious Weed Control Board		Yes/No
☐ Port of Chelan County		Yes/No
☑ SEPA Register		Yes/No
☐ Bureau of Land Management		Yes/No
☐ Other: _____		Yes/No

Jessica K. Thompson

From: Jessica K. Thompson
Sent: Tuesday, March 3, 2026 2:24 PM
To: 'dwaynemcmahon@mas.com'; 'Ryan Walker'
Cc: Susan Dretke
Subject: Notice of Application for CPA 26-060 McMahon - Chelan County Dept. of Community Development
Attachments: CPA 26-060 NOA.pdf; CPA 26-060 - Affidavit of posting.pdf

Greetings,

Please find the attached Notice of Application for a Comprehensive Plan Amendment regarding Dwayne McMahon's property, File# CPA 26-060. This notice should be posted on the *subject property by March 5th, or as soon as possible. Please place in a prominent position on site and maintain it for 14 days,* starting from the first day of posting. If you need a sign for posting, you may pick one up at our office.

Also attached is the affidavit of posting that needs to be filled out with the appropriate information after the 14-day comment period, signed before a notary, and the original returned to your planner. If your affidavit of posting is not returned to your planner, your file may be placed on hold.

If you have any questions pertaining to your application please contact the Chelan County Planner associated with this file, **Susan Dretke**, at 509-667-6225 or **Susan.Dretke@co.chelan.wa.us**.

Thank you,

Jessica Thompson
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

Jessica K. Thompson

From: Jessica K. Thompson
Sent: Tuesday, March 3, 2026 10:58 AM
To: FMO; 'EHSupport'; 'Real Estate Services'; Cindy Grubb; 'AquaticLeasing.Rivers@dnr.wa.gov'; 'ECY RE CRO SEPA Coordinator'; 'Andi Zontek-Backstrum'; Brantley Bain; 'cflorea@cityofleavenworth.com'; 'selby@cityofleavenworth.com'; 'ENVIROREVIEW@YAKAMA.COM'; 'guy.moura@colvilletribes.com'
Cc: Susan Dretke
Subject: Request for Comments – CPA 26-060 McMahon - Chelan County Dept. of Community Development
Attachments: CPA 26-060 NOA.pdf; CPA 26-060 - Application Materials.pdf

Greetings,
Chelan County has a **Comprehensive Plan Amendment** application in which we are requesting comments from agencies and special districts. Attached are all the materials for your review and the Notice of Application. Please respond by **5:00 pm on March 19, 2026.**

Project File No.: CPA 26-060

Project Location: 7948 East Leavenworth Rd, Leavenworth, WA 98826

Parcel Number: 24-17-23-510-480

Applicant/Owner: Dwayne McMahon

Application Date: February 25, 2026

Determination of Complete: February 25, 2026

Notice of Application Date: March 5, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Application Materials: Attached to this email or may be found on the Chelan County Public Notice Portal: https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

Return Comments To: **Susan Dretke**
Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Email: **Susan.Dretke@co.chelan.wa.us**

Sincerely,

Jessica Thompson
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit | Copy | Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-060 McMahon

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:
7948 E Leavenworth Rd
Leavenworth WA 98826

Parcel number:

Coordinates (Lat, Long):
47.562577 , -120.671528

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:
Project

Related Ecology SEPA numbers:

Important dates

Issued date:
3/5/2026

Comments due to lead agency:

Applicant name:
Dwayne McMahon

Applicant contact information:

Document type:
CONSULT

Document sub type:

Proposal name:
CPA 26-060 McMahon

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Jessica Thompson

3/19/2026

Date submitted to Ecology:
3/3/2026

Published date:

Attached files

File name	File description
Application.pdf	Application Materials
CPA 26-060 NOA.pdf	Notice of Application

 Copyright © Washington State Department of Ecology

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: buHEAlshXnyv7p3c47kq | **Proof Updated: Mar. 03, 2026 at 07:23am PST**
Notice Name: March 5th NOA NonOp.

See Proof on Next Page

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Jessica Thompson	Wenatchee World
jessicak.thompson@co.chelan.wa.us	
(509) 667-6225	

Columns Wide:	2	**Ad Class:**	Legals
Total Column Inches:	7.77		
Number of Lines:	40		

3/5/2026: Custom notice (Thursday Rate)	124.04
Subtotal	$124.04
Tax	$0.00
Processing Fee	$12.40
Total	**$136.44**

NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

Notice is hereby given that the Chelan County Department of Community Development has received and found the following land use application to be complete and ready for processing, public review, and comment. We have further determined that this proposal is unlikely to have a significant adverse impact on the environment. The department expects to issue a Determination of Non-Significance (DNS) in accordance with the DNS process found in WAC 197-11-340(2). The proposal may include mitigation measures under applicable codes and public review processes. Mitigation measures may be required regardless of whether an EIS is prepared; however, possible mitigation measures are unknown at the issuance of this notice. A copy of the subsequent threshold determination for this proposal may be obtained upon request to this department. **This may be the only opportunity to comment on the environmental impact of this proposal.**

CPA 26-041 Campbell - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR2.5). 24 Hugo Road, Chelan, WA 98816 also identified as Assessor's Parcel No.: 27-23-03-330-175.

CPA 26-048 HMJD Collins, LLC - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5). Unassigned, Chelan, WA 98816 also identified as Assessor's Parcel No.: 27-23-03-430-050.

CPA 26-054 Hellickson - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). Unassigned, Chelan. WA 98816 also identified as Assessor's Parcel No.: 25-18-32-330-200.

CPA 26-060 McMahon - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5). 7948 East Leavenworth Rd., Leavenworth, WA 98826 also identified as Assessor's Parcel No.: 24-17-23-510-480.

On March 5, 2026, this application was noticed to the public, and no action will be taken on this project until the agency comment period ends March 19, 2026.

All reports and file of record are available at 316 Washington St., Suite 301, Wenatchee, WA 98801 for review. Public comments will be accepted at any time prior to the close of the public record on project permits. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, and original signature, should be as specific as possible, and may be mailed or personally delivered at the address listed above. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision, and appeal the decision as provided by law.

Date: March 5, 2026

######

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225 FAX: (509)667-6475

NOTICE OF APPLICATION

Project File No.:	CPA 26-060
Project Location:	7948 East Leavenworth Rd, Leavenworth, WA 98826
Parcel Number:	24-17-23-510-480
Applicant/Owner:	Dwayne McMahon
Application Date:	February 25, 2026
Determination of Complete:	February 25, 2026
Notice of Application Date:	March 5, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Public Review and Comment Period: PUBLIC COMMENT ON THIS PROPOSAL IS ENCOURAGED and no action will be taken on the project until the Agency comment period ends on **March 19, 2026**. Agencies, tribes, and the public are encouraged to review and comment on the proposed project. Public comments will be accepted at any time prior to the close of the public record. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, original signature, and should be as specific as possible. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision and appeal the decision as provided by law. Written comments must be submitted to the Department of Community Development, 316 Washington St., Suite 301 Wenatchee, WA 98801; Attention: Susan Dretke or email susan.dretke@co.chelan.wa.us for additional information or to review application materials.

The complete case file on this matter is available for review online at https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome; or during normal business hours at the offices of the Chelan County Community Development Department located at 316 Washington St., Suite 301 Wenatchee, WA 98801 Monday-Friday between the hours of 8:00 A.M. and 5:00 P.M. Please contact the on-call planner at (509) 667-6224 to arrange an inspection of the file.

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301
WENATCHEE, WA 98801
(509) 667-6225

VIA EMAIL

DETERMINATION OF APPLICATION STATUS

Pursuant to Title 14, Development Permit Procedures & Administration, Section 14.08.030, Determination of Completeness. (CCBOR Resolution No. 2004-16, as amended)

Project Description: The proposal is a request to amend the current comprehensive plan map designation from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5).

File Number:	CPA 26-060
Related Files:	None
Parcel Address:	7948 East Leavenworth, Leavenworth, WA 98826
Parcel Zoning	Rural Residential/Resource 10 (RR10)
Applicant/Owner:	Dwayne McMahon
Mailing Address:	729 Gellatly St, Wenatchee, WA 98801
Date Submitted:	2/25/26
Date Complete:	2/25/26

Upon Initial Review, The Above Referenced Application is Found To Be: COMPLETE

The required components of an application are present and are judged by the review authority to be technically accurate and contain sufficient information necessary to allow the processing of the application. All submittal fees have been paid.

Your application has been determined to be complete as of the date of this letter. Pursuant to Chelan County Code Section 14.08.030(5), a Determination of Completeness shall not preclude the department for requesting additional information or studies if the need for more information becomes apparent during processing of the proposed development.

Review Authority: Susan Dretke
Chelan County Community Development
316 Washington St., Suite 301, Wenatchee, WA 98801
Email: susan.dretke@co.chelan.wa.us
Phone: (509) 667-6586

Sincerely,

Susan Dretke 2/25/26

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

RECEIVED
FEB 25 2026
CHELAN COUNTY
Community Development

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 241723510480 Lot Size: 5.0 (Acres)
Parcel Address: 7948 East Leavenworth Road City/Zip Code: Leavenworth, 98826
Property Owner(s): Dwayne McMahon Zoning: RR 10
Mailing Address: 729 Gellatly St
City/State/Zip Code: Wenatchee, WA 98801
Phone: 509-679-8649 E-mail: dwaynemcmahon@msn.com

Applicant/Agent (if different than owner): Ryan Walker
Company and Mailing Address: Pacific Engineering and Design / 200 South Columbia St, Suite 300
City/State/Zip: Wenatchee, WA. 98801 Phone: 509-630-7917
E-mail: ryanw@pacificengineering.net
For multiple owners, applicants, or agents, provide additional sheets.

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ❑ Administrative Modification
- ❑ Administrative Determination
- ❑ Administrative Interpretation
- ❑ Binding Site Plan
- ☒ Comprehensive Plan Map Amendment
- ❑ Comprehensive Plan Text Amendment
- ❑ Conditional Use Permit
- ❑ Forest Practice/Conversion
- ❑ Open Space: Public Benefit Rating System
- ❑ Major Subdivision
- ❑ Master Planned Development
- ❑ Planned Development
- ❑ Plat Alteration or Vacation
- ❑ Short Plat
- ❑ Variance (zoning or critical areas)
- ❑ Zoning Change-Text Amendment/ Map Amendment
- ❑ Critical Area Determination
- ❑ Other: _____

APPLICABILITY SECTION

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership (Title holder signature is required on all applications. Properties being purchased on a Real Estate Contract require title holder signature.)
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

File(s) No. _____

GENERAL INFORMATION

Please provide a narrative of the proposed project including, but not limited to, all proposed activities, uses and development (attach additional sheets if needed):

This proposal is to change the zoning and comprehensive plan land use designation map and zoning map of approximately 5 acres from Rural Residential/Resource 10 (RR 10) to Rural Residential/Resource 2.5 (RR 2.5).

☐ Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): _____
2. Is the subject property located within an Urban Growth Area (UGA)? ☒ No ☐ Yes
   If "yes", which UGA? _____
3. Please describe adjacent land uses in all directions around the subject property:
   North: Residential
   South: East Leavenworth Road/Public Park
   East: Residential
   West: Residential
4. What is the current use of the property? Residential
5. Sanitation Disposal: ☐ N/A ☒ Septic Permit ☐ Sewer District: _____
6. Water Source: ☐ N/A ☒ Single Private Well ☐ Shared Private Well ☐ Group B
   ☐ Public Water Supplier: _____
7. Irrigation Water:
   ☒ N/A ☐ Yes (Private) ☐ Yes (Public) Irrigation District/Purveyor: _____
8. Fire District: CCFD #3 School District: Cascade
9. Power Service: CCPUD
10. Are there critical areas or critical area buffers on the property?
    ☐ Airport Overlay: _____
    ☐ Aquifer Recharge Area (see attached)
    ☒ Floodplain / Floodway _____
    Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:
    ☐ Alluvial Fan (250') ☐ Known Historic Hazardous Area (250') ☐ Slopes > 40% (250')
    ☒ Erosive soils (on-site) ☐ Landslide ☐ Snow Avalanche (500')
    ☐ Habitat/Riparian Area, protected species/area: _____
    ☐ Streams / Waterbodies: _____ ☐Shoreline Environment Designation: _____
    ☐ Drainage or Seasonal Stream: _____ ☐ Wetland, if so what category: _____
    ☐ Cultural or Archeological: _____
11. Will landfill be required? ☒ No ☐ Yes, approximate _____(cubic yards)
12. Will excavation be required? ☒ No ☐ Yes, approximate _____(cubic yards)
13. Has site preparation been started on the site? If so, to what extent?
    No
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?
    No

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:

Unknown

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property coverd by this proposal? ☒ No ☐ Yes, please list:

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Pursuant to Chelan County Code (CCC), Section 11.82.030: An applicant seeking to develop property which requires a development permit, not otherwise exempted from the requirements of this chapter, shall submit with the application this certified statement, which lists criteria (5)(A) through (5)(D), (6), and (7) as set forth in CCC, Section 11.82.040 and indicate whether the criteria apply or do not apply to the site or development.

*****Any development application that fails to contain this statement or fails to indicate whether any one of the criteria apply or do not apply shall be rejected and only accepted upon resubmission of the completed statement. "Unknown" or similar responses will not be accepted.*****

If the administrator determines the development meets one or more of criteria (1) through (4) of CCC, Section 11.82.040, or if the administrator determines the development meets criterion (5) of CCC, Section 11.82.040 and the applicant indicates the development meets one or more of criteria (5)(A) through (5)(D), or if the applicant indicates the development meets one or more of criteria (6) or (7) of CCC, Section 11.82.040, the development shall require a hydrogeologic evaluation as described in CCC, Section 11.82.050. If the development has a medium or high vulnerability rating, the development shall be subject to the performance standards of CCC, Section 11.82.060.

If the administrator determines that criteria (1) through (5) of CCC, Section 11.82.040 do not apply to the development and an applicant's statement asserts that criteria (6) and (7) of CCC, Section 11.82.040 do not apply to the development, the administrator will accept the statement and proceed with the permitting or approval process, except if the administrator has or obtains information prior to the permit or approval being finalized, which clearly establishes the applicant's statement is incorrect. In which case, the applicant will be advised in writing of the inconsistent information and advised to either (A) provide an amended statement adding the evaluation criteria as being applicable and complete a hydrogeologic evaluation of the development pursuant to CCC, Section 11.82.050, or (B) present sufficient countering information clearly establishing that the basis for the department's concern is incorrect. If the applicant selects to proceed under (B), upon receipt of the applicant's information, the administrator shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the administrator.

EVALUATION CRITERIA:

The applicant is required to determine the vulnerability rating for any development permit, not otherwise exempted, and meets any one of the criteria below. Please check the boxes that apply to your project:

- ☐ 1.Within a wellhead protection area designated under WAC 246-290-135
- ☐ 2. Within a critical aquifer recharge area mapped and identified by a qualified groundwater professional
- ☐ 3. Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act
- ☐ 4. Within an area established for special protection pursuant to a groundwater management program, Chapters 90.44, 90.48, and 90.54 RCW, and Chapters 173-100 and 173-200 WAC
- ☐ 5. The site contains highly permeable soils, which include types 1 ,2 and 3 under WAC 246-272A-0220, Table V or soils mapped by US Department of Agriculture Natural Resources Conservation Service as having saturated hydraulic conductivity (Ksat) classification of Moderately High or identified as Hydrologic Soil Group "A" and:
  - ☐ A. The site will be utilized for hazardous substance (defined in Chapter 70.105 RCW) processing, storage or handling in applications or quantities larger than is typical of household use; or
  - ☐ B. The site is currently or will be utilized for commercial or industrial activities listed in the US Environmental Protection Agency's Potential Sources of Drinking Water Contamination Index that can be found in Appendix A to Department of Ecology's Critical Aquifer Recharge Area Guidance Document; or
  - ☐ C. The development involves a major subdivision and includes present or future plans to construct dwelling units that will not be connected to a public sewer system and any of the lots are less than one net acre in size; or
  - ☐ D. The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds four thousand square feet;
- ☐ 6. The proposed use is as a commercial feedlot, landfill, junkyard, salvage yard, or auto wrecking yard, or
- ☐ 7. The site will be used for above ground application of sewage or sludge.

Development proposals for a single-family residential dwelling, accessory dwelling unit, or accessory building that is connected to a public sewer system or has a septic permit approved by the Chelan-Douglas health district shall be exempt from hydrogeologic evaluation under CCC, Section 11.82.050.

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there **IS NOT** or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled "**IS NOT**" above, proceed to Sub-Section III of this form.

If you circled "**IS**" above, proceed to Sub-Section II of this form.

File(s) No. _____

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.

____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.

____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.

____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

☒ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis- related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

- ❑ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.
- ❑ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).
- ❑ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.
- ❑ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.
- ❑ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.
- ❑ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

- ❑ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ❑ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ❑ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ❑ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ❑ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- ❑ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ❑ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ❑ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ❑ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ❑ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ❑ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEGEMENT SECTION

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

By submitting this application, I acknowledge and certify the following:

Initials
(Owner and, if applicable, Applicant)

1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.
2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.
3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.
4. Additional permit applications and approvals may be necessary to conduct specific activities.
5. Application fees are non-refundable, except when approve by the Board.
6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

File(s) No. _____

7. Chelan County is hereby given consent to enter the property(ies) listed above.
8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.
9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.
10. I certify that this application has been made with the consent of the lawful property owner(s).
11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.
12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature: Dwayne McMahon **Place:** _____ **Date:** 2-19-26

Print Name: Dwayne McMahon

Owner/Applicant/Agent Signature: Ryan Walker **Place:** Wenatchee **Date:** 2/23/26

Print Name: Ryan Walker

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

SEPA[1] Environmental Checklist

RECEIVED
FEB 25 2026
CHELAN COUNTY
Community Development

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A.Background

Find help answering background questions[2]

1. **Name of proposed project, if applicable:**

   McMahon Comprehensive Plan Map Amendment and Rezone

2. **Name of applicant:**

   Dwayne McMahon

3. **Address and phone number of applicant and contact person:**

   Dwayne McMahon (Applicant)
   729 Gellatly Street
   Wenatchee, WA 98801
   509-679-8649

   Ryan Walker (Agent)
   Pacific Engineering and Design, PLLC
   200 South Columbia St, Suite 300
   Wenatchee, WA 98801
   509-630-7917
   ryanw@pacificengineering.net

4. **Date checklist prepared:**

   February 2026

5. **Agency requesting checklist:**

   Chelan County

6. **Proposed timing of schedule (including phasing, if applicable):**

   The application will follow the Chelan County process for Comprehensive Plan Map Amendments.

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

   Single-family residential development.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

   None.

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

   No.

10. **List any government approvals or permits that will be needed for your proposal, if known.**

    Comprehensive Plan Map Amendment and Zoning Map Amendment.

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

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.)**

    This proposal is to change the zoning and comprehensive plan land use designation and zoning map of approximately 5.0 acres from Rural Residential/Resource 10 (RR 10) to Rural Residential/Resource 2.5 (RR 2.5). The property is located at 7948 East Leavenworth Road, Leavenworth, within Section 32, T 25N, R 18E.W.M.

    The official Chelan County Zoning and Comprehensive Plan map is no. 53.

    The zoning and comprehensive plan designations are proposed to be changed to align the property with nearby zoning and existing residential lot sizes. The adjacent property to the west is zoned RR 2.5, which is the zone that the subject property is proposed to be changed to. The subject property is only five acres in size—half of the minimum lot size for RR 10. There are no residential properties over 10 acres in size anywhere in the vicinity of the subject property. Most residential properties in the area are one-acre in size. The revision to RR 2.5 will help create a more consistent rural density pattern.

12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

    The property is located at 7948 East Leavenworth Road, Leavenworth, WA, within Section 32, T 25N, R 18E.W.M.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. **General description of the site:**

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. **What is the steepest slope on the site (approximate percent slope)?**

5%

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

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.**

Soil mapped for the property on the USGS soil survey website (https://websoilsurvey.nrcs.usda.gov) is Leavenworth fine sandy loam, 0-3 percent slopes (Lh) and Leavenworth loamy sand, 0-3 percent slopes (Le). Both soil types are listed as prime farmland if irrigated.

None of the soil will be removed.

d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

According to the Chelan County GIS online mapping tool, the subject properties do not contain geologically hazardous soils.

e. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

No filling, excavation or grading is proposed.

f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**

No.

g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

There will be no change in impervious surfaces.

h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

None.

2. Air

Find help answering air questions[4]

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.**

None.

b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

No.

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air

c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**

None.

3. Water

Find help answering water questions[5]

a. **Surface:**

Find help answering surface water questions[6]

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.**

   Icicle River is located approximately 300 feet to the east of the property. The DNR stream typing map does not indicate other surface water bodies, and the NWI wetlands mapper does not indicate the presence of wetlands on the subject property. A Wetland Determination will be performed by Pacific Engineering in spring 2026 to investigate the property for wetlands.

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.**

   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.**

   None.

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

   No.

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

   Yes, the subject property is mapped within the FEMA mapped 100-year floodplain.

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.**

   No.

---

[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water

[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

b. Ground:

Find help answering ground water questions[7]

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 a general description, purpose, and approximate quantities if known.**

   No.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

   No waste material will be discharged.

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.**

   There will be no change in stormwater runoff.

2. **Could waste materials enter ground or surface waters? If so, generally describe.**

   No.

3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

   No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None.

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

4. Plants

Find help answering plants questions

a. Check the types of vegetation found on the site:

☐ **deciduous tree: alder, maple, aspen, other**

☐ **evergreen tree: fir, cedar, pine, other**

☐ **shrubs**

☒ **grass**

☐ **pasture**

☐ **crop or grain**

☐ **orchards, vineyards, or other permanent crops.**

☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**

☐ **water plants: water lily, eelgrass, milfoil, other**

☐ **other types of vegetation**

b. What kind and amount of vegetation will be removed or altered?

None.

c. List threatened and endangered species known to be on or near the site.

According to the USFWS IPaC online mapping tool the following species may be located within the vicinity of the proposed project:

- Showy Stickseed (*Hackelia venusta*) – Endangered
- Wenatchee Mountains Checkermallow (*Sidalcea oregana var. calva*) – Endangered

However, the comprehensive plan map amendment will not result in direct impacts to the Project Site as no development is proposed.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

None.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. Animals

Find help answering animal questions[8]

a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

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.**

According to the USFWS IPaC online mapping tool the following species may be located within the vicinity of the proposed project:

- Canada Lynx (*Lynx canadensis*) - Threatened
- Gray Wolf (*Canis lupus*) - Endangered
- North American Wolverine (*Gulo gulo luscus*) – Threatened
- Mt. Rainier White-tailed Ptarmigan (*Lagopus leucura rainierensis*) – Threatened
- Northern Spotted Owl (*Strix occidentalis caruina*) - Threatened
- Yellow-billed Cuckoo (*Coccyzus americanus*) -Threatened
- Bull Trout (*Salvelinus confluentus*) - Threatened
- Monarch Butterfly (*Danaus Plexippus*) – Proposed Threatened
- Suckley's Cuckoo Bumble Bee (*Bombus suckleyi*) – Proposed Endangered

However, the comprehensive plan map amendment will not result in direct impacts to the Project Site or affect access or habitat use by the above listed species.

c. **Is the site part of a migration route? If so, explain.**

No.

d. **Proposed measures to preserve or enhance wildlife, if any.**

None.

e. **List any invasive animal species known to be on or near the site.**

None known.

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

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.**

   The plan amendment does not have energy needs.

b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

   No.

c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

   None.

7. Environmental health

Health Find help with answering environmental health questions[10]

a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

   No.

   1. **Describe any known or possible contamination at the site from present or past uses.**

      None known.

   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.**

      None known.

   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.**

      None known.

   4. **Describe special emergency services that might be required.**

      None known.

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou
[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

5. **Proposed measures to reduce or control environmental health hazards, if any.**

   None.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

   East Leavenworth Road is adjacent to the property to the south. It is a primary bypass route between Leavenworth and Icicle Road. The roadway is heavily traveled, particularly during the summer months due to recreational access, which causes vehicle noise.

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)?**

   The comprehensive plan map amendment will not generate noise.

3. **Proposed measures to reduce or control noise impacts, if any:**

   None.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

   The current use of the site is residential and agricultural. The adjacent property to the west is used for residential and agricultural purposes. Properties to the north and east are used for residential purposes.

   To the south, the property is owned by the United States Fish and Wildlife Service and operated as the Leavenworth Fish Hatchery. This parcel also includes Cascade Discovery School, which provides educational programming for high school students, as well as a public boat launch that allows commercial river recreation shuttle services for tubing, kayaking, and stand-up paddleboarding on Icicle Creek. In addition, the property contains public trails that provide access for horseback riding, winter snowshoe tours, cross-country skiing, and fish viewing. The area is heavily utilized by the public, particularly during the summer months, resulting in increased recreational activity and traffic.

   The surrounding area is currently used for residential, agricultural, and commercial purposes and therefore the proposal will not affect existing land uses.

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

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 because 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?

Yes. The property has been used as a hay farm including growing and harvesting of agricultural products.

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?**

   No.

c. Describe any structures on the site.

A single-family residence and detached garage are present on the Project Site.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

Rural Residential/Resource 10 (RR10).

f. What is the current comprehensive plan designation of the site?

Rural Residential/Resource 10 (RR10).

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes, the Project Site is mapped by the WDFW PHS online mapping tool as containing potential shrubsteppe habitat, caves or cave rich areas, and potential grizzly bear (*Ursus arctos*), little brown bat (*Myotis lucifugus*), northern spotted owl (*Strix occidentalis*), Yuma myotis (*Myotis yumanensis*), and golden eagle (*Aquila chrysaetos*) habitat. All Priority habitats are considered critical areas by Chelan County Code (CCC) 11.78.010(2). The property is partially in the 100-year floodplain which is classified as a critical area. However, the comprehensive plan map amendment will not result in direct impacts to the Project Site or affect access or habitat use by the above listed species.

i. Approximately how many people would reside or work in the completed project?

None.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any.

None proposed.

l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

None proposed.

m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

None proposed.

9. Housing

Find help answering housing questions[12]

a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

None.

b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

None.

c. **Proposed measures to reduce or control housing impacts, if any:**

None proposed.

10. Aesthetics

Find help answering aesthetics questions[13]

a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

No structures proposed.

b. **What views in the immediate vicinity would be altered or obstructed?**

No.

c. **Proposed measures to reduce or control aesthetic impacts, if any:**

None proposed.

11. Light and glare

Find help answering light and glare questions[14]

a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

---

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing
[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics
[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

None.

b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

No.

c. **What existing off-site sources of light or glare may affect your proposal?**

None.

d. **Proposed measures to reduce or control light and glare impacts, if any:**

None proposed.

12. Recreation

Find help answering recreation questions

a. **What designated and informal recreational opportunities are in the immediate vicinity?**

Hiking, bicycling, horseback riding, winter snowshoe tours, cross-country skiing, fish viewing, and rafting occur in the vicinity.

b. **Would the proposed project displace any existing recreational uses? If so, describe.**

No.

c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

None proposed.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

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.**

No.

b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

According to the DAHP WISAARD online mapping tool, a GLO trail is located approximately 0.5 miles to the northeast of the subject parcel. No other GLO features are located within the project vicinity.

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

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.**

The DAHP WISAARD online mapping tool was used.

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.**

None proposed.

14. Transportation

Find help with answering transportation questions[16]

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.**

East Leavenworth Road fronts the property on the south side. No new access is proposed.

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?**

No. The nearest transit stop is in Leavenworth, approximately 3.5 miles to the north.

c. **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).**

No.

d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No.

e. **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?**

None.

f. **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.**

No.

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation

g. **Proposed measures to reduce or control transportation impacts, if any:**

None proposed.

15. Public services

Find help answering public service questions[17]

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.**

No.

b. **Proposed measures to reduce or control direct impacts on public services, if any.**

None proposed.

16. Utilities

Find help answering utilities questions[18]

a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

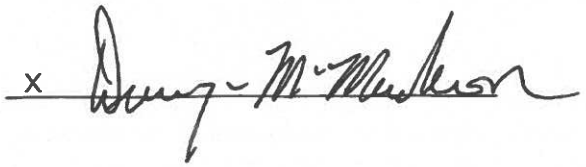
None proposed.

[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services
[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities

C.Signature

Find help about who should sign[19]

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.

x 

Type name of signee: Dwayne McMahon

Position and agency/organization:

Date submitted:

[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

The proposal may result in construction of a new onsite septic systems in the future. Future construction could increase storm water runoff and emissions during construction.

- **Proposed measures to avoid or reduce such increases are:**

  All future development will comply with local state and federal regulations including critical areas, storm water management and onsite septic requirements.

2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**

Future development would not affect plants, animals, fish or marine life. The property is currently intensively used for agricultural purposes and is adjacent to commercial uses from the Leavenworth Fish Hatchery and the Icicle Creek public boat launch, which results in increased recreational activity and traffic.

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

  Compliance with Chelan County Critical area regulations at the time of development.

3. **How would the proposal be likely to deplete energy or natural resources?**

The proposal would not deplete energy or natural resources. Leavenworth is served by Chelan County PUD which provides abundant clean, renewable energy.

- **Proposed measures to protect or conserve energy and natural resources are:**

  Future development is likely to use low energy lighting such as LEDs and will comply with the energy code in effect at the time of building.

[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

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?**

Future use of the property may occur with the 100-year floodplain.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

  Compliance with Chelan County Critical area and Flood Hazard regulations at the time of development.

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

The property is not located in the shoreline zone and is not regulated by the Shoreline Management Act or Chelan County Shoreline Master Program.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

  Future development of the property would meet all county regulations for land use.

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**

Future residential development could result in a slight increase in vehicle trips and the potential for more emergency service needs. Additional residences may generate more daily trips to and from the site, including commuter, school, and service-related travel.

However, the anticipated increase in demand is expected to be minimal and consistent with rural residential development patterns in the surrounding area. The subject property is currently only five acres in size and therefore already half of the minimum lot size for RR 10. The property is located in an area already characterized by residential uses at similar or smaller lot sizes, and existing transportation infrastructure and public services currently serve comparable development in the vicinity. Residential development due to the rezone would be more consistent with the surrounding rural density pattern.

- **Proposed measures to reduce or respond to such demand(s) are:**

  Compliance with Chelan County Code at the time of development.

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

The proposal will not conflict with any laws for the protection of the environment.

Evelyn L. Arnold, Auditor, Chelan County, WA. AFN # 2311164 Recorded 09/10/2009 at 02:50 PM, D Page: 1 of 2 Filing Instrument $63.00
NORTH MERIDIAN TITLE & ESCROW llc

RECEIVED
FEB 25 2026
CHELAN COUNTY
Community Development

After recording return to:
Dwayne A. McMahon
Deborah M. McMahon
837 Front St
Leavenworth, WA 98826

0146881

REAL ESTATE EXCISE TAX
PAID $ 5345.00
Chelan County Treasurer
David E. Griffiths, CPA
By 9-10-09
Deputy

Reference: 50002566- -653- -JH6

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Roger L. McMahon, as his separate estate,**

for and in consideration of Ten ($10.00) Dollars and other good and valuable consideration

in hand paid, conveys and warrants to **Dwayne A. McMahon and Deborah M. McMahon, husband and wife**

the following described real estate, situated in the County of **Chelan**, State of **Washington**:

LOT 14, BLOCK 5, CASCADE ORCHARDS, CHELAN COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 81, EXCEPT THEREFROM THAT PORTION CONVEYED TO CHELAN COUNTY, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 382049.

SITUATE IN THE COUNTY OF CHELAN, STATE OF WASHINGTON.

Subject to: ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY PLAT.

Abbreviated Legal: (Required if full legal not inserted above.) Lot 14, Block 5, of Cascade Orchards

Tax Parcel Number(s): 24 17 23 510 480

Reference: Statutory Warranty Deed **50002566 653 JH6**

Dated: 9/4/09
SELLER:

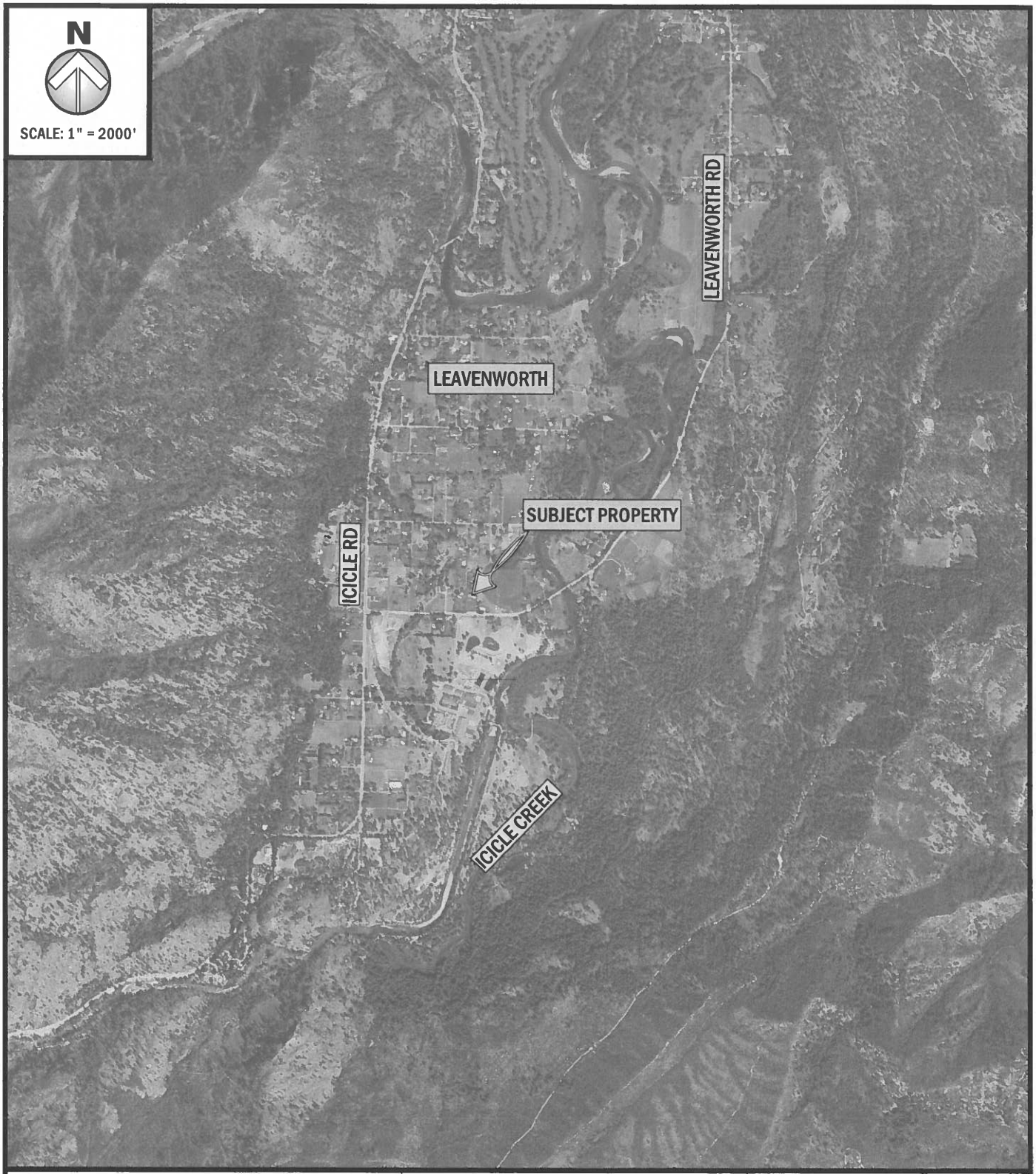
Roger L. McMahon

State of Washington
SS:
County of Chelan

On this 4th day of September, 2009, before me personally appeared Roger McMahon to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.
Given under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington.
Residing at Leavenworth.
My Appointment expires: 1-24-11.

TESS L WATKINS NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES JAN 24 2011



PROPOSED: COMPREHENSIVE PLAN MAP AMANDMENT
ADDRESS: 7948 EAST LEAVENWORTH RD
LATITUDE: 47.5625728°
LONGITUDE: -120.6714949°
PARCEL NO#: 241723510480

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	2/18/2026
SHEET NO:	1 OF 5
SHEET TITLE:	VICINITY
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	DWAYNE MCMAHON
NOTES:	

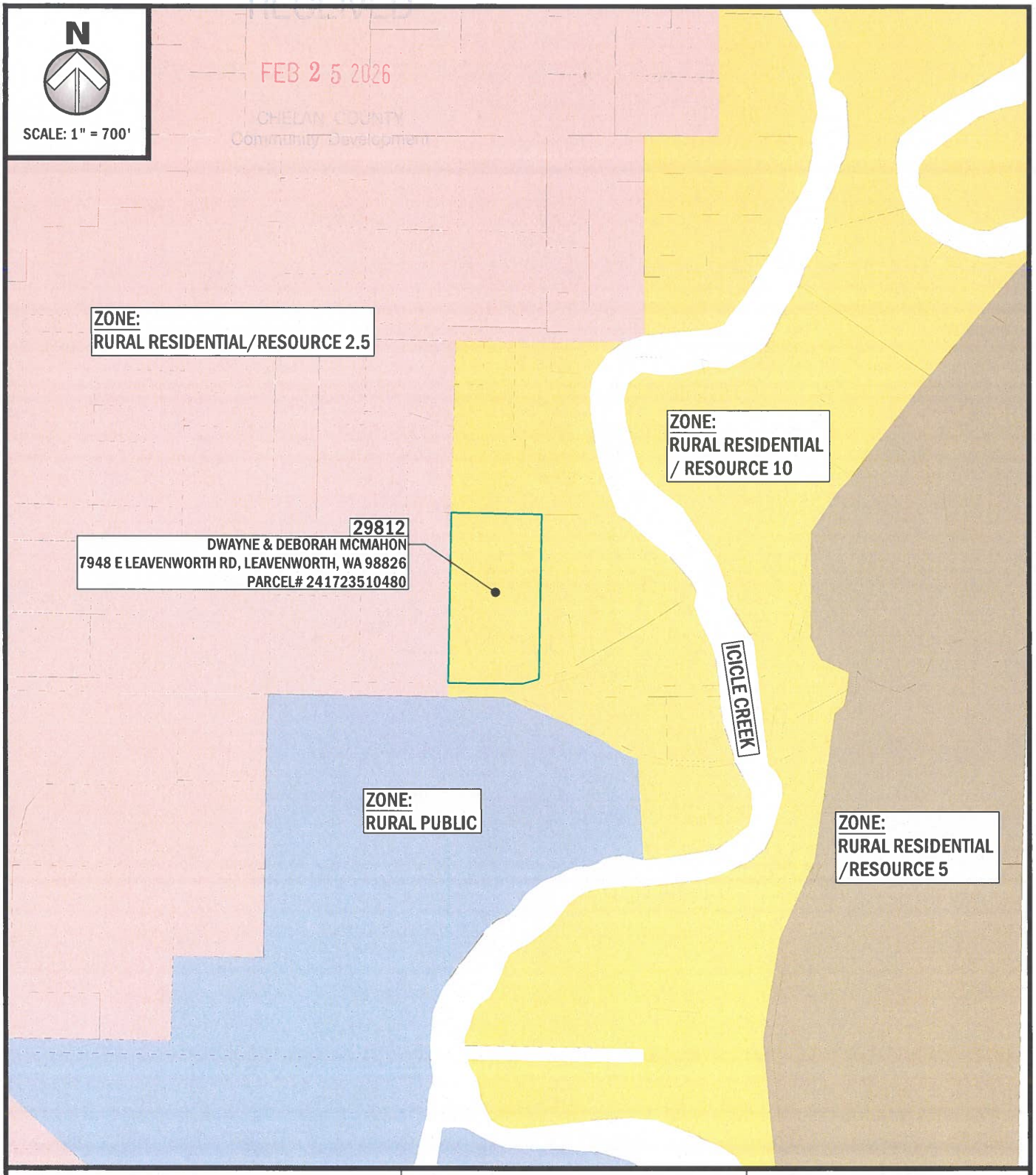


PROPOSED: COMPREHENSIVE PLAN MAP AMANDMENT
ADDRESS: 7948 EAST LEAVENWORTH RD
LATITUDE: 47.5625728°
LONGITUDE: -120.6714949°
PARCEL NO#: 241723510480

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	2/18/2026
SHEET NO:	2 OF 5
SHEET TITLE:	PARCEL MAP
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	DWAYNE MCMAHON
NOTES:	

RECEIVED
FEB 25 2026
CHELAN COUNTY
Community Development



PROPOSED: COMPREHENSIVE PLAN MAP AMANDMENT
ADDRESS: 7948 EAST LEAVENWORTH RD
LATITUDE: 47.5625728°
LONGITUDE: -120.6714949°
PARCEL NO#: 241723510480

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

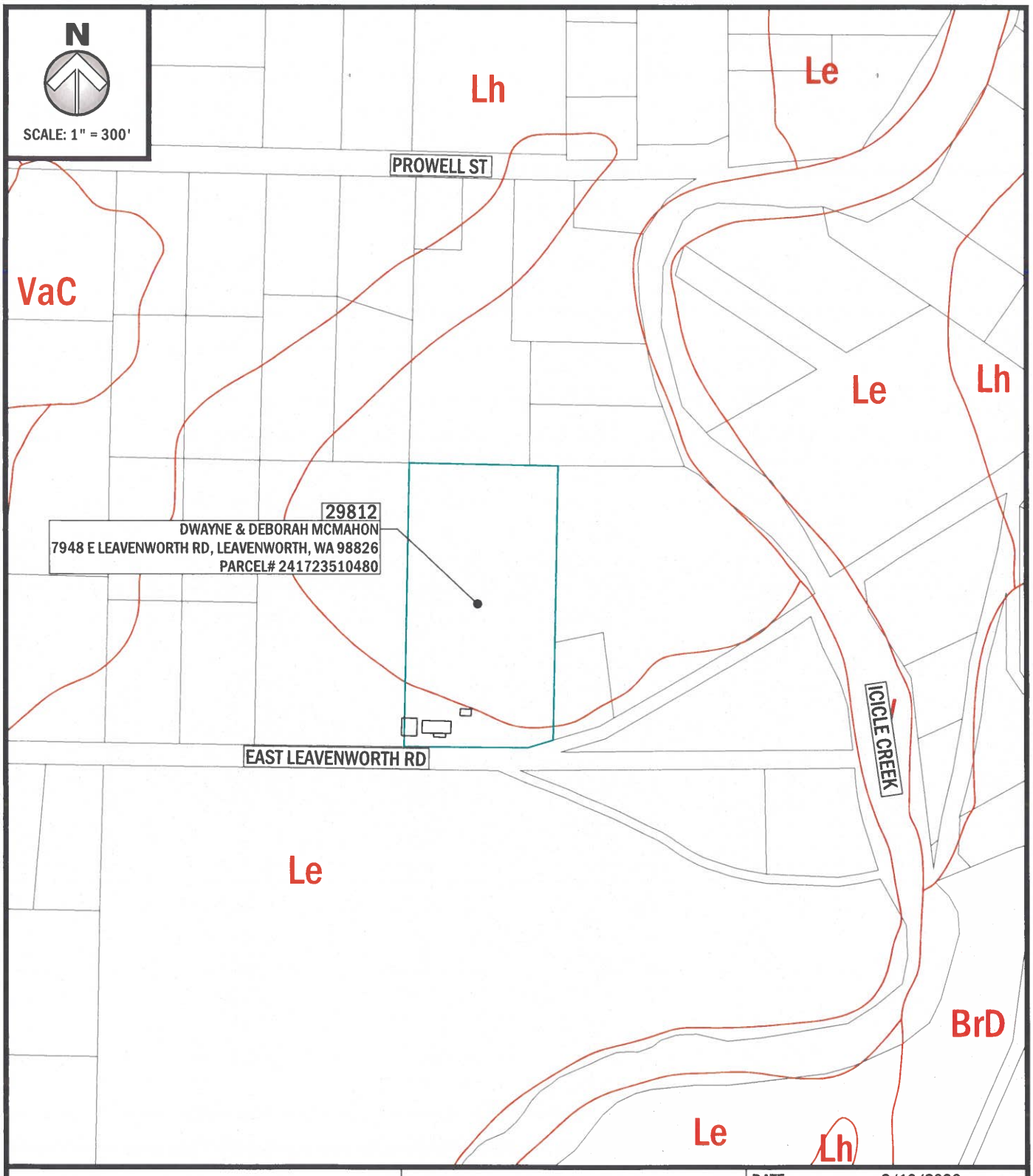
DATE:	2/18/2026
SHEET NO:	3 OF 5
SHEET TITLE:	ZONING MAP
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	DWAYNE MCMAHON
NOTES:	



PROPOSED: COMPREHENSIVE PLAN MAP AMANDMENT
ADDRESS: 7948 EAST LEAVENWORTH RD
LATITUDE: 47.5625728°
LONGITUDE: -120.6714949°
PARCEL NO#: 241723510480

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	2/18/2026
SHEET NO:	4 OF 5
SHEET TITLE:	EROSIVE SOIL MAP
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	DWAYNE MCMAHON
NOTES:	



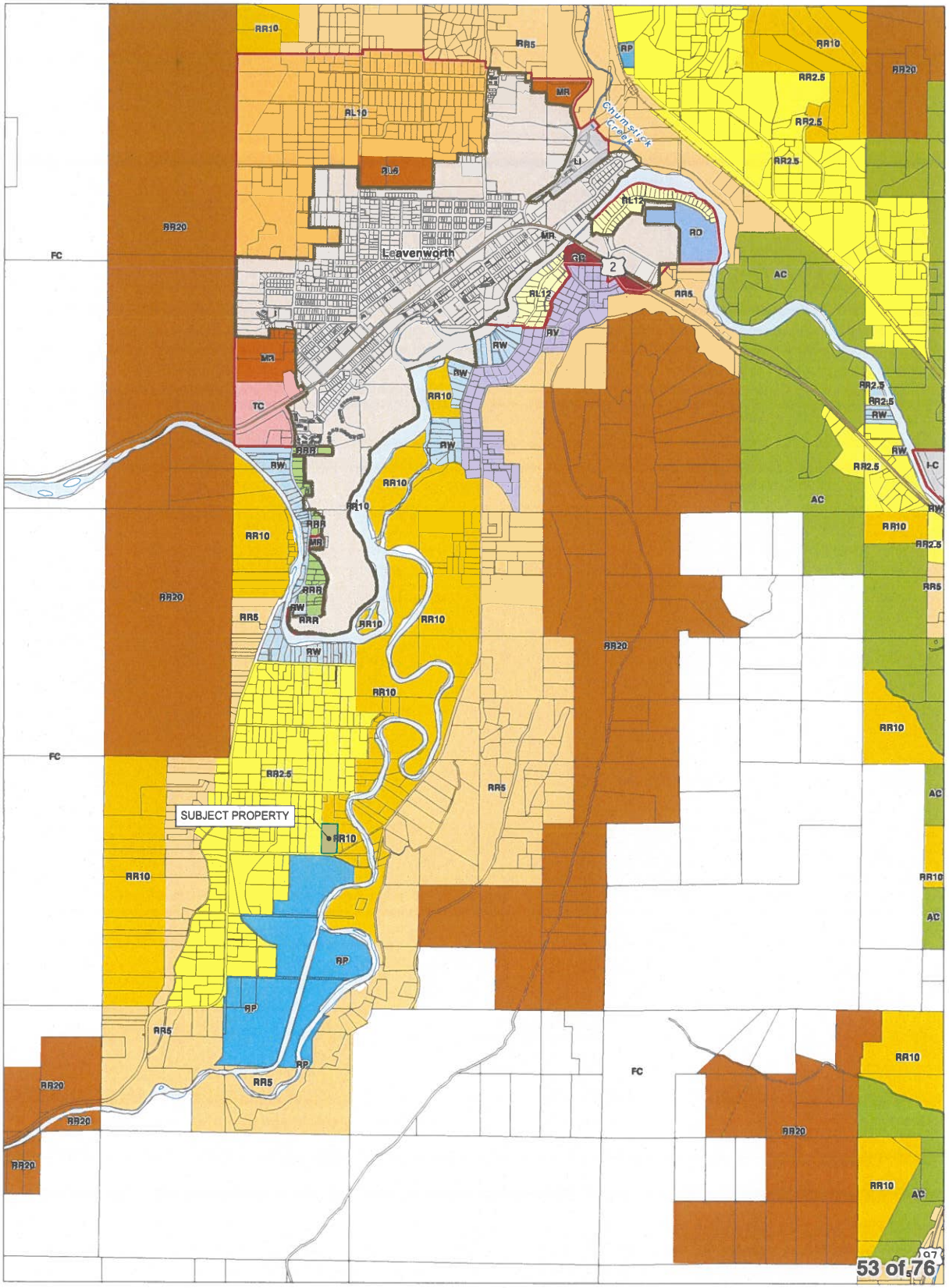
PROPOSED: COMPREHENSIVE PLAN MAP AMANDMENT
ADDRESS: 7948 EAST LEAVENWORTH RD
LATITUDE: 47.5625728°
LONGITUDE: -120.6714949°
PARCEL NO#: 241723510480

RECEIVED
FEB 25 2026
CHELAN COUNTY
Community Development

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	2/18/2026
SHEET NO:	5 OF 5
SHEET TITLE:	SOIL SURVEY FIGURE
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	DWAYNE MCMAHON
NOTES:	

Chelan County Land Use Designation



- City Boundaries
- Urban Growth Areas
- County Boundary
- Highways
- Railroads
- Lakes
- Rivers & Streams

Chelan County Comprehensive Plan Appendices
Resolution 2017-119

DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



SEPA[1] Environmental Checklist

RECEIVED
FEB 25 2026
CHELAN COUNTY
Community Development

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A.Background

Find help answering background questions[2]

1. **Name of proposed project, if applicable:**

   McMahon Comprehensive Plan Map Amendment and Rezone

2. **Name of applicant:**

   Dwayne McMahon

3. **Address and phone number of applicant and contact person:**

   Dwayne McMahon (Applicant)
   729 Gellatly Street
   Wenatchee, WA 98801
   509-679-8649

   Ryan Walker (Agent)
   Pacific Engineering and Design, PLLC
   200 South Columbia St, Suite 300
   Wenatchee, WA 98801
   509-630-7917
   ryanw@pacificengineering.net

4. **Date checklist prepared:**

   February 2026

5. **Agency requesting checklist:**

   Chelan County

6. **Proposed timing of schedule (including phasing, if applicable):**

   The application will follow the Chelan County process for Comprehensive Plan Map Amendments.

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

   Single-family residential development.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

   None.

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

   No.

10. **List any government approvals or permits that will be needed for your proposal, if known.**

    Comprehensive Plan Map Amendment and Zoning Map Amendment.

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

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.)**

    This proposal is to change the zoning and comprehensive plan land use designation and zoning map of approximately 5.0 acres from Rural Residential/Resource 10 (RR 10) to Rural Residential/Resource 2.5 (RR 2.5). The property is located at 7948 East Leavenworth Road, Leavenworth, within Section 32, T 25N, R 18E.W.M.

    The official Chelan County Zoning and Comprehensive Plan map is no. 53.

    The zoning and comprehensive plan designations are proposed to be changed to align the property with nearby zoning and existing residential lot sizes. The adjacent property to the west is zoned RR 2.5, which is the zone that the subject property is proposed to be changed to. The subject property is only five acres in size—half of the minimum lot size for RR 10. There are no residential properties over 10 acres in size anywhere in the vicinity of the subject property. Most residential properties in the area are one-acre in size. The revision to RR 2.5 will help create a more consistent rural density pattern.

12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

    The property is located at 7948 East Leavenworth Road, Leavenworth, WA, within Section 32, T 25N, R 18E.W.M.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. **General description of the site:**

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. **What is the steepest slope on the site (approximate percent slope)?**

5%

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

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.**

Soil mapped for the property on the USGS soil survey website (https://websoilsurvey.nrcs.usda.gov) is Leavenworth fine sandy loam, 0-3 percent slopes (Lh) and Leavenworth loamy sand, 0-3 percent slopes (Le). Both soil types are listed as prime farmland if irrigated.

None of the soil will be removed.

d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

According to the Chelan County GIS online mapping tool, the subject properties do not contain geologically hazardous soils.

e. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

No filling, excavation or grading is proposed.

f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**

No.

g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

There will be no change in impervious surfaces.

h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

None.

2. Air

Find help answering air questions[4]

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.**

None.

b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

No.

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air

c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**

None.

3. Water

Find help answering water questions[5]

a. **Surface:**

Find help answering surface water questions[6]

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.**

   Icicle River is located approximately 300 feet to the east of the property. The DNR stream typing map does not indicate other surface water bodies, and the NWI wetlands mapper does not indicate the presence of wetlands on the subject property. A Wetland Determination will be performed by Pacific Engineering in spring 2026 to investigate the property for wetlands.

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.**

   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.**

   None.

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

   No.

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

   Yes, the subject property is mapped within the FEMA mapped 100-year floodplain.

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.**

   No.

---

[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water

[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

b. Ground:

Find help answering ground water questions[7]

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 a general description, purpose, and approximate quantities if known.**

   No.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

   No waste material will be discharged.

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.**

   There will be no change in stormwater runoff.

2. **Could waste materials enter ground or surface waters? If so, generally describe.**

   No.

3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

   No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None.

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

4. Plants

Find help answering plants questions

a. Check the types of vegetation found on the site:

☐ **deciduous tree: alder, maple, aspen, other**

☐ **evergreen tree: fir, cedar, pine, other**

☐ **shrubs**

☒ **grass**

☐ **pasture**

☐ **crop or grain**

☐ **orchards, vineyards, or other permanent crops.**

☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**

☐ **water plants: water lily, eelgrass, milfoil, other**

☐ **other types of vegetation**

b. What kind and amount of vegetation will be removed or altered?

None.

c. List threatened and endangered species known to be on or near the site.

According to the USFWS IPaC online mapping tool the following species may be located within the vicinity of the proposed project:

- Showy Stickseed (*Hackelia venusta*) – Endangered
- Wenatchee Mountains Checkermallow (*Sidalcea oregana var. calva*) – Endangered

However, the comprehensive plan map amendment will not result in direct impacts to the Project Site as no development is proposed.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

None.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. Animals

Find help answering animal questions[8]

a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

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.**

According to the USFWS IPaC online mapping tool the following species may be located within the vicinity of the proposed project:

- Canada Lynx (*Lynx canadensis*) - Threatened
- Gray Wolf (*Canis lupus*) - Endangered
- North American Wolverine (*Gulo gulo luscus*) – Threatened
- Mt. Rainier White-tailed Ptarmigan (*Lagopus leucura rainierensis*) – Threatened
- Northern Spotted Owl (*Strix occidentalis caruina*) - Threatened
- Yellow-billed Cuckoo (*Coccyzus americanus*) -Threatened
- Bull Trout (*Salvelinus confluentus*) - Threatened
- Monarch Butterfly (*Danaus Plexippus*) – Proposed Threatened
- Suckley's Cuckoo Bumble Bee (*Bombus suckleyi*) – Proposed Endangered

However, the comprehensive plan map amendment will not result in direct impacts to the Project Site or affect access or habitat use by the above listed species.

c. **Is the site part of a migration route? If so, explain.**

No.

d. **Proposed measures to preserve or enhance wildlife, if any.**

None.

e. **List any invasive animal species known to be on or near the site.**

None known.

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

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.**

   The plan amendment does not have energy needs.

b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

   No.

c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

   None.

7. Environmental health

Health Find help with answering environmental health questions[10]

a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

   No.

   1. **Describe any known or possible contamination at the site from present or past uses.**

      None known.

   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.**

      None known.

   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.**

      None known.

   4. **Describe special emergency services that might be required.**

      None known.

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou
[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

5. **Proposed measures to reduce or control environmental health hazards, if any.**

   None.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

   East Leavenworth Road is adjacent to the property to the south. It is a primary bypass route between Leavenworth and Icicle Road. The roadway is heavily traveled, particularly during the summer months due to recreational access, which causes vehicle noise.

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)?**

   The comprehensive plan map amendment will not generate noise.

3. **Proposed measures to reduce or control noise impacts, if any:**

   None.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

   The current use of the site is residential and agricultural. The adjacent property to the west is used for residential and agricultural purposes. Properties to the north and east are used for residential purposes.

   To the south, the property is owned by the United States Fish and Wildlife Service and operated as the Leavenworth Fish Hatchery. This parcel also includes Cascade Discovery School, which provides educational programming for high school students, as well as a public boat launch that allows commercial river recreation shuttle services for tubing, kayaking, and stand-up paddleboarding on Icicle Creek. In addition, the property contains public trails that provide access for horseback riding, winter snowshoe tours, cross-country skiing, and fish viewing. The area is heavily utilized by the public, particularly during the summer months, resulting in increased recreational activity and traffic.

   The surrounding area is currently used for residential, agricultural, and commercial purposes and therefore the proposal will not affect existing land uses.

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

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 because 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?

Yes. The property has been used as a hay farm including growing and harvesting of agricultural products.

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?**

   No.

c. Describe any structures on the site.

A single-family residence and detached garage are present on the Project Site.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

Rural Residential/Resource 10 (RR10).

f. What is the current comprehensive plan designation of the site?

Rural Residential/Resource 10 (RR10).

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes, the Project Site is mapped by the WDFW PHS online mapping tool as containing potential shrubsteppe habitat, caves or cave rich areas, and potential grizzly bear (*Ursus arctos*), little brown bat (*Myotis lucifugus*), northern spotted owl (*Strix occidentalis*), Yuma myotis (*Myotis yumanensis*), and golden eagle (*Aquila chrysaetos*) habitat. All Priority habitats are considered critical areas by Chelan County Code (CCC) 11.78.010(2). The property is partially in the 100-year floodplain which is classified as a critical area. However, the comprehensive plan map amendment will not result in direct impacts to the Project Site or affect access or habitat use by the above listed species.

i. Approximately how many people would reside or work in the completed project?

None.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any.

None proposed.

l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

None proposed.

m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

None proposed.

9. Housing

Find help answering housing questions[12]

a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

None.

b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

None.

c. **Proposed measures to reduce or control housing impacts, if any:**

None proposed.

10. Aesthetics

Find help answering aesthetics questions[13]

a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

No structures proposed.

b. **What views in the immediate vicinity would be altered or obstructed?**

No.

c. **Proposed measures to reduce or control aesthetic impacts, if any:**

None proposed.

11. Light and glare

Find help answering light and glare questions[14]

a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

---

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing
[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics
[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

None.

b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

No.

c. **What existing off-site sources of light or glare may affect your proposal?**

None.

d. **Proposed measures to reduce or control light and glare impacts, if any:**

None proposed.

12. Recreation

Find help answering recreation questions

a. **What designated and informal recreational opportunities are in the immediate vicinity?**

Hiking, bicycling, horseback riding, winter snowshoe tours, cross-country skiing, fish viewing, and rafting occur in the vicinity.

b. **Would the proposed project displace any existing recreational uses? If so, describe.**

No.

c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

None proposed.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

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.**

No.

b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

According to the DAHP WISAARD online mapping tool, a GLO trail is located approximately 0.5 miles to the northeast of the subject parcel. No other GLO features are located within the project vicinity.

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

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.**

The DAHP WISAARD online mapping tool was used.

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.**

None proposed.

14. Transportation

Find help with answering transportation questions[16]

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.**

East Leavenworth Road fronts the property on the south side. No new access is proposed.

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?**

No. The nearest transit stop is in Leavenworth, approximately 3.5 miles to the north.

c. **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).**

No.

d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No.

e. **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?**

None.

f. **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.**

No.

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation

g. **Proposed measures to reduce or control transportation impacts, if any:**

None proposed.

15. Public services

Find help answering public service questions[17]

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.**

No.

b. **Proposed measures to reduce or control direct impacts on public services, if any.**

None proposed.

16. Utilities

Find help answering utilities questions[18]

a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

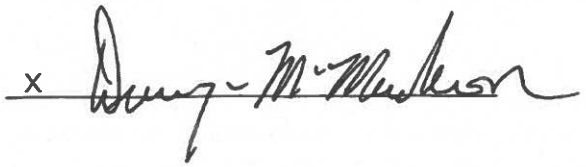
None proposed.

[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services
[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities

C.Signature

Find help about who should sign[19]

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.

x 

Type name of signee: Dwayne McMahon

Position and agency/organization:

Date submitted:

[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

The proposal may result in construction of a new onsite septic systems in the future. Future construction could increase storm water runoff and emissions during construction.

- **Proposed measures to avoid or reduce such increases are:**

  All future development will comply with local state and federal regulations including critical areas, storm water management and onsite septic requirements.

2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**

Future development would not affect plants, animals, fish or marine life. The property is currently intensively used for agricultural purposes and is adjacent to commercial uses from the Leavenworth Fish Hatchery and the Icicle Creek public boat launch, which results in increased recreational activity and traffic.

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

  Compliance with Chelan County Critical area regulations at the time of development.

3. **How would the proposal be likely to deplete energy or natural resources?**

The proposal would not deplete energy or natural resources. Leavenworth is served by Chelan County PUD which provides abundant clean, renewable energy.

- **Proposed measures to protect or conserve energy and natural resources are:**

  Future development is likely to use low energy lighting such as LEDs and will comply with the energy code in effect at the time of building.

[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

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?**

Future use of the property may occur with the 100-year floodplain.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

  Compliance with Chelan County Critical area and Flood Hazard regulations at the time of development.

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

The property is not located in the shoreline zone and is not regulated by the Shoreline Management Act or Chelan County Shoreline Master Program.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

  Future development of the property would meet all county regulations for land use.

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**

Future residential development could result in a slight increase in vehicle trips and the potential for more emergency service needs. Additional residences may generate more daily trips to and from the site, including commuter, school, and service-related travel.

However, the anticipated increase in demand is expected to be minimal and consistent with rural residential development patterns in the surrounding area. The subject property is currently only five acres in size and therefore already half of the minimum lot size for RR 10. The property is located in an area already characterized by residential uses at similar or smaller lot sizes, and existing transportation infrastructure and public services currently serve comparable development in the vicinity. Residential development due to the rezone would be more consistent with the surrounding rural density pattern.

- **Proposed measures to reduce or respond to such demand(s) are:**

  Compliance with Chelan County Code at the time of development.

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

The proposal will not conflict with any laws for the protection of the environment.

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

RECEIVED
FEB 25 2026
CHELAN COUNTY
Community Development

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 241723510480 Lot Size: 5.0 (Acres)
Parcel Address: 7948 East Leavenworth Road City/Zip Code: Leavenworth, 98826
Property Owner(s): Dwayne McMahon Zoning: RR 10
Mailing Address: 729 Gellatly St
City/State/Zip Code: Wenatchee, WA 98801
Phone: 509-679-8649 E-mail: dwaynemcmahon@msn.com

Applicant/Agent (if different than owner): Ryan Walker
Company and Mailing Address: Pacific Engineering and Design / 200 South Columbia St, Suite 300
City/State/Zip: Wenatchee, WA. 98801 Phone: 509-630-7917
E-mail: ryanw@pacificengineering.net
For multiple owners, applicants, or agents, provide additional sheets.

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ❑ Administrative Modification
- ❑ Administrative Determination
- ❑ Administrative Interpretation
- ❑ Binding Site Plan
- ☒ Comprehensive Plan Map Amendment
- ❑ Comprehensive Plan Text Amendment
- ❑ Conditional Use Permit
- ❑ Forest Practice/Conversion
- ❑ Open Space: Public Benefit Rating System
- ❑ Major Subdivision
- ❑ Master Planned Development
- ❑ Planned Development
- ❑ Plat Alteration or Vacation
- ❑ Short Plat
- ❑ Variance (zoning or critical areas)
- ❑ Zoning Change-Text Amendment/ Map Amendment
- ❑ Critical Area Determination
- ❑ Other: _____

APPLICABILITY SECTION

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership (Title holder signature is required on all applications. Properties being purchased on a Real Estate Contract require title holder signature.)
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

File(s) No. _____

GENERAL INFORMATION

Please provide a narrative of the proposed project including, but not limited to, all proposed activities, uses and development (attach additional sheets if needed):

This proposal is to change the zoning and comprehensive plan land use designation map and zoning map of approximately 5 acres from Rural Residential/Resource 10 (RR 10) to Rural Residential/Resource 2.5 (RR 2.5).

☐ Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): _____
2. Is the subject property located within an Urban Growth Area (UGA)? ☒ No ☐ Yes
   If "yes", which UGA? _____
3. Please describe adjacent land uses in all directions around the subject property:
   North: Residential
   South: East Leavenworth Road/Public Park
   East: Residential
   West: Residential
4. What is the current use of the property? Residential
5. Sanitation Disposal: ☐ N/A ☒ Septic Permit ☐ Sewer District: _____
6. Water Source: ☐ N/A ☒ Single Private Well ☐ Shared Private Well ☐ Group B
   ☐ Public Water Supplier: _____
7. Irrigation Water:
   ☒ N/A ☐ Yes (Private) ☐ Yes (Public) Irrigation District/Purveyor: _____
8. Fire District: CCFD #3 School District: Cascade
9. Power Service: CCPUD
10. Are there critical areas or critical area buffers on the property?
    ☐ Airport Overlay: _____
    ☐ Aquifer Recharge Area (see attached)
    ☒ Floodplain / Floodway _____
    Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:
    ☐ Alluvial Fan (250') ☐ Known Historic Hazardous Area (250') ☐ Slopes > 40% (250')
    ☒ Erosive soils (on-site) ☐ Landslide ☐ Snow Avalanche (500')
    ☐ Habitat/Riparian Area, protected species/area: _____
    ☐ Streams / Waterbodies: _____ ☐Shoreline Environment Designation: _____
    ☐ Drainage or Seasonal Stream: _____ ☐ Wetland, if so what category: _____
    ☐ Cultural or Archeological: _____
11. Will landfill be required? ☒ No ☐ Yes, approximate _____(cubic yards)
12. Will excavation be required? ☒ No ☐ Yes, approximate _____(cubic yards)
13. Has site preparation been started on the site? If so, to what extent?
    No
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?
    No

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:

Unknown

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property coverd by this proposal? ☒ No ☐ Yes, please list:

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Pursuant to Chelan County Code (CCC), Section 11.82.030: An applicant seeking to develop property which requires a development permit, not otherwise exempted from the requirements of this chapter, shall submit with the application this certified statement, which lists criteria (5)(A) through (5)(D), (6), and (7) as set forth in CCC, Section 11.82.040 and indicate whether the criteria apply or do not apply to the site or development.

*****Any development application that fails to contain this statement or fails to indicate whether any one of the criteria apply or do not apply shall be rejected and only accepted upon resubmission of the completed statement. "Unknown" or similar responses will not be accepted.*****

If the administrator determines the development meets one or more of criteria (1) through (4) of CCC, Section 11.82.040, or if the administrator determines the development meets criterion (5) of CCC, Section 11.82.040 and the applicant indicates the development meets one or more of criteria (5)(A) through (5)(D), or if the applicant indicates the development meets one or more of criteria (6) or (7) of CCC, Section 11.82.040, the development shall require a hydrogeologic evaluation as described in CCC, Section 11.82.050. If the development has a medium or high vulnerability rating, the development shall be subject to the performance standards of CCC, Section 11.82.060.

If the administrator determines that criteria (1) through (5) of CCC, Section 11.82.040 do not apply to the development and an applicant's statement asserts that criteria (6) and (7) of CCC, Section 11.82.040 do not apply to the development, the administrator will accept the statement and proceed with the permitting or approval process, except if the administrator has or obtains information prior to the permit or approval being finalized, which clearly establishes the applicant's statement is incorrect. In which case, the applicant will be advised in writing of the inconsistent information and advised to either (A) provide an amended statement adding the evaluation criteria as being applicable and complete a hydrogeologic evaluation of the development pursuant to CCC, Section 11.82.050, or (B) present sufficient countering information clearly establishing that the basis for the department's concern is incorrect. If the applicant selects to proceed under (B), upon receipt of the applicant's information, the administrator shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the administrator.

EVALUATION CRITERIA:

The applicant is required to determine the vulnerability rating for any development permit, not otherwise exempted, and meets any one of the criteria below. Please check the boxes that apply to your project:

- ☐ 1.Within a wellhead protection area designated under WAC 246-290-135
- ☐ 2. Within a critical aquifer recharge area mapped and identified by a qualified groundwater professional
- ☐ 3. Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act
- ☐ 4. Within an area established for special protection pursuant to a groundwater management program, Chapters 90.44, 90.48, and 90.54 RCW, and Chapters 173-100 and 173-200 WAC
- ☐ 5. The site contains highly permeable soils, which include types 1 ,2 and 3 under WAC 246-272A-0220, Table V or soils mapped by US Department of Agriculture Natural Resources Conservation Service as having saturated hydraulic conductivity (Ksat) classification of Moderately High or identified as Hydrologic Soil Group "A" and:
  - ☐ A. The site will be utilized for hazardous substance (defined in Chapter 70.105 RCW) processing, storage or handling in applications or quantities larger than is typical of household use; or
  - ☐ B. The site is currently or will be utilized for commercial or industrial activities listed in the US Environmental Protection Agency's Potential Sources of Drinking Water Contamination Index that can be found in Appendix A to Department of Ecology's Critical Aquifer Recharge Area Guidance Document; or
  - ☐ C. The development involves a major subdivision and includes present or future plans to construct dwelling units that will not be connected to a public sewer system and any of the lots are less than one net acre in size; or
  - ☐ D. The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds four thousand square feet;
- ☐ 6. The proposed use is as a commercial feedlot, landfill, junkyard, salvage yard, or auto wrecking yard, or
- ☐ 7. The site will be used for above ground application of sewage or sludge.

Development proposals for a single-family residential dwelling, accessory dwelling unit, or accessory building that is connected to a public sewer system or has a septic permit approved by the Chelan-Douglas health district shall be exempt from hydrogeologic evaluation under CCC, Section 11.82.050.

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there **IS NOT** or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled "**IS NOT**" above, proceed to Sub-Section III of this form.

If you circled "**IS**" above, proceed to Sub-Section II of this form.

File(s) No. _____

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.

____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.

____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.

____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

☒ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis- related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

- ❑ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.
- ❑ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).
- ❑ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.
- ❑ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.
- ❑ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.
- ❑ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

- ❑ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ❑ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ❑ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ❑ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ❑ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- ❑ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ❑ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ❑ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ❑ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ❑ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ❑ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEGEMENT SECTION

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

By submitting this application, I acknowledge and certify the following:

Initials
(Owner and, if applicable, Applicant)

1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.
2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.
3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.
4. Additional permit applications and approvals may be necessary to conduct specific activities.
5. Application fees are non-refundable, except when approve by the Board.
6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

File(s) No. _____

7. Chelan County is hereby given consent to enter the property(ies) listed above.
8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.
9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.
10. I certify that this application has been made with the consent of the lawful property owner(s).
11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.
12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature: Dwayne McMahon **Place:** _____ **Date:** 2-19-26

Print Name: Dwayne McMahon

Owner/Applicant/Agent Signature: Ryan Walker **Place:** Wenatchee **Date:** 2/23/26

Print Name: Ryan Walker

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

February 18, 2026

PACIFIC ENGINEERING

RECEIVED
FEB 25 2026
CHELAN COUNTY
Community Development

TO: Chelan County Planning Commission
316 Washington Street Suite 301
Wenatchee, WA 98801

FROM: Ryan Walker, Environmental Department Manager
Pacific Engineering & Design P.L.L.C.

SUBJECT: Dwayne McMahon Application for Comprehensive Plan Map Amendment

Chelan County Code 14.14.050 Application for Comprehensive Plan Map Amendment Review Criteria.

1. **A detailed statement of what is proposed to be changed and why. Identify the specific Comprehensive Plan Land Use Designation map number and Zoning map number that would be amended.**

This proposal is to change the zoning and comprehensive plan land use designation and zoning map of approximately 5.0 acres from Rural Residential/Resource 10 (RR 10) to Rural Residential/Resource 2.5 (RR 2.5). The property is located at 7948 East Leavenworth Road, Leavenworth, within Section 32, T 25N, R 18E.W.M.

The official Chelan County Zoning and Comprehensive Plan map is no. 53.

The zoning and comprehensive plan designations are proposed to be changed to align the property with nearby zoning and existing residential lot sizes. The adjacent property to the west is zoned RR 2.5, which is the zone that the subject property is proposed to be changed to. The subject property is only five acres in size—half of the minimum lot size for RR 10. There are no residential properties over 10 acres in size anywhere in the vicinity of the subject property. Most residential properties in the area are one-acre in size. The revision to RR 2.5 will help create a more consistent rural density pattern.

2. **Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (RCW 36.70A.020 as amended) and any applicable County Wide Planning Policies.**

Growth Management Act Goals

RCW 36.70A specifies 15 Planning Goals for the State of Washington. When reviewing compatibility with these stated goals, it is important to acknowledge the unique circumstances in Chelan County. Eighty-eight percent (88%) of Chelan County is in public ownership, either state or federal. That leaves twelve percent (12%) of the County in private ownership. Of the property remaining in private ownership, approximately 10% is reserved for roads and utilities. An additional reduction is taken for those areas in private ownership, but encumbered by protected critical areas, such as steep slopes, wetlands, riparian areas, flood plain, and shoreline. This leaves a very small overall percentage of Chelan County available for rural residential use, while the demand for residential properties in the Leavenworth area is high.

RCW 36.70A.020(1) encourages urban growth. The property is not located in an urban growth area.

RCW 36.70A.020(2) aims to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

RR 2.5 maintains low rural density (1 unit per 2.5 acres), which avoids suburban sprawl. This density is lower than the majority of nearby parcels many of which have a residential density of one unit per one acre.

RCW 36.70A.020(4) Aims to plan for housing, including accommodating housing affordable to all economic segments of the population of this state and promotes a variety of residential densities and housing types. RR 2.5 provides rural housing opportunities at low densities, helping the county offer a spectrum of housing choices—from urban to rural—consistent with the GMA.

RR 2.5 zoning accommodates rural households without demanding urban services, consistent with GMA rural planning.

County-Wide Planning Policy 5: The proposal is consistent with the county-wide policies for housing by directly addressing land available for housing options, encouraging the productive development of the Property for housing, and permitting new housing in an area that already is adjacent to RR 2.5 zoning and smaller lot sizes. The proximity of the property to public transportation and non-motorized commuting routes enhances the opportunity for providing future housing for a diversity of income levels. Leavenworth serves as a major employment center for the tourism industry.

County-Wide Planning Policy 7: The proposal is consistent with the county-wide policies for economic development and employment. Specifically, one of the factors is "[t]he availability of housing to support economic growth." The proposal would encourage the development of the property as additional housing that would support economic growth in the Leavenworth area and directly respond to the need for more housing county wide. More housing inventory has a positive effect on housing costs for buyers when it can be developed in a reasonable regulatory environment.

3. A statement of how the proposed map amendment complies with or supports the Chelan County Comprehensive Plan's goals and policies.

The Comprehensive Plan includes a Rural Element that provides policy direction for managing development in rural areas while preserving rural character. The Plan acknowledges that the County must provide for *varied rural densities* in order to satisfy Growth Management Act requirements, so long as rural character and resource lands are protected. The Comprehensive Plan states that Chelan County's rural areas are intended to accommodate residential uses at a variety of densities through designated rural land-use categories.

The RR 2.5 designation is an existing, long-established rural category in Chelan County, reflected in the countywide zoning. This demonstrates that 2.5-acre minimum densities are considered appropriate within the broader rural landscape under the Comprehensive Plan. Changing the subject parcel to RR 2.5 aligns the property with recognized rural density patterns and supports the Plan's direction to offer a range of rural residential options within the rural area while preserving the rural lifestyle and preventing suburban development.

The Comprehensive Plan's Land Use Element emphasizes the need for coordinated and orderly development across the county's rural areas. As the Plan explains, Chelan County's land-use designations are meant to create consistency, clarity, and predictability in rural land development. By aligning the parcel with surrounding or nearby densities—especially where RR 2.5 designations already exist—the amendment strengthens internal consistency within the land-use framework and reduces zoning irregularities.

The Housing Element of the Comprehensive Plan identifies a need to plan for a range of housing types and densities, including low-density rural housing that fits Chelan County's settlement patterns. RR 2.5 provides low-density rural housing opportunities, consistent with the Housing Element's direction to maintain rural living options while balancing environmental and infrastructure constraints. The proposed amendment broadens the county's available rural residential land base without promoting sprawl because RR 2.5 is not an urban lot size.

The following goals and policies are directly supported by the proposed map amendment

Land Use Element

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Rationale: An adequate supply of housing available to all income levels is necessary to meet the housing needs of the County

Rural Element

Goal RE 1: Maintain a balance between human uses and the natural environment in rural areas of the County.

Rationale: Residents who choose to live in the rural areas need to realize that their lifestyle has an impact on the natural environment and efforts need to be made to find and maintain a balance between human activity and the natural environment.

Goal RE 2: Maintain natural environment features that support and enhance natural resource-based economic activities, wildlife habitats, traditional rural lifestyles, outdoor recreation, and open space.

Rationale: There is value in rural lands that have in the economic vitality, rural lifestyles, and healthy environments.

Goal RE 3: Develop at densities such that demands will not be created for urban levels of public services and facilities in rural areas.

Goal Rationale: Development in rural areas should not be at densities which require urban levels of service. Development at lower densities will also help protect the rural quality of life.

4. A detailed statement on how the land use designation amendment complies with the Chelan County Comprehensive Plan land use designation/siting criteria.

RR 2.5 is an existing rural designation recognized in Chelan County's land-use framework and zoning districts, demonstrating that this density category fits within the intended spectrum of rural land uses. Adjusting the designation to RR 2.5 is consistent with the Plan's intent to apply appropriate rural densities based on surrounding patterns, environmental constraints, and the character of the rural area.

The Rural Element of the Comprehensive Plan supports a range of rural residential densities, allowing the county to designate appropriate rural land-use patterns. The Plan acknowledges that rural areas are expected to contain different levels of density as part of local development patterns and planning history.

The RR 2.5 designation offers a recognized rural density that maintains rural character while accommodating moderate development. Because the subject parcel is located adjacent to the RR 2.5 zone and many parcels smaller than 2.5 acres, the amendment promotes a logical extension of existing rural density patterns.

The locational guidelines in the Comprehensive Plan specify that predominant parcel sizes for RR 2.5 are currently 2.5 acres or greater in size but typically less than 5 acres which matches the characteristics of the area and subject property.

5. A detailed statement of how the amendment is consistent with and supported by the Capital Facilities Element and the Transportation Element of the Comprehensive Plan, of if not, what changes to these elements would be required.

Both the Capital Facilities and Transportation elements of the Comprehensive plan speak more to goals and objectives for agencies of jurisdiction when development is proposed. At the time any additional development is proposed, application(s) will have to be in compliance with the concurrency requirements of GMA and the Chelan County comp plan goals and objectives for all elements of the comp plan.

The Capital Facilities Element specifies that capital facilities—such as sewer, water systems, fire protection, and other infrastructure—must be planned and sized according to the intensity of expected development. RR 2.5 is a low-density rural land-use designation which is specifically intended not to require extension of urban services. RR 2.5 development patterns are consistent with rural infrastructure expectations and do not place urban-level demands on capital facilities. Because RR 10 and RR 2.5 are both rural designations, the amendment does not create new burdens on capital facilities beyond what the Capital Facilities Element anticipates for rural areas.

Transportation Element planning is tied to rural land-use densities, and RR 2.5 remains a rural classification that generates low traffic volumes compatible with rural road networks. Since rural areas are expected to carry lower traffic demands rely on County-maintained rural roads, both RR 10 and RR 2.5 densities fall well within rural transportation capacity assumptions embedded in the Comprehensive Plan.

The Transportation Element calls for ensuring adequate access, maintaining safety, and avoiding transportation impacts that exceed the capabilities of rural roads. Because RR 2.5 densities produce minimal increases in traffic, it will not trigger demands for roadway widening,

turn lanes, or major upgrades. Thus, the map amendment is consistent with the Transportation Element's goal of maintaining an efficient transportation network without unwarranted capital improvements.

6. For land use map designation amendments, identify the land uses surrounding the affected property, and describe how the proposed change would affect the surrounding land uses. Explain why the proposed amendment is more appropriate than the existing land use designation.

The surrounding land uses are entirely residential. The adjacent properties on all sides are developed with single family residences. The change in the map designation would be indistinguishable from surrounding land uses.

RR 10 is generally intended for areas where land characteristics or resource protections justify large minimum lot sizes. For example, RR 10 and RR 20 are applied in areas containing commercial forest lands, steep slopes, or other resource functions. The zoning map identifies RR 10 alongside forest and resource land zones in some regions.

The Comprehensive Plan describes rural areas as places where a variety of rural residential densities are appropriate, provided they support rural character and avoid urban-scale infrastructure. The Rural Element allows and anticipates rural density categories like RR 2.5. RR 2.5 still preserves rural character while providing flexibility consistent with the Comprehensive Plan's rural housing policies. RR 10 is not required to preserve rural character unless justified by environmental or resource constraints

RR 2.5 fits rural roadway and rural service planning assumptions used by the County. RR 10 may underutilize areas where existing or planned rural facilities can already support moderate rural densities.

An RR 10 designation is only necessary when extremely low rural densities are warranted due to environmental constraints, resource protections, or lack of surrounding development. Where these conditions do not exist—and where the surrounding landscape includes RR 2.5 designations—the more suitable land-use classification is RR 2.5.

7. Will the proposed map amendment affect lands designated as resource lands of long term commercial significance and/or critical areas? If so, how will the proposed amendment impact these areas?

No. There are no designated resource lands in the area.

8. Explain how the proposed amendment would affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.

The Comprehensive Plan establishes a long-term framework for managing land supply to accommodate projected growth while preserving rural character and resource lands. The proposed map amendment affects the distribution and availability of land for different rural uses across the 20-year planning period in several important ways. The Comprehensive Plan emphasizes a need to provide a range of rural densities to meet long-term housing needs and comply with the Growth Management Act. The Plan's Housing and Land Use elements identify that rural areas must accommodate a share of future population growth using established rural

residential designations such as RR 2.5. Because RR 2.5 is a recognized rural designation used throughout the county, converting underutilized RR 10 land into RR 2.5 increases the supply of land eligible for modest rural residential development at densities consistent with the Comprehensive Plan.

The proposed amendment does *not* reduce the supply of land needed for urban-level growth. The Comprehensive Plan specifies that urban growth should occur inside Urban Growth Areas. Rural zones—including both RR 10 and RR 2.5—are not part of the County's urban growth capacity.

The proposed amendment does not reduce land available for future city expansions, for residential subdivisions, or for higher-density development. The property will remain outside the Leavenworth UGA and cannot be urbanized, extended with sewer, or converted to higher-density development unless the UGA is expanded through a formal process. Thus, the amendment does not materially affect the county's 20-year urban growth land supply.

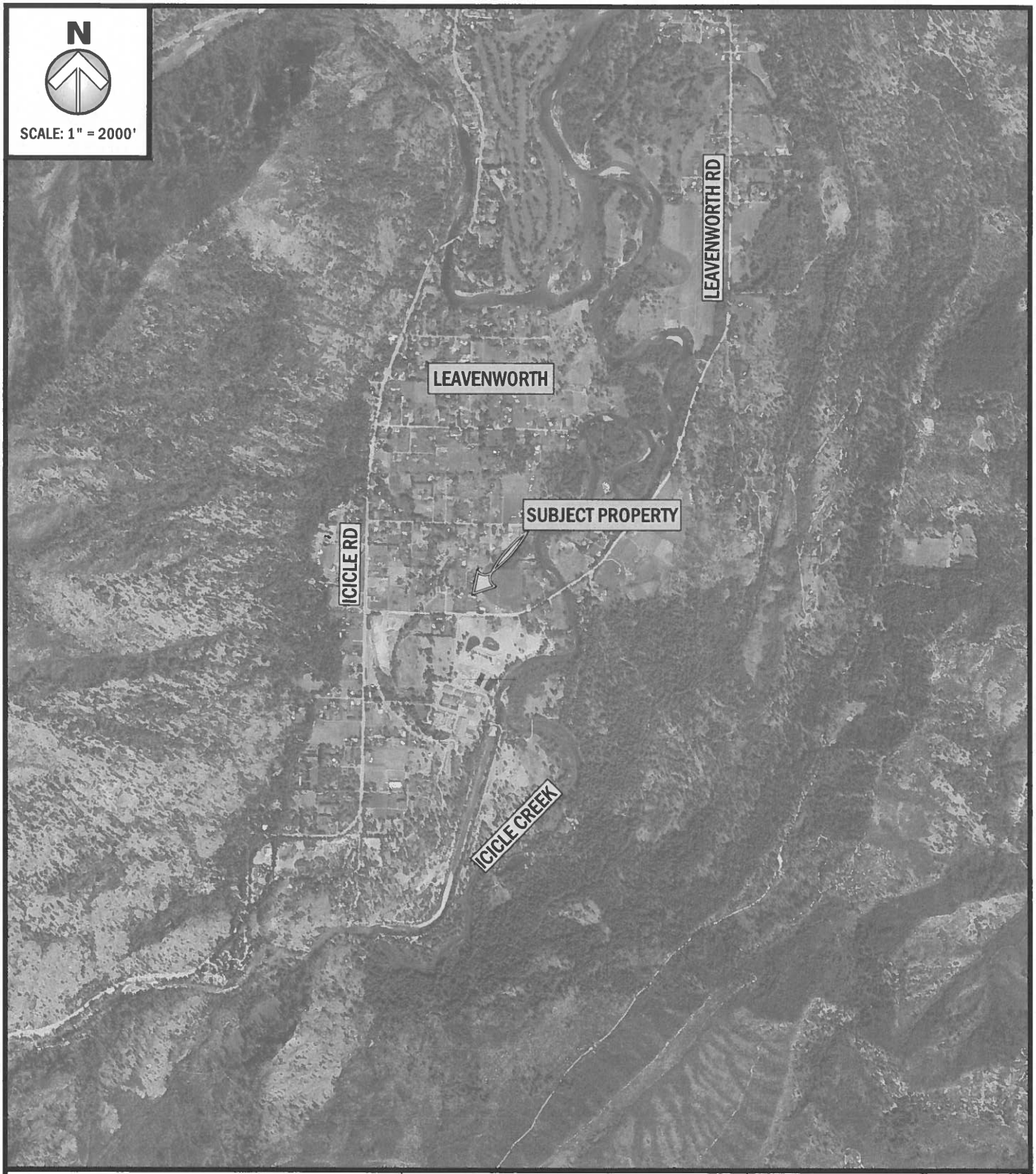
9. Explain how the proposed change would serve the interests of not only the applicant, but also the public as a whole, including health, safety or welfare.

The proposed change would provide the applicant a designation suitable for reasonable rural use of the property. The public will gain predictable, low-density rural development that does not strain facilities or alter rural character. The County maintains consistency with its long-range planning vision. This strengthens both the welfare of the community and the stability of the County's planning framework.

The Comprehensive Plan's Capital Facilities Element emphasizes avoiding unnecessary expenditures by ensuring that land uses do not require new, costly infrastructure beyond rural service levels. RR 2.5 does not require urban sewer service, municipal water expansion, urban roads or major capital facility upgrades. This benefits the public by minimizing long-term public financial obligations. It benefits the applicant by providing a clear understanding of service expectations and ensuring their land use aligns with available infrastructure.

The Housing Element of the Comprehensive Plan requires the County to plan for varied rural housing choices. It recognizes that rural areas must accommodate part of future population growth while maintaining rural character. RR 2.5 offers rural-scale housing opportunities without urbanization. By updating outdated or misapplied RR 10 designations, the amendment helps maintain an accurate inventory of rural land available to accommodate long-term population needs. This helps meet long-term housing demand without encroaching on resource or urban growth areas and reduces pressure on agricultural and forest lands by providing appropriate rural housing capacity.

Rural residential development at appropriate densities contributes to the local economy through construction, small service industries, and community vitality. The Comprehensive Plan emphasizes balanced economic development and rural quality of life. RR 2.5 supports steady but controlled growth—avoiding the artificially low capacity created by RR 10 in non-resource areas. Public benefits include supporting steady economic activity without overwhelming rural infrastructure, maintaining stable property values by aligning the zoning with realistic land use potential and strengthens community cohesion by accommodating modest population growth



PROPOSED: COMPREHENSIVE PLAN MAP AMANDMENT
ADDRESS: 7948 EAST LEAVENWORTH RD
LATITUDE: 47.5625728°
LONGITUDE: -120.6714949°
PARCEL NO#: 241723510480

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	2/18/2026
SHEET NO:	1 OF 5
SHEET TITLE:	VICINITY
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	DWAYNE MCMAHON
NOTES:	

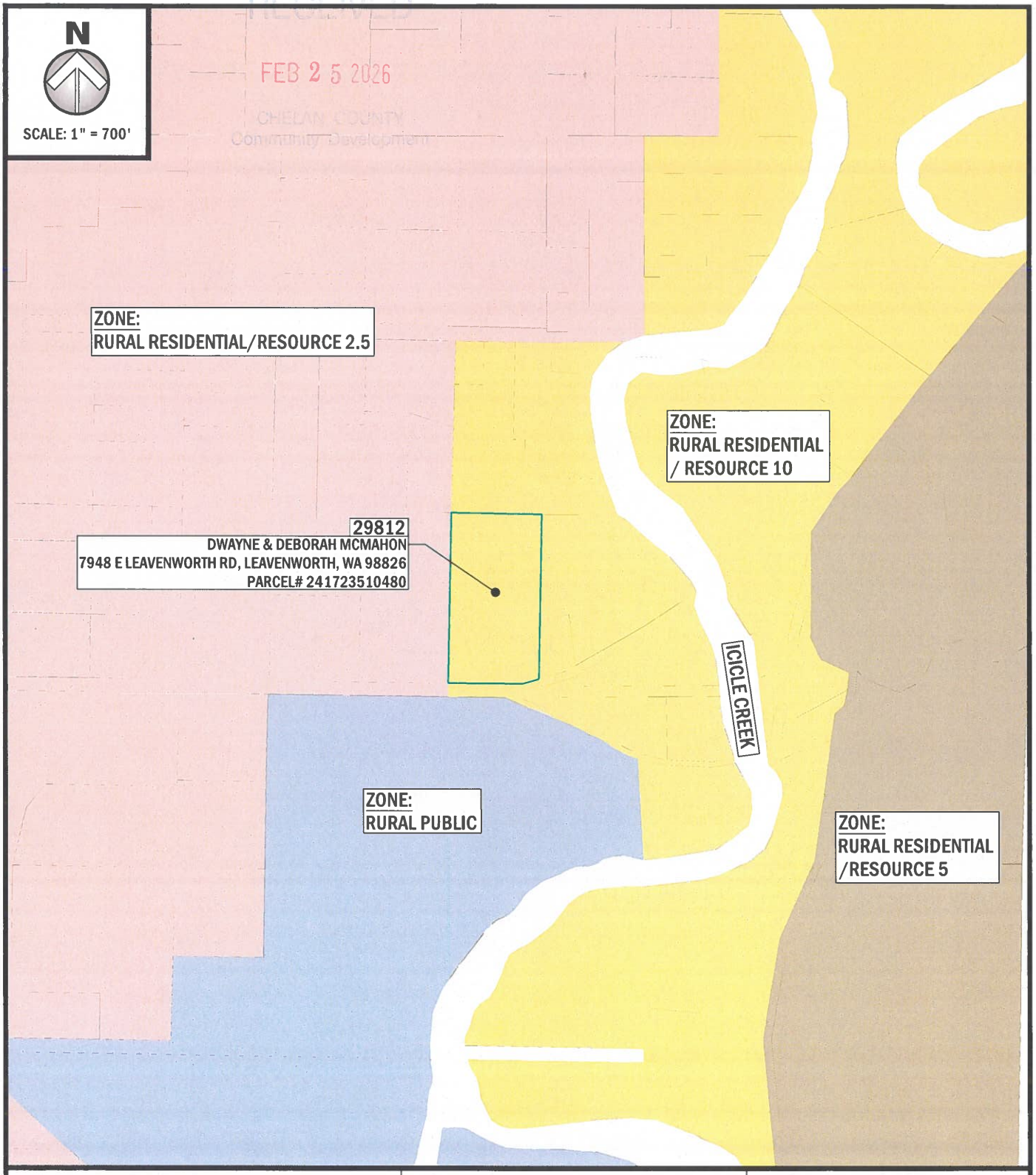


PROPOSED: COMPREHENSIVE PLAN MAP AMANDMENT
ADDRESS: 7948 EAST LEAVENWORTH RD
LATITUDE: 47.5625728°
LONGITUDE: -120.6714949°
PARCEL NO#: 241723510480

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	2/18/2026
SHEET NO:	2 OF 5
SHEET TITLE:	PARCEL MAP
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	DWAYNE MCMAHON
NOTES:	

RECEIVED
FEB 25 2026
CHELAN COUNTY
Community Development



PROPOSED: COMPREHENSIVE PLAN MAP AMANDMENT
ADDRESS: 7948 EAST LEAVENWORTH RD
LATITUDE: 47.5625728°
LONGITUDE: -120.6714949°
PARCEL NO#: 241723510480

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

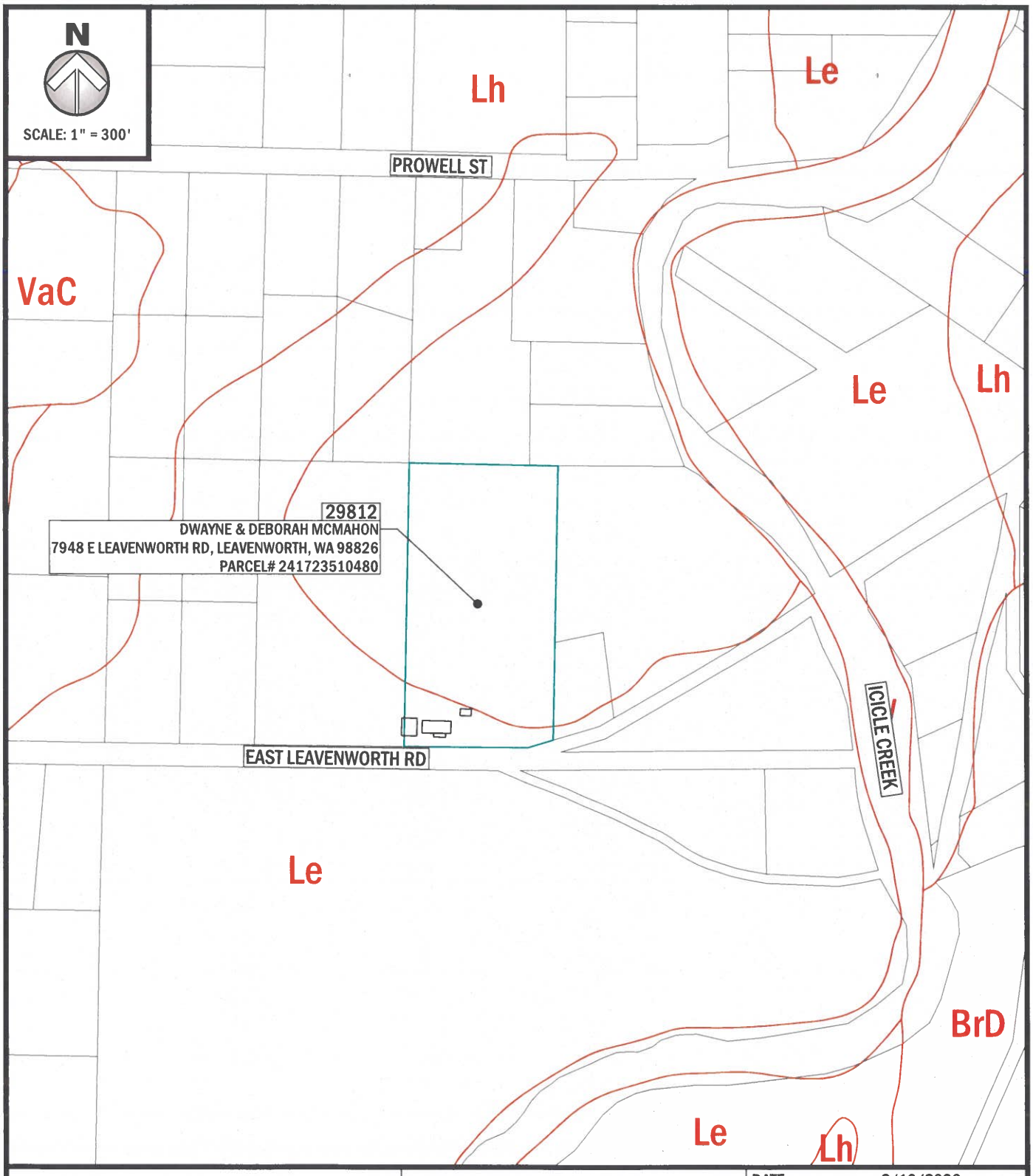
DATE:	2/18/2026
SHEET NO:	3 OF 5
SHEET TITLE:	ZONING MAP
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	DWAYNE MCMAHON
NOTES:	



PROPOSED: COMPREHENSIVE PLAN MAP AMANDMENT
ADDRESS: 7948 EAST LEAVENWORTH RD
LATITUDE: 47.5625728°
LONGITUDE: -120.6714949°
PARCEL NO#: 241723510480

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	2/18/2026
SHEET NO:	4 OF 5
SHEET TITLE:	EROSIVE SOIL MAP
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	DWAYNE MCMAHON
NOTES:	



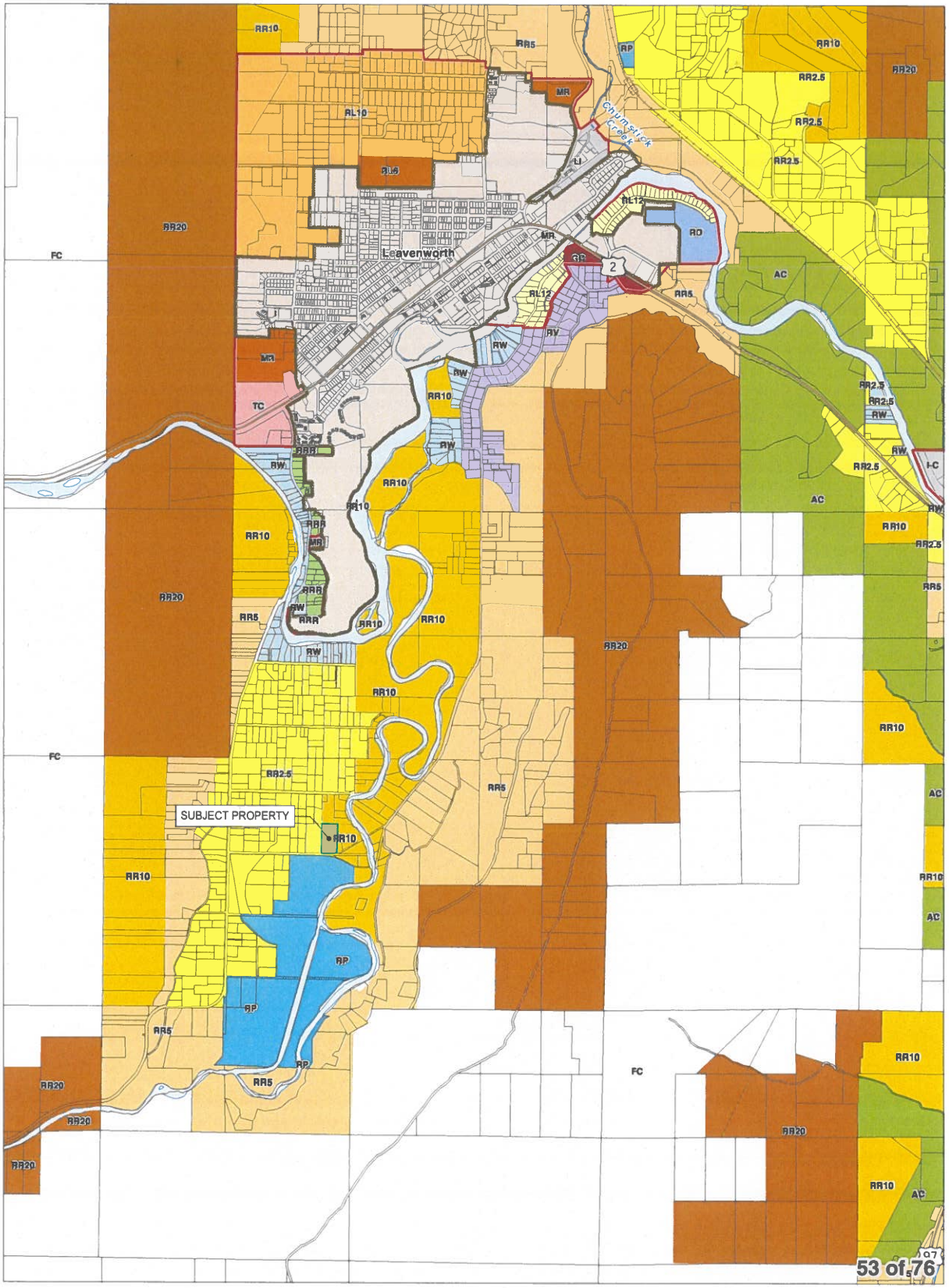
PROPOSED: COMPREHENSIVE PLAN MAP AMANDMENT
ADDRESS: 7948 EAST LEAVENWORTH RD
LATITUDE: 47.5625728°
LONGITUDE: -120.6714949°
PARCEL NO#: 241723510480

RECEIVED
FEB 25 2026
CHELAN COUNTY
Community Development

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	2/18/2026
SHEET NO:	5 OF 5
SHEET TITLE:	SOIL SURVEY FIGURE
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	DWAYNE MCMAHON
NOTES:	

Chelan County Land Use Designation



- City Boundaries
- Urban Growth Areas
- County Boundary
- Highways
- Railroads
- Lakes
- Rivers & Streams

Chelan County Comprehensive Plan Appendices
Resolution 2017-119

DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



February 18, 2026

PACIFIC ENGINEERING

RECEIVED
FEB 25 2026
CHELAN COUNTY
Community Development

TO: Chelan County Planning Commission
316 Washington Street Suite 301
Wenatchee, WA 98801

FROM: Ryan Walker, Environmental Department Manager
Pacific Engineering & Design P.L.L.C.

SUBJECT: Dwayne McMahon Application for Comprehensive Plan Map Amendment

Chelan County Code 14.14.050 Application for Comprehensive Plan Map Amendment Review Criteria.

1. **A detailed statement of what is proposed to be changed and why. Identify the specific Comprehensive Plan Land Use Designation map number and Zoning map number that would be amended.**

This proposal is to change the zoning and comprehensive plan land use designation and zoning map of approximately 5.0 acres from Rural Residential/Resource 10 (RR 10) to Rural Residential/Resource 2.5 (RR 2.5). The property is located at 7948 East Leavenworth Road, Leavenworth, within Section 32, T 25N, R 18E.W.M.

The official Chelan County Zoning and Comprehensive Plan map is no. 53.

The zoning and comprehensive plan designations are proposed to be changed to align the property with nearby zoning and existing residential lot sizes. The adjacent property to the west is zoned RR 2.5, which is the zone that the subject property is proposed to be changed to. The subject property is only five acres in size—half of the minimum lot size for RR 10. There are no residential properties over 10 acres in size anywhere in the vicinity of the subject property. Most residential properties in the area are one-acre in size. The revision to RR 2.5 will help create a more consistent rural density pattern.

2. **Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (RCW 36.70A.020 as amended) and any applicable County Wide Planning Policies.**

Growth Management Act Goals

RCW 36.70A specifies 15 Planning Goals for the State of Washington. When reviewing compatibility with these stated goals, it is important to acknowledge the unique circumstances in Chelan County. Eighty-eight percent (88%) of Chelan County is in public ownership, either state or federal. That leaves twelve percent (12%) of the County in private ownership. Of the property remaining in private ownership, approximately 10% is reserved for roads and utilities. An additional reduction is taken for those areas in private ownership, but encumbered by protected critical areas, such as steep slopes, wetlands, riparian areas, flood plain, and shoreline. This leaves a very small overall percentage of Chelan County available for rural residential use, while the demand for residential properties in the Leavenworth area is high.

RCW 36.70A.020(1) encourages urban growth. The property is not located in an urban growth area.

RCW 36.70A.020(2) aims to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

RR 2.5 maintains low rural density (1 unit per 2.5 acres), which avoids suburban sprawl. This density is lower than the majority of nearby parcels many of which have a residential density of one unit per one acre.

RCW 36.70A.020(4) Aims to plan for housing, including accommodating housing affordable to all economic segments of the population of this state and promotes a variety of residential densities and housing types. RR 2.5 provides rural housing opportunities at low densities, helping the county offer a spectrum of housing choices—from urban to rural—consistent with the GMA.

RR 2.5 zoning accommodates rural households without demanding urban services, consistent with GMA rural planning.

County-Wide Planning Policy 5: The proposal is consistent with the county-wide policies for housing by directly addressing land available for housing options, encouraging the productive development of the Property for housing, and permitting new housing in an area that already is adjacent to RR 2.5 zoning and smaller lot sizes. The proximity of the property to public transportation and non-motorized commuting routes enhances the opportunity for providing future housing for a diversity of income levels. Leavenworth serves as a major employment center for the tourism industry.

County-Wide Planning Policy 7: The proposal is consistent with the county-wide policies for economic development and employment. Specifically, one of the factors is "[t]he availability of housing to support economic growth." The proposal would encourage the development of the property as additional housing that would support economic growth in the Leavenworth area and directly respond to the need for more housing county wide. More housing inventory has a positive effect on housing costs for buyers when it can be developed in a reasonable regulatory environment.

3. A statement of how the proposed map amendment complies with or supports the Chelan County Comprehensive Plan's goals and policies.

The Comprehensive Plan includes a Rural Element that provides policy direction for managing development in rural areas while preserving rural character. The Plan acknowledges that the County must provide for *varied rural densities* in order to satisfy Growth Management Act requirements, so long as rural character and resource lands are protected. The Comprehensive Plan states that Chelan County's rural areas are intended to accommodate residential uses at a variety of densities through designated rural land-use categories.

The RR 2.5 designation is an existing, long-established rural category in Chelan County, reflected in the countywide zoning. This demonstrates that 2.5-acre minimum densities are considered appropriate within the broader rural landscape under the Comprehensive Plan. Changing the subject parcel to RR 2.5 aligns the property with recognized rural density patterns and supports the Plan's direction to offer a range of rural residential options within the rural area while preserving the rural lifestyle and preventing suburban development.

The Comprehensive Plan's Land Use Element emphasizes the need for coordinated and orderly development across the county's rural areas. As the Plan explains, Chelan County's land-use designations are meant to create consistency, clarity, and predictability in rural land development. By aligning the parcel with surrounding or nearby densities—especially where RR 2.5 designations already exist—the amendment strengthens internal consistency within the land-use framework and reduces zoning irregularities.

The Housing Element of the Comprehensive Plan identifies a need to plan for a range of housing types and densities, including low-density rural housing that fits Chelan County's settlement patterns. RR 2.5 provides low-density rural housing opportunities, consistent with the Housing Element's direction to maintain rural living options while balancing environmental and infrastructure constraints. The proposed amendment broadens the county's available rural residential land base without promoting sprawl because RR 2.5 is not an urban lot size.

The following goals and policies are directly supported by the proposed map amendment

Land Use Element

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Rationale: An adequate supply of housing available to all income levels is necessary to meet the housing needs of the County

Rural Element

Goal RE 1: Maintain a balance between human uses and the natural environment in rural areas of the County.

Rationale: Residents who choose to live in the rural areas need to realize that their lifestyle has an impact on the natural environment and efforts need to be made to find and maintain a balance between human activity and the natural environment.

Goal RE 2: Maintain natural environment features that support and enhance natural resource-based economic activities, wildlife habitats, traditional rural lifestyles, outdoor recreation, and open space.

Rationale: There is value in rural lands that have in the economic vitality, rural lifestyles, and healthy environments.

Goal RE 3: Develop at densities such that demands will not be created for urban levels of public services and facilities in rural areas.

Goal Rationale: Development in rural areas should not be at densities which require urban levels of service. Development at lower densities will also help protect the rural quality of life.

4. A detailed statement on how the land use designation amendment complies with the Chelan County Comprehensive Plan land use designation/siting criteria.

RR 2.5 is an existing rural designation recognized in Chelan County's land-use framework and zoning districts, demonstrating that this density category fits within the intended spectrum of rural land uses. Adjusting the designation to RR 2.5 is consistent with the Plan's intent to apply appropriate rural densities based on surrounding patterns, environmental constraints, and the character of the rural area.

The Rural Element of the Comprehensive Plan supports a range of rural residential densities, allowing the county to designate appropriate rural land-use patterns. The Plan acknowledges that rural areas are expected to contain different levels of density as part of local development patterns and planning history.

The RR 2.5 designation offers a recognized rural density that maintains rural character while accommodating moderate development. Because the subject parcel is located adjacent to the RR 2.5 zone and many parcels smaller than 2.5 acres, the amendment promotes a logical extension of existing rural density patterns.

The locational guidelines in the Comprehensive Plan specify that predominant parcel sizes for RR 2.5 are currently 2.5 acres or greater in size but typically less than 5 acres which matches the characteristics of the area and subject property.

5. A detailed statement of how the amendment is consistent with and supported by the Capital Facilities Element and the Transportation Element of the Comprehensive Plan, of if not, what changes to these elements would be required.

Both the Capital Facilities and Transportation elements of the Comprehensive plan speak more to goals and objectives for agencies of jurisdiction when development is proposed. At the time any additional development is proposed, application(s) will have to be in compliance with the concurrency requirements of GMA and the Chelan County comp plan goals and objectives for all elements of the comp plan.

The Capital Facilities Element specifies that capital facilities—such as sewer, water systems, fire protection, and other infrastructure—must be planned and sized according to the intensity of expected development. RR 2.5 is a low-density rural land-use designation which is specifically intended not to require extension of urban services. RR 2.5 development patterns are consistent with rural infrastructure expectations and do not place urban-level demands on capital facilities. Because RR 10 and RR 2.5 are both rural designations, the amendment does not create new burdens on capital facilities beyond what the Capital Facilities Element anticipates for rural areas.

Transportation Element planning is tied to rural land-use densities, and RR 2.5 remains a rural classification that generates low traffic volumes compatible with rural road networks. Since rural areas are expected to carry lower traffic demands rely on County-maintained rural roads, both RR 10 and RR 2.5 densities fall well within rural transportation capacity assumptions embedded in the Comprehensive Plan.

The Transportation Element calls for ensuring adequate access, maintaining safety, and avoiding transportation impacts that exceed the capabilities of rural roads. Because RR 2.5 densities produce minimal increases in traffic, it will not trigger demands for roadway widening,

turn lanes, or major upgrades. Thus, the map amendment is consistent with the Transportation Element's goal of maintaining an efficient transportation network without unwarranted capital improvements.

6. For land use map designation amendments, identify the land uses surrounding the affected property, and describe how the proposed change would affect the surrounding land uses. Explain why the proposed amendment is more appropriate than the existing land use designation.

The surrounding land uses are entirely residential. The adjacent properties on all sides are developed with single family residences. The change in the map designation would be indistinguishable from surrounding land uses.

RR 10 is generally intended for areas where land characteristics or resource protections justify large minimum lot sizes. For example, RR 10 and RR 20 are applied in areas containing commercial forest lands, steep slopes, or other resource functions. The zoning map identifies RR 10 alongside forest and resource land zones in some regions.

The Comprehensive Plan describes rural areas as places where a variety of rural residential densities are appropriate, provided they support rural character and avoid urban-scale infrastructure. The Rural Element allows and anticipates rural density categories like RR 2.5. RR 2.5 still preserves rural character while providing flexibility consistent with the Comprehensive Plan's rural housing policies. RR 10 is not required to preserve rural character unless justified by environmental or resource constraints

RR 2.5 fits rural roadway and rural service planning assumptions used by the County. RR 10 may underutilize areas where existing or planned rural facilities can already support moderate rural densities.

An RR 10 designation is only necessary when extremely low rural densities are warranted due to environmental constraints, resource protections, or lack of surrounding development. Where these conditions do not exist—and where the surrounding landscape includes RR 2.5 designations—the more suitable land-use classification is RR 2.5.

7. Will the proposed map amendment affect lands designated as resource lands of long term commercial significance and/or critical areas? If so, how will the proposed amendment impact these areas?

No. There are no designated resource lands in the area.

8. Explain how the proposed amendment would affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.

The Comprehensive Plan establishes a long-term framework for managing land supply to accommodate projected growth while preserving rural character and resource lands. The proposed map amendment affects the distribution and availability of land for different rural uses across the 20-year planning period in several important ways. The Comprehensive Plan emphasizes a need to provide a range of rural densities to meet long-term housing needs and comply with the Growth Management Act. The Plan's Housing and Land Use elements identify that rural areas must accommodate a share of future population growth using established rural

residential designations such as RR 2.5. Because RR 2.5 is a recognized rural designation used throughout the county, converting underutilized RR 10 land into RR 2.5 increases the supply of land eligible for modest rural residential development at densities consistent with the Comprehensive Plan.

The proposed amendment does *not* reduce the supply of land needed for urban-level growth. The Comprehensive Plan specifies that urban growth should occur inside Urban Growth Areas. Rural zones—including both RR 10 and RR 2.5—are not part of the County's urban growth capacity.

The proposed amendment does not reduce land available for future city expansions, for residential subdivisions, or for higher-density development. The property will remain outside the Leavenworth UGA and cannot be urbanized, extended with sewer, or converted to higher-density development unless the UGA is expanded through a formal process. Thus, the amendment does not materially affect the county's 20-year urban growth land supply.

9. Explain how the proposed change would serve the interests of not only the applicant, but also the public as a whole, including health, safety or welfare.

The proposed change would provide the applicant a designation suitable for reasonable rural use of the property. The public will gain predictable, low-density rural development that does not strain facilities or alter rural character. The County maintains consistency with its long-range planning vision. This strengthens both the welfare of the community and the stability of the County's planning framework.

The Comprehensive Plan's Capital Facilities Element emphasizes avoiding unnecessary expenditures by ensuring that land uses do not require new, costly infrastructure beyond rural service levels. RR 2.5 does not require urban sewer service, municipal water expansion, urban roads or major capital facility upgrades. This benefits the public by minimizing long-term public financial obligations. It benefits the applicant by providing a clear understanding of service expectations and ensuring their land use aligns with available infrastructure.

The Housing Element of the Comprehensive Plan requires the County to plan for varied rural housing choices. It recognizes that rural areas must accommodate part of future population growth while maintaining rural character. RR 2.5 offers rural-scale housing opportunities without urbanization. By updating outdated or misapplied RR 10 designations, the amendment helps maintain an accurate inventory of rural land available to accommodate long-term population needs. This helps meet long-term housing demand without encroaching on resource or urban growth areas and reduces pressure on agricultural and forest lands by providing appropriate rural housing capacity.

Rural residential development at appropriate densities contributes to the local economy through construction, small service industries, and community vitality. The Comprehensive Plan emphasizes balanced economic development and rural quality of life. RR 2.5 supports steady but controlled growth—avoiding the artificially low capacity created by RR 10 in non-resource areas. Public benefits include supporting steady economic activity without overwhelming rural infrastructure, maintaining stable property values by aligning the zoning with realistic land use potential and strengthens community cohesion by accommodating modest population growth

Chelan County, Washington Preliminary Floodplains (as of April 30, 2025)

RiskMAP
Increasing Resilience Toget

Discovery | Effective Floodplains | Scope (Flood Study) | Flood Risk Products | **Preliminary Floodplains** | Preliminary Floodplain Assessment

- Zone AH | 1% Annual Chance Flood Event

Area of Moderate Flood Risk

- Zone X (1% Depth less than 1 Foot) | 1% Annual Chance Flood Event
- Zone X (0.2% Annual Chance) | 0.2% Annual Chance Flood Event

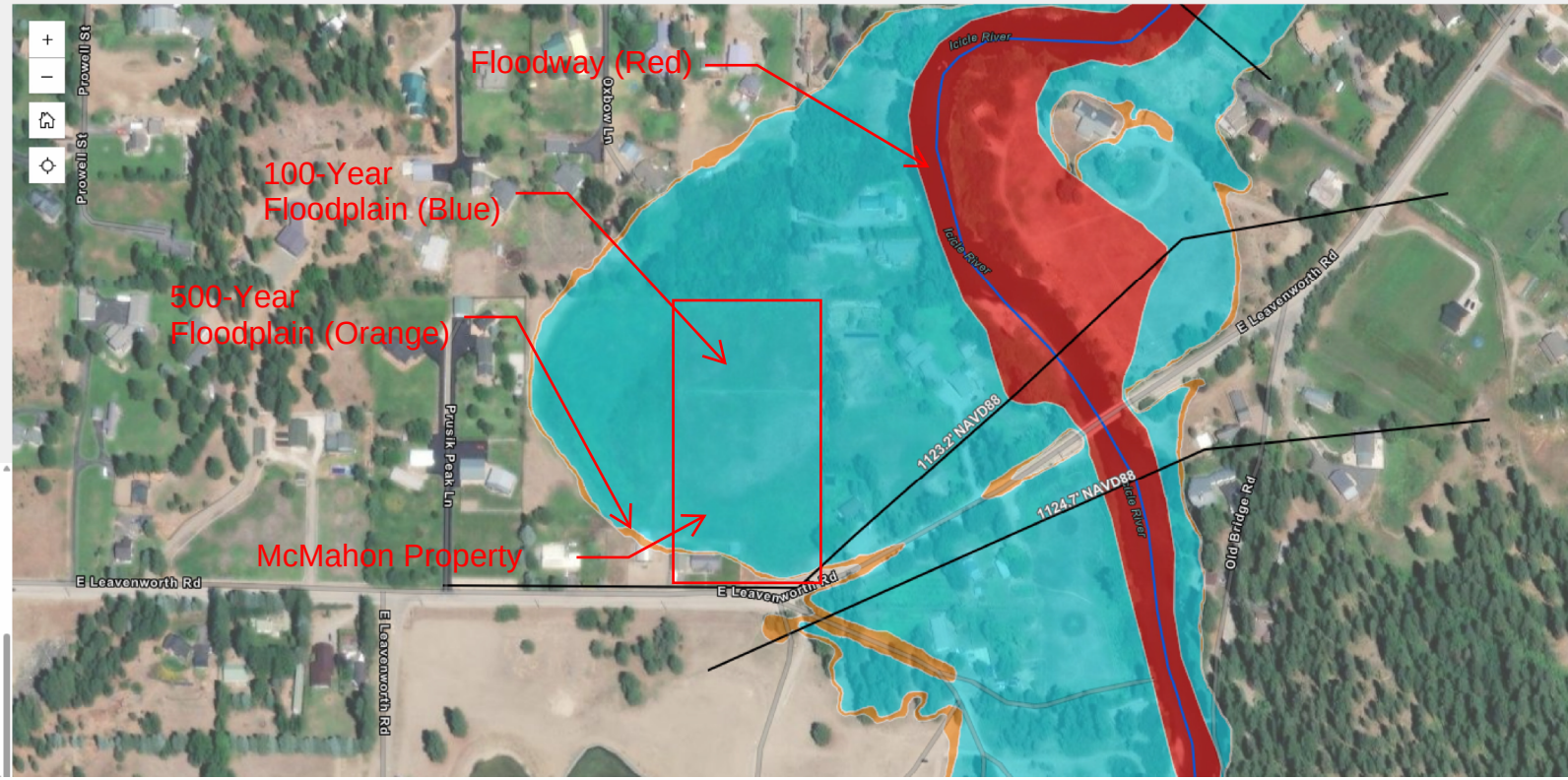
Map Tips

- Flood elevations (1% Annual Chance flood event) are available when zooming into an area of interest.
- Flood risk and zone (e.g. A, AE) designations are available by point-and-clicking a flood hazard area of interest.
- To compare between effective and preliminary floodplains, click the maps on the bottom left corner.

Next Steps

Following distribution of Preliminary products, a Consultation Coordination Officer's (CCO) meeting is hosted for community officials.

At this meeting, FEMA reviews the study progress to date, options for public outreach, due process opportunities, and map adoption.



- Area of High Flood Risk (Floodway) (1% Annual Chance)
- Area of High Flood Risk (1% Annual Chance)
- Area of Moderate Flood Risk (0.2% Annual Chance)
- Area of Moderate Flood Risk (1% Depth less than 1 Foot)
- Area of Moderate Flood Risk (Area with Reduced Flood Risk due to Levee)
- Area Not Included
- Area of Low or Unmapped Flood Risk

File: CPA 26-060

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

I, Ashley Fernandez, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on April 28, 2026, I personally mailed true and correct copies of the attached SEPA DETERMINATION OF NON-SIGNIFIGANCE to the following parties:

****SEE ATTACHED EMAIL****

Signature

4.28.2026
Date

ACKNOWLEDGEMENT

This is to certify that on 28th day of April, 2026.

Ashley Fernandez to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Breanne Hensley
Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: jdL8NbWKaxgbkhXGXlae | **Proof Updated: Apr. 27, 2026 at 08:31am PDT**
Notice Name: CPA - SEPA - DNS

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Ashley Fernandez	Wenatchee World
ashley.fernandez@co.chelan.wa.us	
(509) 667-6225	

Columns Wide: 2 **Ad Class:** Legals

Total Column Inches: 9.14

Number of Lines: 47

4/30/2026: Custom notice (Thursday Rate)	231.55
Subtotal	$231.55
Tax	$0.00
Processing Fee	$23.16
Total	**$254.71**

See Proof on Next Page

DETERMINATION OF NON-SIGNIFICANCE

PURSUANT to R.C.W 43.21C, NOTICE IS HEREBY GIVEN THAT on April 30, 2026 Chelan County Community Development (LEAD AGENCY) did issue a determination of non-significance relative to the environmental impact for the applications listed below. The lead agency for these proposals has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.C.030 (2)(c). This decision was made after review of completed environmental checklist and other information on file with the lead agency.

CPA 26-063 Sanderson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential Resource 5 (RR5). **Site Address:** 172 Whitetail Way Chelan, WA 98816; **Parcel Numbers:** 28-22-34-410-100

CPA 26-067 WA DNR- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 20 (RR20) to Rural Residential Resource 10 (RR10). **Site Address:** Unassigned, Wenatchee, WA 98801; **Parcel Numbers:** 23-20-16-100-000

CPA 26-060 McMahon - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential Resource 2.5 (RR2.5). **Site Address:** 7948 East Leavenworth Rd. Leavenworth, WA 98826; **Parcel Numbers:** 24-17-23-510-480

CPA 26-054 Hellickson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). **Site Address:** 10705 Fox Rd. Leavenworth, WA 98826; **Parcel Numbers:** 25-18-32-330-200

CPA 26-041 Campbell- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5) **Site Address:** 24 Hugo Rd. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-330-175

CPA 26-048 HMJD-Collins LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 to Rural Residential/Resource 2.5 (RR2.5) **Site Address:** Unassigned. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-430-050

CPA 26-026 G&B Properties East LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) to Rural Commercial (RC). **Site Address:** 18625 Beaver Valley Rd., Plain, WA 98826; **Parcel Numbers:** 26-17-13-720-007

CPA 26-007 Heart for Homes - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC). **Site Address:** 85 Chestnut St., Chelan Falls, WA 98817; **Parcel Numbers:** 27-23-32-515-096

This information is available to the public on request and may be reviewed at Chelan County Community Development, 316 Washington Street, #301, Wenatchee, WA, during normal business hours. **Comments on these determinations should be sent to the above listed address and must be received by May 14, 2026 at 5:00 PM.**

Date: April 30, 2026

#######

Ashley Fernandez

From: Ashley Fernandez
Sent: Tuesday, April 28, 2026 11:39 AM
To: FMO; 'ehsupport@cdhd.wa.gov'; 'realestateservices@chelanpud.org'; Cindy Grubb; 'aquaticleasing.rivers@dnr.wa.gov'; 'ECYreSEAsmp@ecy.wa.gov'; 'azontek@cityofleavenworth.com'; 'bbain@cityofleavenworth.com'; 'cflorea@cityofleavenworth.com'; 'selby@cityofleavenworth.com'; 'enviroreview@yakama.com'; 'amelia.stanger.hsy@colvilletribes.com'; 'tracey.peone.hsy@colvilletribes.com'; 'brossing@lstc.edu'; 'mboles@cityofleavenworth.com'; 'dwaynemcmahon@msn.com'; 'ryanw@pacificengineering.net'
Cc: Susan Dretke
Subject: Additional comment period for a SEPA Determination regarding CPA 26-060- McMahon - Chelan County Dept. of Community Development
Attachments: CPA 26-060 - McMahon - SEPA - DNS.pdf

Good morning,

Please see the attached SEPA Determination of Non-significance regarding Dwayne McMahon's application, File# CPA 26-060. This is a notification of a decision that was made regarding the application. The comment period ends on May 14, 2026.

If you have any questions pertaining to this application please feel free to contact the Chelan County Planner associated with this file, Susan Dretke, at 509-667-6225 or susan.dretke@co.chelan.wa.us.

Have a great week!

Cheers,

Ashley Fernandez
Noticing Clerk
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
Ashley.Fernandez@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey: https://www.surveymonkey.com/r/FC638WT

Additional Comment Letters for CPA 26-060 – McMahon – SEPA DNS

Mailed 4/28/2026

Bruce Williams – 8050 E Leavenworth Rd, Leavenworth, WA 98826

Mara & Brian Bohman- 7840 E Leavenworth Rd, Leavenworth, WA 98826

Icicle Creek Watershed Council – PO Box 773, Leavenworth, WA 98826

Christine & Jeffrey Parsons- 50 Oxbow Ln, Leavenworth, WA 98826

Skip navigation

DEPARTMENT OF ECOLOGY State of Washington

SEPA Record Submittal

My agency records | Add a SEPA record | Help | My account

Resources

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit | Copy | Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-060

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:
7948 E Leavenworth Rd
Leavenworth WA 98826

Parcel number:
24-17-23-510-480

Coordinates (Lat, Long):
47.562577 , -120.671528

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:
Nonproject

Related Ecology SEPA numbers:
202600816

Important dates

Issued date:
4/30/2026

Comments due to lead agency:
5/14/2026

SEPA Number: 202600816

Applicant name:
Dwayne McMahon

Applicant contact information:

Document type:
CONSULT

Document sub type:
DNS

Proposal name:
McMahon Comprehensive Plan Map Amendment

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Ashley Fernandez

Date submitted to Ecology:
4/28/2026

Published date:

Attached files

File name	File description
CPA 26-060 - Application Materials.pdf	Application Materials
CPA 26-060 - McMahon - SEPA - DNS.pdf	Issuance of DNS

 Copyright © Washington State Department of Ecology

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
)
COUNTY OF CHELAN)

CPA 26-060

Ryan Walker, being first duly sworn, deposes and says: That at all times mentioned herein she/he was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That the general notice of land use action containing the permit #, applicant name and a description of the proposal for a **Comprehensive Plan Amendment, CPA 26-060**, was maintained on the subject property, in accordance with the records of property ownership of the Chelan County Assessor, in good conditions from 2/25/26 (date of posting on the project site by the Chelan County Department of Community Development), through 3/19/26 (the end of the public comment period), and affidavit returned to the Chelan County Department of Community Development on 4/15/26.

Signature

4/15/26
Date

ACKNOWLEDGEMENT

This is to certify that on 15 day of April, 2026.

Ryan Walker to me known to be the person(s), who executed the foregoing Affidavit of Posting and acknowledged to me that they signed the same as their free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing in Chelan County

My commission expires 9-5-29

JENNIFER HINSON
Commission Expires
09-05-2029
NOTARY
PUBLIC
License Number 193513
STATE OF WASHINGTON

File: CPA 26-060

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

Jessica Thompson, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on 3/4/2026, I personally mailed true and correct copies of the hereto attached:

- ☐ Notice of Shoreline Application
- ☑ Notice of Application
- ☐ Other _____

to all property owners within 300 feet (excluding 60 feet of Street rights of way pursuant to Section 14.08.060 (1)(B), Chelan County Code) of the project boundary in accordance with the records of property ownership of the Chelan County Assessor and any other interested parties. A copy of the mailing list is attached to this affidavit.

Jessica Thompson
Signature

3/4/26
Date

ACKNOWLEDGEMENT

This is to certify that on 4th day of March, 2026

Jessica Thompson to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Breanne Hensley
Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

Owner_Name CPA 26-060 McMahon	Address_1	Address_2	City	State	Zip
AASGARD HOLDINGS LLC	12704 PROWELL ST		LEAVENWORTH	WA	98826
ARMSTRONG LYNN M	8002 OLD BRIDGE RD		LEAVENWORTH	WA	98826
BABIAR LEIGH S	22 GLACIER VALLEY LN		LEAVENWORTH	WA	98826
BABIAR MARC W	110 GLACIER VALLEY LN		LEAVENWORTH	WA	98826
BACKSTROM INGRID E & JAMES DELZER	8029 E LEAVENWORTH RD		LEAVENWORTH	WA	98826
BACKSTROM STEPHEN V & ANN E	PO BOX 2241		LEAVENWORTH	WA	98826
BALDIE JON B & RONELLE C	14719 NE 184TH PL		WOODINVILLE	WA	98072
BANKS ROBERT & MARCIA	101 OUTRIGGER LN		LEAVENWORTH	WA	98826
BAUMANN JOHN	13910 242ND AVE NE		WOODINVILLE	WA	98072
BERGREN CARL A	12796 CEMETERY RD		LEAVENWORTH	WA	98826
BOHMAN BRIAN	7840 E LEAVENWORTH RD		LEAVENWORTH	WA	98826
BOUGHEY ENDRE	7714 FISH HATCHERY RD		LEAVENWORTH	WA	98826-9317
BREWSTER FAMILY LLC	19423 W CAMPBELL RD		BEND	OR	97702
BROADDUS DUANE L & CAROL L	8189 E LEAVENWORTH RD		LEAVENWORTH	WA	98826-9315
BROWN DOUGLAS D	10 LATIGO LN		LEAVENWORTH	WA	98826
BUDDINGTON RICHARD C & KATHELEEN TRVTRT ETAL	& RICHARDC & KATHLEEN BUDDINGTON TRTEES	172 SUBURBIA AVE	SANTA CRUZ	CA	95062-1250
BURDICK DAVID & EMILY LANG	12689 PROWELL ST		LEAVENWORTH	WA	98826
CHELAN COUNTY	COMMISSIONERS OFFICE	400 DOUGLAS ST	WENATCHEE	WA	98801
CITY OF LEAVENWORTH	PO BOX 287		LEAVENWORTH	WA	98826
COCKERHAM CLAUDIA & GARY D	7502 ICICLE RD		LEAVENWORTH	WA	98826
COPPER NOTCH FAMILY LLC	C/O WENDA O REILLY	7560 OLD BRIDGE RD	LEAVENWORTH	WA	98826
COPPER NOTCH OWNERS ASSOCIATION	7560 OLD BRIDGE RD		LEAVENWORTH	WA	98826
CREEK HAUS LLC	7867 56TH PL NE		SEATTLE	WA	98115
DAM LIVING TRUST	7917 E LEAVENWORTH RD		LEAVENWORTH	WA	98826
DARLING DAWN REBECCA	9310 ANDERSON CANYON RD		PESHASTIN	WA	98847
DARLINGTON ROD B	PO BOX 1092		LEAVENWORTH	WA	98826
DAVIES LEANNA R & VANDEL JONATHAN R	65 PRUSIK PEAK LN		LEAVENWORTH	WA	98826
DE FOREST STEPHEN E	4319 W DRAVUS ST		SEATTLE	WA	98199-2440
DELZER JAMES ETAL	8029 E LEAVENWORTH RD		LEAVENWORTH	WA	98826
ELLIS RYAN R	7828 E LEAVENWORTH RD		LEAVENWORTH	WA	98826
EPPERLY JESSE J	12605 PROWELL		LEAVENWORTH	WA	98826
FARLEY ELLEN A REVOCABLE LIVING TRUST ETAL	58 EDMONDS LN		LEAVENWORTH	WA	98826
FLOYD FRANCIS S & JOYCE K	717 33RD AVE S		SEATTLE	WA	98144
FRERICHS JONATHAN & ATWOOD FRERICHS MARIAN JOINT RVCBLE TRST	536 ROUTE D'EXCENEAUX	74140	YVOIRE		
FROMM LAND CO LLC	1511 ANTON PL		WENATCHEE	WA	98801
GATE HOUSE LLC	C/O WENDA & JAMES O'REILLY	7560 OLD BRIDGE RD	LEAVENWORTH	WA	98826
GILBERT TODD M	12669 PROWELL ST		LEAVENWORTH	WA	98826-9015
GLAZKO ANZHELA	8179 E LEAVENWORTH RD		LEAVENWORTH	WA	98826
GRIFFITH STEPHEN	DEBRA GRIFFITH	311 N DUNHAM AVE	ARLINGTON	WA	98223
HOLLINGSWORTH CLINT L	7675 ICICLE RD		LEAVENWORTH	WA	98826
HOLLON GREGORY J & BRENDA W	7867 56TH PL NE		SEATTLE	WA	98115
HOLMES JOHN F & KATHERINE A	12740 CEMETERY RD		LEAVENWORTH	WA	98826
ICICLE FUND PROPERTIES LLC	PO BOX 2025		LEAVENWORTH	WA	98826
JENKINS WILLIAM JR	8076 OLD BRIDGE RD		LEAVENWORTH	WA	98826
JOHAHNSON MARK W & JENNIFER A	8158 E LEAVENWORTH RD		LEAVENWORTH	WA	98826
JOHNSON LAUREN & ROSSING BARBARA	7785 E LEAVENWORTH RD		LEAVENWORTH	WA	98826
JOHNSON ROBERT K & NANCY J	590 US HWY 2		LEAVENWORTH	WA	98826
JOSLIN JAMES B & VIRGINIA EMERY	55 OXBOW LN		LEAVENWORTH	WA	98826
KAMPEN WILLIAM & SANDRA	12826 BAYNE RD		LEAVENWORTH	WA	98826
KEELEY PHILIP G	12814 FISH HATCHERY RD		LEAVENWORTH	WA	98826-9032
KOPET CRAIG	18229 TERRACE CT SW		NORMANDY PARK	WA	98166-3859
KORSGAARD MATT ETAL	215 N GARFIELD AVE		WENATCHEE	WA	98801
KRAMER GREGORY J	COLLEEN S KRAMER	3845 TRIBUTE CIR E	FIFE	WA	98424
LAMON MICHAEL S & ERIN K	12630 PROWELL ST		LEAVENWORTH	WA	98826
LEAVENWORTH LZ RANCH LLC	10710 NE 60TH ST		KIRKLAND	WA	98033
LUNZ SHARON	7848 OLD BRIDGE RD		LEAVENWORTH	WA	98826
MC MAHON DWAYNE A & DEBORAH M	729 GELLATLY ST		WENATCHEE	WA	98801-9315
MITCHELL SCOTT & SUSAN	7895 E LEAVENWORTH RD		LEAVENWORTH	WA	98826
PARSONS JEFFREY D & CHRISTINE B	50 OXBOW LN		LEAVENWORTH	WA	98826
PRATT JODIE K	947 HAYFIELD LN		HAMILTON	MT	59840
RANKIN ROBERT & NANCY	12711 PROWELL RD		LEAVENWORTH	WA	98826
RAYFIELD DAVID N	PO BOX 344		LEAVENWORTH	WA	98826
RIGGS CLIFFORD	12590 PROWELL ST		LEAVENWORTH	WA	98826
SAUER JANA & SCOTT PITMAN	PO BOX 274		PESHASTIN	WA	98847
SCENARD TERRIE LYNN & CARA CHRISTINE	PO BOX 954		LEAVENWORTH	WA	98826
SCHIERSCH KARL G	PO BOX 969		LEAVENWORTH	WA	98826
SOLAZZI RICHARD	8132 E LEAVENWORTH RD		LEAVENWORTH	WA	98826
STOKES LUCAS & HOLLY	68 PRUSIK PEAK LN		LEAVENWORTH	WA	98826
STROUP ROBERT R	12482 PROWELL ST		LEAVENWORTH	WA	98826
SUNRISE PHOENIX REV TRUST	DANIELLE PLANTEC, TRUSTEE	2711 SEE CANYON RD	SAN LUIS OBISPO	CA	93403
THOMAS MICHAEL J & JAYLENE J	15411 29TH AVE SE		MILL CREEK	WA	98012
UNITED STATES DEPT OF INTERIOR	FISH & WILDLIFE SERVICE	911 NE 11TH AVE	PORTLAND	OR	97232
WAKEFIELD JANICE	1902 BIGELOW AVE N APT 301		SEATTLE	WA	98109
WARD JAMES W JR	PO BOX 2098		LEAVENWORTH	WA	98826
WATSON TRAVIS E & MONICA D	12640 PROWELL ST		LEAVENWORTH	WA	98826
WELCH DON	69 JAYBIRD LN		LEAVENWORTH	WA	98826-9018
WEST ALEXANDER G & KRISTA L	69 EDMONDS LN		LEAVENWORTH	WA	98826
WEST FORREST	47 EDMONDS LN		LEAVENWORTH	WA	98826
WILLIAMS BRUCE ETAL	8050 E LEAVENWORTH RD		LEAVENWORTH	WA	98825
YETI CHALET LLC	C/O DEBORAH HARTL	PO BOX 2821	LEAVENWORTH	WA	98826

Date Referral Sent: _____ File Number: CPA 26-060

Agency Referrals	Date Received	Comments Received
☐ Assessor		Yes/No
☑ Fire Marshal		Yes/No
☐ Building Official		Yes/No
☑ CD Health District		Yes/No
☐ Water		Yes/No
☐ Septic		Yes/No
☐ Solid Waste		Yes/No
☐ Food Service		Yes/No
☑ Public Works		Yes/No
☑ PUD		Yes/No
☐ Power/Water		Yes/No
☐ Property		Yes/No
☐ Sewer		Yes/No
☑ WA State Dept of Natural Resources		Yes/No
☐ Aquatic		Yes/No
☐ Forest		Yes/No
☑ WA State Dept of Ecology		Yes/No
☐ Shorelines/Wetlands		Yes/No
☐ FEMA		Yes/No
☐ WA Dept of Fish & Wildlife		Yes/No
☐ US Fish & Wildlife		Yes/No
☐ WA State Dept of Transportation		Yes/No
☐ US Army Corps of Engineers		Yes/No
☐ Fire District # _____		Yes/No
☐ Sewer Purveyor: _____		Yes/No
☐ Water Purveyor: _____		Yes/No
☐ Irrigation District: _____		Yes/No
☐ Water District: _____		Yes/No
☐ School District: _____		Yes/No
☐ Hospital District: _____		Yes/No
☑ City of: Leavenworth		Yes/No
☐ Community Council: _____		Yes/No
☑ WA State Archaeology		Yes/No
☑ Yakima Nation		Yes/No
☐ Confederated Tribes of Colville		Yes/No
☐ Noxious Weed Control Board		Yes/No
☐ Port of Chelan County		Yes/No
☑ SEPA Register		Yes/No
☐ Bureau of Land Management		Yes/No
☐ Other: _____		Yes/No

Jessica K. Thompson

From: Jessica K. Thompson
Sent: Tuesday, March 3, 2026 2:24 PM
To: 'dwaynemcmahon@mas.com'; 'Ryan Walker'
Cc: Susan Dretke
Subject: Notice of Application for CPA 26-060 McMahon - Chelan County Dept. of Community Development
Attachments: CPA 26-060 NOA.pdf; CPA 26-060 - Affidavit of posting.pdf

Greetings,

Please find the attached Notice of Application for a Comprehensive Plan Amendment regarding Dwayne McMahon's property, File# CPA 26-060. This notice should be posted on the *subject property by March 5th, or as soon as possible. Please place in a prominent position on site and maintain it for 14 days,* starting from the first day of posting. If you need a sign for posting, you may pick one up at our office.

Also attached is the affidavit of posting that needs to be filled out with the appropriate information after the 14-day comment period, signed before a notary, and the original returned to your planner. If your affidavit of posting is not returned to your planner, your file may be placed on hold.

If you have any questions pertaining to your application please contact the Chelan County Planner associated with this file, **Susan Dretke**, at 509-667-6225 or **Susan.Dretke@co.chelan.wa.us**.

Thank you,

Jessica Thompson
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

Jessica K. Thompson

From: Jessica K. Thompson
Sent: Tuesday, March 3, 2026 10:58 AM
To: FMO; 'EHSupport'; 'Real Estate Services'; Cindy Grubb; 'AquaticLeasing.Rivers@dnr.wa.gov'; 'ECY RE CRO SEPA Coordinator'; 'Andi Zontek-Backstrum'; Brantley Bain; 'cflorea@cityofleavenworth.com'; 'selby@cityofleavenworth.com'; 'ENVIROREVIEW@YAKAMA.COM'; 'guy.moura@colvilletribes.com'
Cc: Susan Dretke
Subject: Request for Comments – CPA 26-060 McMahon - Chelan County Dept. of Community Development
Attachments: CPA 26-060 NOA.pdf; CPA 26-060 - Application Materials.pdf

Greetings,
Chelan County has a **Comprehensive Plan Amendment** application in which we are requesting comments from agencies and special districts. Attached are all the materials for your review and the Notice of Application. Please respond by **5:00 pm on March 19, 2026.**

Project File No.: CPA 26-060

Project Location: 7948 East Leavenworth Rd, Leavenworth, WA 98826

Parcel Number: 24-17-23-510-480

Applicant/Owner: Dwayne McMahon

Application Date: February 25, 2026

Determination of Complete: February 25, 2026

Notice of Application Date: March 5, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Application Materials: Attached to this email or may be found on the Chelan County Public Notice Portal: https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

Return Comments To: **Susan Dretke**
Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Email: **Susan.Dretke@co.chelan.wa.us**

Sincerely,

Jessica Thompson
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit | Copy | Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-060 McMahon

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:
7948 E Leavenworth Rd
Leavenworth WA 98826

Parcel number:

Coordinates (Lat, Long):
47.562577 , -120.671528

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:
Project

Related Ecology SEPA numbers:

Important dates

Issued date:
3/5/2026

Comments due to lead agency:

Applicant name:
Dwayne McMahon

Applicant contact information:

Document type:
CONSULT

Document sub type:

Proposal name:
CPA 26-060 McMahon

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Jessica Thompson

3/19/2026

Date submitted to Ecology:
3/3/2026

Published date:

Attached files

File name	File description
Application.pdf	Application Materials
CPA 26-060 NOA.pdf	Notice of Application

 Copyright © Washington State Department of Ecology

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: buHEAlshXnyv7p3c47kq | **Proof Updated: Mar. 03, 2026 at 07:23am PST**
Notice Name: March 5th NOA NonOp.

See Proof on Next Page

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Jessica Thompson	Wenatchee World
jessicak.thompson@co.chelan.wa.us	
(509) 667-6225	

Columns Wide:	2	**Ad Class:**	Legals
Total Column Inches:	7.77		
Number of Lines:	40		

3/5/2026: Custom notice (Thursday Rate)	124.04
Subtotal	$124.04
Tax	$0.00
Processing Fee	$12.40
Total	**$136.44**

NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

Notice is hereby given that the Chelan County Department of Community Development has received and found the following land use application to be complete and ready for processing, public review, and comment. We have further determined that this proposal is unlikely to have a significant adverse impact on the environment. The department expects to issue a Determination of Non-Significance (DNS) in accordance with the DNS process found in WAC 197-11-340(2). The proposal may include mitigation measures under applicable codes and public review processes. Mitigation measures may be required regardless of whether an EIS is prepared; however, possible mitigation measures are unknown at the issuance of this notice. A copy of the subsequent threshold determination for this proposal may be obtained upon request to this department. **This may be the only opportunity to comment on the environmental impact of this proposal.**

CPA 26-041 Campbell - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR2.5). 24 Hugo Road, Chelan, WA 98816 also identified as Assessor's Parcel No.: 27-23-03-330-175.

CPA 26-048 HMJD Collins, LLC - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5). Unassigned, Chelan, WA 98816 also identified as Assessor's Parcel No.: 27-23-03-430-050.

CPA 26-054 Hellickson - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). Unassigned, Chelan. WA 98816 also identified as Assessor's Parcel No.: 25-18-32-330-200.

CPA 26-060 McMahon - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5). 7948 East Leavenworth Rd., Leavenworth, WA 98826 also identified as Assessor's Parcel No.: 24-17-23-510-480.

On March 5, 2026, this application was noticed to the public, and no action will be taken on this project until the agency comment period ends March 19, 2026.

All reports and file of record are available at 316 Washington St., Suite 301, Wenatchee, WA 98801 for review. Public comments will be accepted at any time prior to the close of the public record on project permits. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, and original signature, should be as specific as possible, and may be mailed or personally delivered at the address listed above. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision, and appeal the decision as provided by law.

Date: March 5, 2026

######

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225 FAX: (509)667-6475

NOTICE OF APPLICATION

Project File No.:	CPA 26-060
Project Location:	7948 East Leavenworth Rd, Leavenworth, WA 98826
Parcel Number:	24-17-23-510-480
Applicant/Owner:	Dwayne McMahon
Application Date:	February 25, 2026
Determination of Complete:	February 25, 2026
Notice of Application Date:	March 5, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Public Review and Comment Period: PUBLIC COMMENT ON THIS PROPOSAL IS ENCOURAGED and no action will be taken on the project until the Agency comment period ends on **March 19, 2026**. Agencies, tribes, and the public are encouraged to review and comment on the proposed project. Public comments will be accepted at any time prior to the close of the public record. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, original signature, and should be as specific as possible. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision and appeal the decision as provided by law. Written comments must be submitted to the Department of Community Development, 316 Washington St., Suite 301 Wenatchee, WA 98801; Attention: Susan Dretke or email susan.dretke@co.chelan.wa.us for additional information or to review application materials.

The complete case file on this matter is available for review online at https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome; or during normal business hours at the offices of the Chelan County Community Development Department located at 316 Washington St., Suite 301 Wenatchee, WA 98801 Monday-Friday between the hours of 8:00 A.M. and 5:00 P.M. Please contact the on-call planner at (509) 667-6224 to arrange an inspection of the file.

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301
WENATCHEE, WA 98801
(509) 667-6225

VIA EMAIL

DETERMINATION OF APPLICATION STATUS

Pursuant to Title 14, Development Permit Procedures & Administration, Section 14.08.030, Determination of Completeness. (CCBOR Resolution No. 2004-16, as amended)

Project Description: The proposal is a request to amend the current comprehensive plan map designation from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5).

File Number:	CPA 26-060
Related Files:	None
Parcel Address:	7948 East Leavenworth, Leavenworth, WA 98826
Parcel Zoning	Rural Residential/Resource 10 (RR10)
Applicant/Owner:	Dwayne McMahon
Mailing Address:	729 Gellatly St, Wenatchee, WA 98801
Date Submitted:	2/25/26
Date Complete:	2/25/26

Upon Initial Review, The Above Referenced Application is Found To Be: COMPLETE

The required components of an application are present and are judged by the review authority to be technically accurate and contain sufficient information necessary to allow the processing of the application. All submittal fees have been paid.

Your application has been determined to be complete as of the date of this letter. Pursuant to Chelan County Code Section 14.08.030(5), a Determination of Completeness shall not preclude the department for requesting additional information or studies if the need for more information becomes apparent during processing of the proposed development.

Review Authority: Susan Dretke
Chelan County Community Development
316 Washington St., Suite 301, Wenatchee, WA 98801
Email: susan.dretke@co.chelan.wa.us
Phone: (509) 667-6586

Sincerely,

Susan Dretke 2/25/26

Icicle Creek Watershed Council
P. O. Box 773
Leavenworth, WA 98826

Icicle Creek Watershed Council
May 13, 2026

Chelan County Department of Community Development
Attn: Susan Dretke

RE: Comments on Comprehensive Plan Amendment CPA-26-060

Dear Ms. Dretke,

The Icicle Creek Watershed Council (ICWC) appreciates the opportunity to provide these follow-up comments regarding the Determination of Non-Significance (DNS) associated with Comprehensive Plan Amendment CPA-26-060.

As noted in our March 18, 2026 comment letter, ICWC remains concerned about the potential impacts of increased residential density and development within the Icicle Creek floodplain, including impacts to floodplain function, watershed resilience, habitat, and long-term community flood risk.

While we understand that more detailed environmental review may occur during future zoning, subdivision, and permitting stages, ICWC remains concerned that once planning designations are changed and legal lots are created, opportunities to meaningfully prevent environmental impacts become increasingly limited.

For this reason, we believe it is important to consider not only the impacts of a future individual structure, but also whether increased residential density within the floodplain is appropriate in the first place. The proposed Comprehensive Plan amendment creates the pathway for additional development intensity within the floodplain, and we believe those broader implications warrant careful consideration during this stage of the SEPA process.

We respectfully request additional clarification regarding the anticipated environmental review process and future opportunities for community input as this proposal moves through potential zoning, subdivision, and permitting stages.

Thank you again for your time and consideration.

Sincerely,

The Icicle Creek Watershed Council

Icicle Creek Watershed Council
P. O. Box 773
Leavenworth, WA 98826

Icicle Creek Watershed Council
March 18, 2026

Chelan County Department of Community Development
Attn: Susan Dretke

RE: Comments on Comprehensive Plan Amendment CPA-26-060

Dear Ms. Dretke,

The Icicle Creek Watershed Council (ICWC) appreciates the opportunity to provide comments on the proposed Comprehensive Plan Amendment (CPA-26-060). Based on concerns related to floodplain function, protection of critical areas, and consistency with the Chelan County Comprehensive Plan and Washington State's Growth Management Act, ICWC recommends maintaining the current zoning designation for the parcel identified in CPA-26-060.

ICWC is a community-based organization dedicated to protecting and restoring the ecological integrity of the Icicle Creek watershed through collaboration with residents, land managers, and public agencies. From this watershed stewardship perspective, ICWC is concerned about the potential impacts of increased residential density and development that could result from the proposed zoning change within the Icicle Creek floodplain.

The property is almost entirely within the Icicle Creek floodplain (Figure 1, page 3) and has been documented underwater during recent high-water events, including two floods in the early 1990s, one in 2006, and most recently in 2025 (Figure 2, page 3). These events demonstrate that much of the parcel functions as part of the active floodplain during high flows.

Under Washington State's Growth Management Act (RCW 36.70A), counties and cities are required to designate and protect "frequently flooded areas" as critical areas and adopt development regulations that protect their ecological and hydrologic functions. Floodplains are recognized not only as areas subject to flooding, but as areas that provide essential ecological functions such as floodwater storage, groundwater recharge, and fish and wildlife habitat.

Allowing additional subdivision or development within this floodplain could place future property owners at increased risk during high-water events and, more importantly, may affect the natural processes that allow floodplains to store and convey floodwaters. The stated purpose in the application is residential development. The only land out of the floodplain is occupied by the existing home, so any new development will have to occur in the floodplain. Floodplains along Icicle Creek provide important space for water to spread out during high flows, helping reduce downstream flooding while supporting riparian areas and fisheries that depend on a healthy river system.

Recognizing the importance of these natural functions, Chelan County's Comprehensive Plan places strong emphasis on protecting natural systems and limiting development impacts in rural areas. The Rural Element establishes goals to maintain a balance between human uses and the natural environment and to protect natural environmental features that support wildlife habitat, open space, and outdoor recreation. It further states that rural development should avoid and mitigate impacts to critical areas and reduce the inappropriate conversion of undeveloped land into sprawling or more intensive development patterns.

Allowing increased residential density within an active floodplain is inconsistent with these policies because floodplains function as critical environmental features that support habitat, natural hydrologic processes, and open space within the rural landscape.

Changing the zoning to allow higher density development within the floodplain could also set a precedent for similar requests along the Icicle Creek corridor, where many parcels remain zoned to reflect floodplain conditions and the importance of maintaining natural floodplain function.

Importantly, the current Rural Residential 10 (RR10) zoning designation aligns with the mapped floodplain along the lower Icicle Creek corridor, reflecting a broader planning approach to limit development in areas subject to flooding and to protect associated ecological functions. Allowing increased density on this parcel would represent a departure from this established pattern and could undermine the consistency of the County's zoning framework in managing floodplain areas.

Maintaining the current zoning framework helps preserve floodplain function, protect vital habitat, and reduce the potential for increased flood impacts along Icicle Creek.

For these reasons, ICWC recommends that the parcel remain under its current zoning designation. Thank you for the opportunity to provide comments.

Sincerely,

Sharon Lunz

Sharon Lunz
Icicle Creek Watershed Council Chair

See the following page for supporting figures, including the FEMA floodplain map and recent flood imagery for the subject parcel.

Floodplain Context and Site Conditions

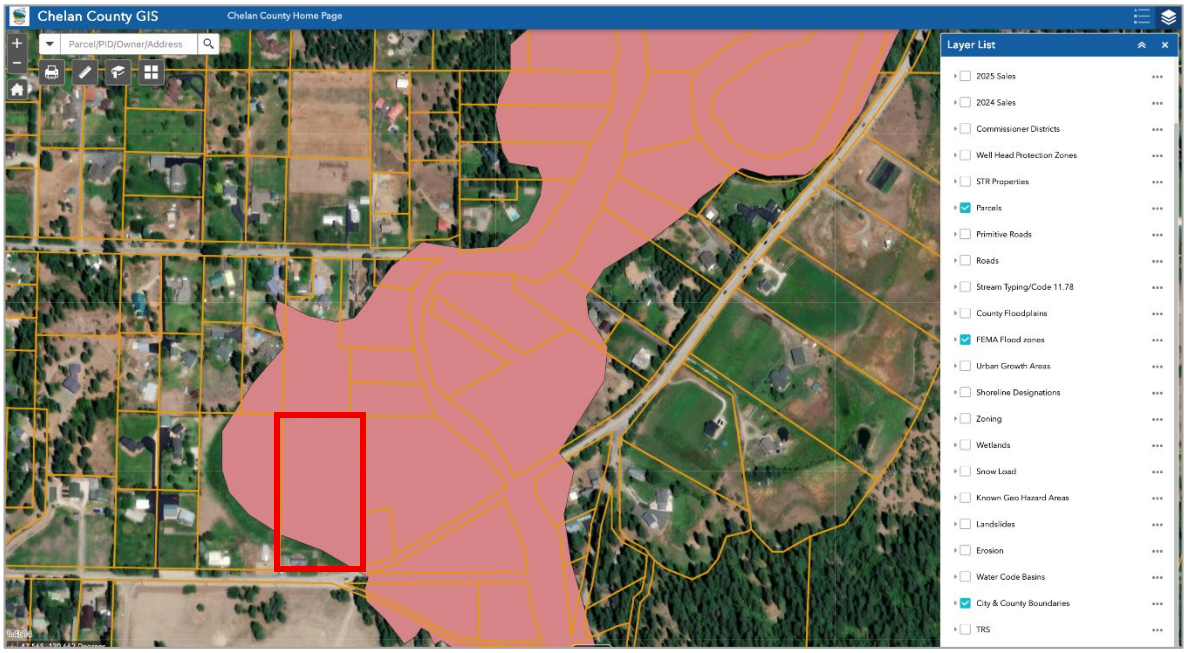


Figure 1. Chelan County GIS FEMA Floodplain Map with Subject Parcel Identified



Figure 2. Icicle Creek Flooding at Subject Parcel (2025 High-Water Event)

From: Bruce Williams
To: Susan Dretke
Subject: Re: CPA 26-060
Date: Saturday, April 11, 2026 11:14:34 AM
Attachments: image001.png

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Susan,

Two things:

1. In my comment I referred to the draft of the Reach Assessment commissioned by the Yakama Nation.
    1. It has now been finalized and is at: https://yakamafish-nsn.gov/sites/default/files/projects/Icicle%20RA%20-%20Main%20Report%20February%202026%20Final%20-%20Reduced.pdf
    2. The final version continues to say, regarding the reach near the McMahon property, "There are also some important conservation measures to consider for this reach. Because of the high fish use and restoration potential of these reaches, any undeveloped parcels within riparian zones or floodplains in this reach should be viewed as high priority for protection, including the large inside meander bend between RM 1.6 and 2.1 (river-right), and other undeveloped parcels."
2. This past week I neighbor saw the land use sign and asked me what I knew about it. She was very concerned about the proposed change and asked me if she could still comment. I told her I think she has to wait until the issue goes to the Planning Commission. Is that correct?

Thanks.

Bruce

Bruce Williams
bwseattle@gmail.com
landline: 509.888.1935
mobile: 206.972.6865

On Wed, Apr 1, 2026 at 2:14 PM Bruce Williams <bwseattle@gmail.com> wrote:

> Thanks!!'
> Sent from Gmail Mobile Bruce Williams bwseattle@gmail.com 509.888.1935 206.972.6865
>
> On Wed, Apr 1, 2026 at 11:05 Susan Dretke <Susan.Dretke@co.chelan.wa.us> wrote:
>
> > Absolutely, I've attached all the comments I've received to date.

Susan Dretke

Senior Planner

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Main Office: (509) 667-6225

Direct Line: (509) 667-6586

Susan.Dretke@CO.CHELAN.WA.US

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey: https://www.surveymonkey.com/r/XP7NYJZ

From: Bruce Williams <bwseattle@gmail.com>
Sent: Wednesday, April 1, 2026 1:46 PM
To: Susan Dretke <Susan.Dretke@CO.CHELAN.WA.US>
Subject: Re: CPA 26-060

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Susan,

Thanks for your response!

Are the public comments made so far available for the public to view?

Thanks.

Bruce

Sent from Gmail Mobile Bruce Williams bwseattle@gmail.com 509.888.1935 206.972.6865

On Wed, Apr 1, 2026 at 10:37 Susan Dretke <Susan.Dretke@co.chelan.wa.us> wrote:

> Hello-
>
> I am providing answers to your questions, please accept my apologies if this is a duplicate response.
>
> 1. After the comment period ends, the county may either request additional information of the applicant or issue an environmental determination for the proposal which would include an additional comment period. A public hearing will then be scheduled before the Chelan County Planning Commission before going before the Chelan County Board of Commissioners. Comprehensive Plan Amendments are only allowed to be processed one time per year so typically action isn't taken until closer to the end of the year. Both the Planning Commission and County Commissioner hearings are public.
> 2. Public comments can be made any time until the public record has closed which is usually after the County Commissioner hearing has been held.
>
> Please feel free to contact me with any further questions or comments you may have.
>
> Regards,
>
> **Susan Dretke**
>
> Senior Planner
>
> Chelan County Community Development
>
> 316 Washington Street, Suite 301
>
> Wenatchee, WA 98801
>
> Main Office: (509) 667-6225
>
> Direct Line: (509) 667-6586

Susan.Dretke@CO.CHELAN.WA.US

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey: https://www.surveymonkey.com/r/XP7NYJZ

From: Bruce Williams <bwseattle@gmail.com>
Sent: Wednesday, March 11, 2026 7:50 AM
To: Susan Dretke <Susan.Dretke@CO.CHELAN.WA.US>
Subject: CPA 26-060

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Susan,

Thank you for the notice of this that I received yesterday. (I am a neighbor.) I understand that I can comment on this until March 19.

I have two related questions:

1. What is the process for this application after March 19? (Who reviews and/or decides whether to approve? Approximate timing? etc)
2. Will there be other opportunities for public comment after March 19? (I have neighbors who are out of town and may not be able to comment before then.)

Thanks!

Bruce

Bruce Williams
bwseattle@gmail.com
landline: 509.888.1935

mobile: 206.972.6865

Bruce Williams
8050 E Leavenworth Road
Leavenworth WA 98826

March 17, 2026

Department of Community Development
316 Washington Street, Suite 301
Wenatchee WA 98801
Attention: Susan Dretke

RE: CPA 26-060

Dear Ms. Dretke,

I strongly oppose the Comprehensive Plan Map Amendment proposed in CPA-26-060 for the following reasons:

- The proposal is inconsistent with the Washington Growth Management Act and the purposes of the Chelan County Frequently Flooded Overlay District.
- The proposal is inconsistent with the policies for the Rural Element in the Chelan County Comprehensive Plan.
- The proposal is inconsistent with the zoning for the rest of the riparian and floodplain areas near Icicle Creek which are RR-10.
- The change in zoning would allow the parcel to be subdivided, increasing the density of development in the floodplain.
- The increase in density would degrade opportunities for improving salmon habitat and would exacerbate flooding in the area.
- The proposal has the potential to be an important precedent that could affect the entire lower Icicle.
- The subject parcel was inundated by flood in both 2025, 2006, 1995 and 1990 and partially underwater during lesser flooding periods.

I live near the subject property and have personal knowledge of that property and how it was inundated in December 2025 and in 2006. I also have personal knowledge of how the December 2025 flood affected many houses in this neighborhood and caused E. Leavenworth Road to be closed. I am also familiar with the salmon and other wildlife that live in Icicle Creek.

Washington's Growth Management Act

The Growth Management Act (GMA) requires all counties to adopt development regulations that protect critical areas, and floodplains are explicitly designated as "frequently flooded areas" — one of the five statutory types of critical areas under RCW 36.70A.030. A rezone that increases density in a floodplain may be challenged before the **Eastern Washington Growth**

Management Hearings Board as inconsistent with GMA requirements. This is not hypothetical — the Growth Management Hearings Board previously overturned a Chelan County decision to rezone land near Leavenworth and Peshastin for 2.5-acre lots, finding a clear inconsistency between the reclassification and the planning goals and policies of the County Comprehensive Plan.

Conflict with the Frequently Flooded Areas Overlay District (FFOD)

Chelan County's own zoning code establishes the Frequently Flooded Areas Overlay District specifically to protect the important hydrologic functions of the county's 100-year floodplains — including floodways and floodway fringe areas — in order to protect human health and safety and minimize damage to property. Rezoning to smaller lots actively works against this stated purpose by intensifying development density in exactly the areas the FFOD was designed to protect.

Inconsistency with Chelan County Comprehensive Plan Goals

The County's own Comprehensive Plan contains policies protecting critical areas and rural character. Here are some of the policies:

- "Policy RE 1.1: Rural development shall avoid and mitigate impacts to critical areas, which have value as wildlife habitat and open space."
- "Policy RE 2.4: Encourage the preservation and protection of unique, rare and fragile natural features, scenic vistas, unstable bluffs, and culturally significant features."

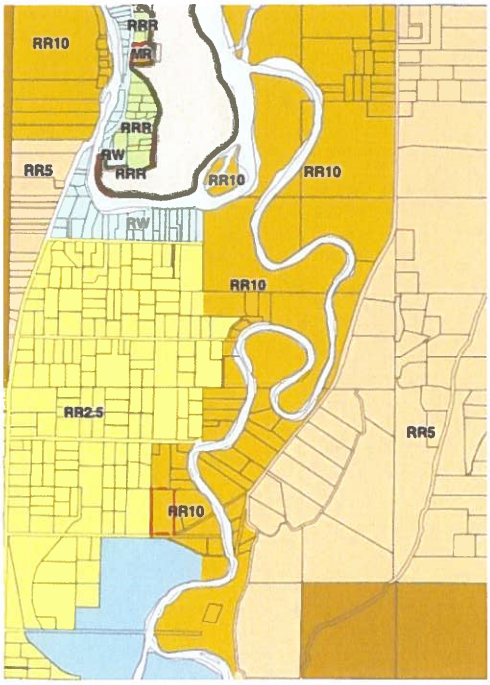
These policies are reflected in the differences between RR10 and RR 2.5 zoning.

- RR10: "These areas also provide opportunities for protecting sensitive environmental areas and creating open space typical of a rural setting."
- RR2.5: "The area has limited resource management potential."

A rezone creating greater density in a floodplain would need to demonstrate consistency with those policies — a difficult bar to clear, as the Riverstone Ranch decision showed.

Comprehensive Plan and Zoning Along the Icicle Creek

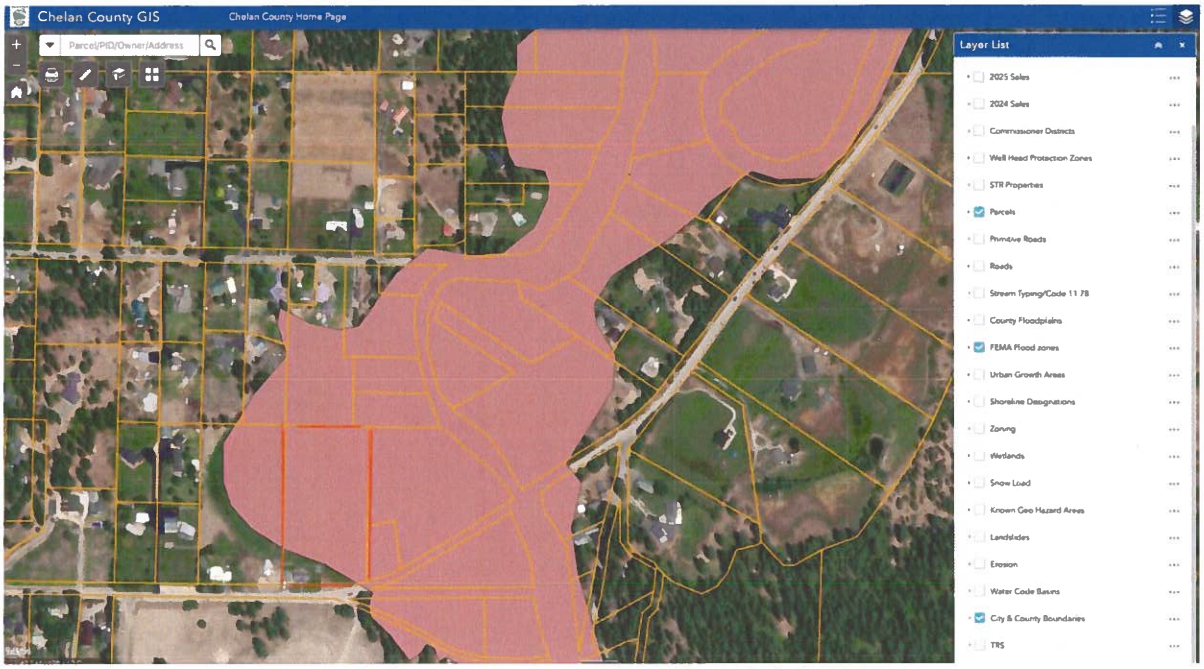
The current zoning along Icicle Creek for the properties in the riparian areas and the floodplain is RR-10. Here is a map of the zoning in the area. The subject parcel is outlined in red.



- Note that there are some large parcels along the Icicle that are currently zoned RR10. Keeping them zoned that way, and not allowing a precedent of changing the zoning to allow higher density, will be important to protecting the habitat and mitigating flood risk along the Icicle.
- The parcels to the west of the subject property are on a bench that is higher in elevation and out of the floodplain. The RR2.5 zoning makes sense for those areas. (The parcel immediately to the left is partly in and partly out of the floodplain).

Floodplain

- Wetlands, streams, and floodplains help with flood attenuation, improve water quality, recharge the water table, and are a food chain support for flora and fauna. More development means more fill, grading, and impervious cover, which reduces the floodplain's capacity to absorb and attenuate floods — increasing flood peaks for downstream properties.
- The Chelan County GIS map shows that the subject property, outlined faintly in red, is almost entirely in the floodplain. Only a small piece of it, where the existing house is located, is above the floodplain.



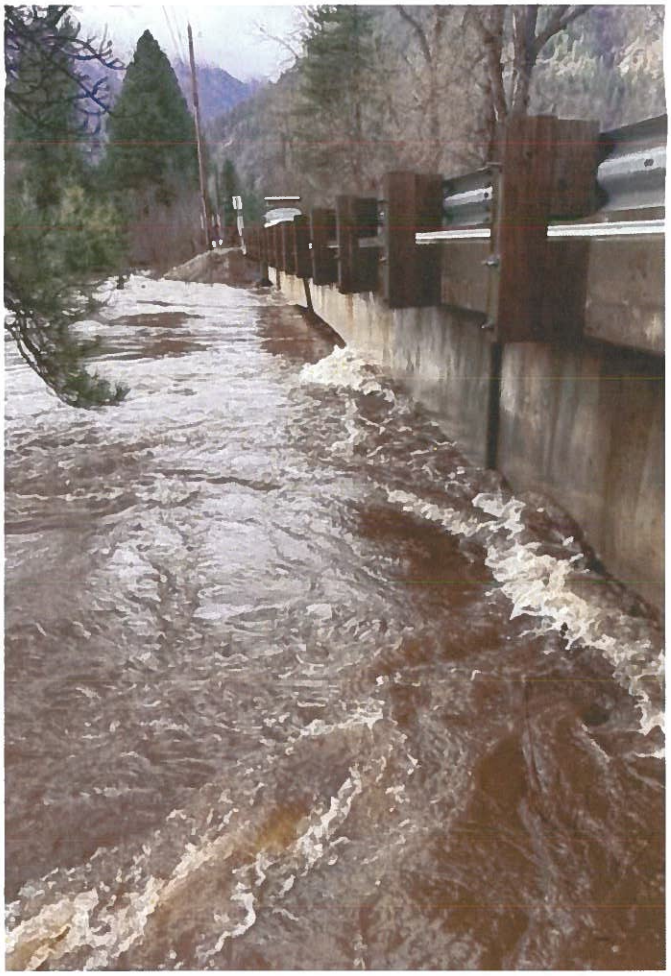
- This also demonstrates that the RR10 zoning closely follows the floodplain. Changing the zoning of the subject property would be inconsistent with this approach.
- The properties to the west of the subject property that are zoned RR2.5 are mostly or entirely out of the floodplain.

<u>Actual flooding</u>

- The picture below from December 2025 shows that the subject property was almost completely inundated by flooding. Only the area immediately around the existing house, out of the floodplain, stayed above the floodwaters. Some of the fences were completely underwater.



- The property was also inundated in 2006 and commonly believed to have been inundated in 1990 and 1995.
- This demonstrates that although the subject property isn't immediately adjacent to the normal course of the Icicle, it is part of the Icicle system in high water.
- In December 2025 the Icicle also flooded the crawl spaces of numerous houses. It reached the bottom of the county's East Leavenworth Road bridge as seen in the picture below.



- If the flood had been a little higher, it could have caused much more damage to houses and county infrastructure.
- It is important that the county not allow development that potentially increases flood risk.

Salmon and Fish Habitat Impacts

- Floodplains provide vital habitat for salmon and other important species, and local governments have responsibility under the Endangered Species Act to prevent harm to listed fish and other species commonly inhabiting floodplains. The Wenatchee River and Icicle Creek drainages in Chelan County are critical salmon corridors. Increased lot density means more impervious surfaces, septic systems, and riparian disturbance — all direct threats to listed species.
- The Yakama Nation is working on a Reach Assessment of the Icicle. *https://interfluve.filecamp.com/s/o/hfsR5BoNYEUAYwCR*
- The purpose of the Reach Assessment "is to document aquatic habitat conditions and hydrologic, geomorphic, and ecological processes in the lower Icicle Creek basin and to

present a comprehensive reach-based restoration strategy to address habitat limiting factors for salmon, steelhead, and bull trout. "

- The Yakama Nation is already working to re-introduce coho salmon to the Icicle. With the recommendations of the Reach Assessment, there is a potential to significantly improve salmon habitat.
- In addition to salmon, the Icicle is currently home to river otter, beaver and other wildlife. With protection, it can be a vibrant riparian community.
- In the section about the stretch of the river nearest to the subject property, the Reach Assessment states, "There are also some important conservation measures to consider for this reach. Because of the high fish use and restoration potential of these reaches, any undeveloped parcels within riparian zones or floodplains in this reach should be viewed as high priority for protection." (emphasis added)
- This is consistent with the features of RR10 zoning listed above: "opportunities for protecting sensitive environmental areas.'
- Maintaining the current zoning, and not allowing additional subdivisions and development in the floodplain, supports this "high priority" from the Reach Assessment.

Conclusion

- The current zoning of the subject property is consistent with a county policy of zoning riparian and floodplain parcels along the Icicle in RR10. The current zoning is consistent with protecting habitat along the Icicle. It is also consistent with preventing further development from exacerbating future floods. This zoning should be maintained.
- If the zoning of this floodplain property were changed to RR2.5, other large landowners are likely to ask for similar treatment. This could lead to more habitat damage and exacerbated flooding.

Thank you for considering this.

Bruce Williams

From:	CD Comment
To:	Susan Dretke
Subject:	FW: Comment in opposition to the Comprehensive Plan Map Amendment proposed in CPA 26-060
Date:	Wednesday, October 14, 2026 8:29:54 AM
Attachments:	image image001.png image003.png

Susan Dretke
Senior Planner
Chelan County Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Main Office: (509) 667-6225
Direct Line: (509) 667-6586
Susan.Dretke@CO.CHELAN.WA.US

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey:
https://www.surveymonkey.com/r/XP7NYJZ

From: Bruce Williams <bwseattle@gmail.com>
Sent: Tuesday, October 13, 2026 3:59 PM
To: CD Comment <CD.Comment@CO.CHELAN.WA.US>
Cc: Susan Dretke <Susan.Dretke@CO.CHELAN.WA.US>
Subject: Comment in opposition to the Comprehensive Plan Map Amendment proposed in CPA 26-060

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

October 13, 2026

Chelan County Community Development
Attn: Planning Commission Comments
316 Washington St., Suite 301
Wenatchee, WA 98801
Submitted via email

Attention:
Susan Dretke, Department of Community Development
Cherié Warren, Chair, Planning Commission
Planning Commissioners

RE: CPA 26-060 McMahon

Dear Ms. Dretke, Ms. Warren, and Planning Commissioners,

I am writing again to express my opposition to Comprehensive Plan Map Amendment proposed in CPA 26-060

I am a resident living near the subject property. I have been a property owner here for more than twenty-five years and I am writing based on my personal observations and experience.

First, I want to thank the staff of the Chelan County Department of Community Development for their thorough analysis and thoughtful conclusions about this proposal, including the multiple ways in which this proposal conflicts with county goals and policies. As a resident and a taxpayer, it is gratifying to observe high quality work from our county employees and their commitment to honor county goals and policies.

I ask that the Planning Commission show the same commitment, accept the conclusions from the Department of Community Development and recommend the Board of Commissioners reject this proposal.

Out of respect for the Planning Commission time and workload, I won't repeat everything from the staff report or my earlier letter which is in the meeting packet.

Instead, to the extent that a picture tells a thousand words, there are two pictures that illustrate some of the problems with this proposal.

The first is a photo taking of the neighborhood during the flooding last December.



Aside from a small piece of land where the existing house sits, the entire property was under several feet of water. During the flooding, the subject property was an important part of the flood current and an important area to absorb floodwaters, rather than forcing the floodwaters into the normal channel, which would have increased the current of the floodwaters and increased the flooding of other properties.

It is important to note that this was not an isolated occurrence. I recall seeing this property flooded multiple times since 2001. It is commonly known that the flooding was even deeper in 1990 and 1995.

A second important image is the Chelan County GIS map. It shows that the subject property, outlined faintly in red, is almost entirely in the floodplain.



Only a small piece of the subject property, where the existing house is located, is

above the floodplain.

- These two photos demonstrate that the mapping of the floodplain closely matches actual flooding.

- This is not rocket science. The subject property and part of the property immediately to the west are in an old oxbow, where the river used to flow. When the river is high, it again uses its old channel.

- This photo also demonstrates that the RR10 zoning closely follows the floodplain.

- In contrast, the properties to the west of the subject property are out of the oxbow and are 10-15 feet higher than the subject property. They are out of the floodplain. It is entirely reasonable that they are zoned RR2.5.

- Changing the zoning for the subject property is inappropriate.

Thank you for considering this information and the information in the rest of your packet. Please recommend to the County Commissioners that they deny this proposal.

Bruce Williams
8050 E. Leavenworth Road
Leavenworth WA

Bruce Williams
bwseattle@gmail.com
landline: 509.888.1935
mobile: 206.972.6865

From: Barbara Rossing
To: Susan Dretke
Subject: We oppose re-zoning McMahon lot (7948 E. Leavenworth Rd)
Date: Tuesday, March 17, 2026 10:18:37 PM
Attachments: image.png

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Susan Dretke, susan.dretke@co.chelan.wa.us

We write to oppose the proposal to re-zone 7948 East Leavenworth Rd from RR10 to RR2.5.
This property, while not riverfront itself, is definitely part of the flood plain of the Icicle River.
All the properties in the flood plain of the Icicle River are currently zoned RR10. That should not be changed.
Rezoning would set a bad precedent, since others along the river could also apply for smaller minimum lot size-- in a domino effect.
For the sake of salmon and more, we need to preserve the riparian character of the entire Icicle River flood plain.
As recently as December 10, 2025 the McMahon property was all flooded except for their house-- see attached drone photo, with the property outlined in red.
The river needs to be able to flood in times of heavy rain; flooding would make subdividing into two lots catastrophic. Even if subsequent owners were to bring in lots of fill dirt to raise the elevation of a proposed house on the floodplain, that should not be legal; it only shoves flooding off onto other neighbors.
Neighboring properties are RR2.5, but they are not in the official flood plain. The buffer zone of the McMahon property needs to stay at RR10 zoning. No other lots in the flood plain are zoned RR2.5. Let's keep it that way.
Please do not grant the re-zoning request.
Sincerely,
--Barbara Rossing and Lauren Johnson, 7785 E. Leavenworth Rd



Barbara Rossing
Professor of New Testament and Environmental Ministry Coordinator
Lutheran School of Theology at Chicago

RESIDENTS COALITION
of Chelan County

March 13, 2026

Department of Community Development
316 Washington Street, Suite 301
Wenatchee WA 98801
Attention: Susan Dretke

RE: CPA 26-060

Dear Ms. Dretke,

The Board of Directors of the Residents Coalition of Chelan County has significant concerns about the Comprehensive Plan Map Amendment proposed in CPA-26-060. Our reasoning is explained below.

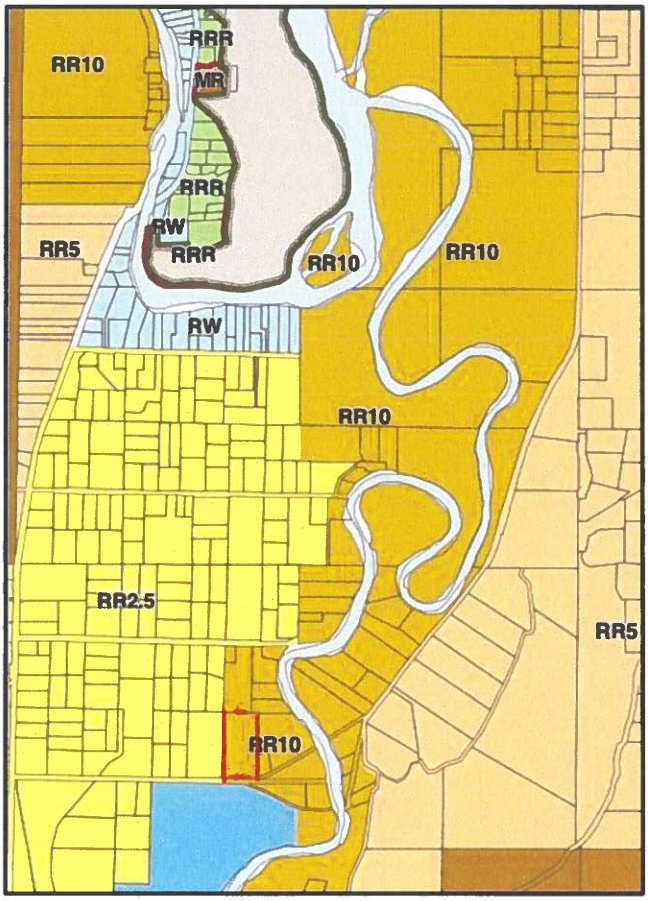
- The proposal is inconsistent with the zoning for the rest of the riparian and floodplain areas near Icicle Creek which are RR-10.
- The change in zoning would allow the parcel to be subdivided, increasing the density of development in the floodplain.
- The increase in density would degrade opportunities for improving salmon habitat and would exacerbate flooding in the area.
- The proposal has the potential to be an important precedent that could affect the entire lower Icicle.
- The subject parcel was inundated by flood in both 2025 and 2006.

<u>The Residents Coalition of Chelan County (RC_3)</u>

- The mission of the Residents Coalition of Chelan County is: "to work with residents to ensure that future growth and development in Chelan County preserves and enhances the qualities that residents value the most—rural character, a strong sense of community, and a healthy and beautiful natural environment." See generally, https://coalitionofchelancounty.org
- We believe that maintaining the existing zoning in the floodplain of Icicle Creek is important to our mission.

Comprehensive Plan and Zoning Along the Icicle Creek

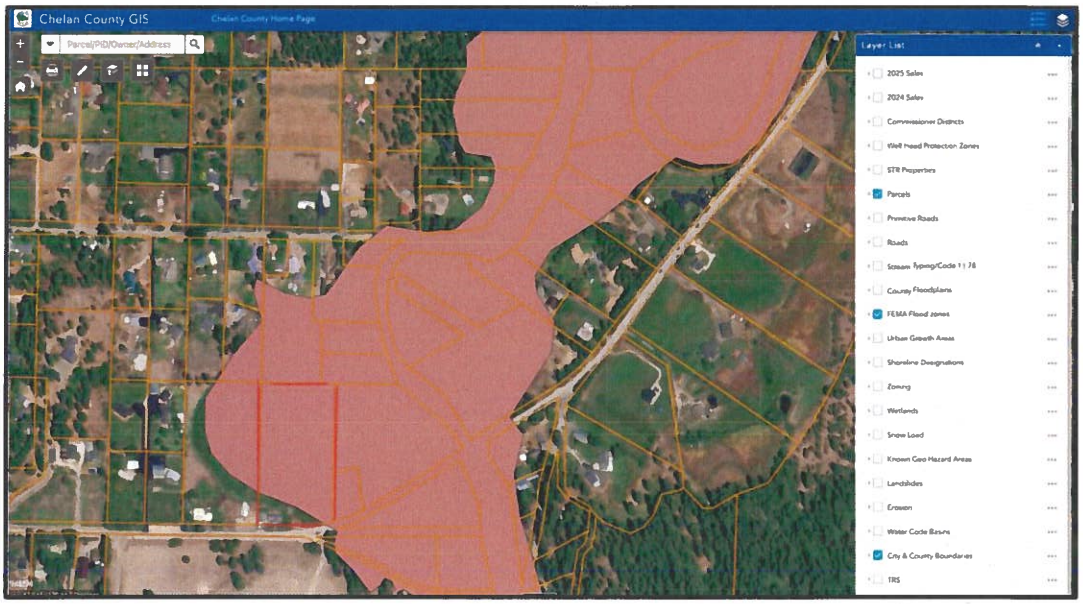
- The current zoning along Icicle Creek for the properties in the riparian areas and the floodplain is RR-10. Here is a map of the zoning in the area. The subject parcel is outlined in red.



- Note that there are some large parcels along the Icicle that are currently zoned RR10. Keeping them zoned that way, and not allowing a precedent of changing the zoning to allow higher density, will be important to protecting the habitat and mitigating flood risk along the Icicle.
- The parcels to the west of the subject property are on a bench that is higher in elevation and out of the floodplain. The RR2.5 zoning makes sense for those areas. (The parcel immediately to the left is partly in and partly out of the floodplain).

Floodplain

- The Chelan County GIS map shows that the subject property, outlined faintly in red, is almost entirely in the floodplain. Only a small piece of it, where the existing house is located, is above the floodplain.



- This also demonstrates that the RR10 zoning closely follows the floodplain. Changing the zoning of the subject property would be inconsistent with this approach.
- The properties to the west of the subject property are mostly or entirely out of the floodplain.

<u>Actual flooding</u>

- The picture below from December 2025 shows that the subject property was almost completely inundated by flooding. Only the area immediately around the house, out of the floodplain, stayed above the floodwaters. Some of the fences were completely underwater.



- The property was also inundated in 2006 and reportedly also in 1990 and 1995.
- This demonstrates that although the subject property isn't immediately adjacent to the normal course of the Icicle, it is part of the Icicle system in high water.

Yakama Nation Reach Assessment (draft)

- The Yakama Nation is working on a Reach Assessment of the Icicle.[1]
- The purpose of the Reach Assessment "is to document aquatic habitat conditions and hydrologic, geomorphic, and ecological processes in the lower Icicle Creek basin and to present a comprehensive reach-based restoration strategy to address habitat limiting factors for salmon, steelhead, and bull trout. "
- In the section about the stretch of the river nearest to the subject property, it states, "There are also some important conservation measures to consider for this reach. Because of the high fish use and restoration potential of these reaches, any undeveloped parcels within riparian zones or floodplains in this reach should be viewed as high priority for protection." (emphasis added)
- Maintaining the current zoning, and not allowing additional subdivisions and development in the floodplain, supports this "high priority" from the Reach Assessment.

Conclusion

- The current zoning of the subject property is consistent with a county policy of zoning riparian and floodplain parcels along the Icicle in RR10. The current zoning is consistent with protecting habitat along the Icicle. It is also consistent with preventing further development from exacerbating future floods. This zoning should be maintained.
- If the zoning of this floodplain property were changed to RR2.5, other large landowners are likely to ask for similar treatment. This could lead to more habitat damage and exacerbated flooding.

For the above reasons RC_3 opposes the proposed comprehensive plan amendment. Thank you for considering our comments.

Board of Directors
Residents Coalition of Chelan County (RC_3)

[11] See https://yakamafish-nsn.gov/sites/default/files/projects/Lower%20Wenatchee%20Reach%20Assessment%20%28Final-2017%29_0.pdf.

RESIDENTS COALITION
of Chelan County

October 8, 2026

Chelan County Community Development
Attn: Planning Commission Comments
316 Washington St., Suite 301
Wenatchee, WA 98801
Submitted via email

Attention:
Susan Dretke, Department of Community Development
Cherié Warren, Chair, Planning Commission
Planning Commissioners

RE: CPA 26-060 McMahon

Dear Ms. Dretke, Ms. Warren, and Planning Commissioners,

The Board of Directors of the Residents Coalition of Chelan County (RC3) continue to have significant concerns about the Comprehensive Plan Map Amendment proposed in CPA 26-060.

We have had the opportunity to review the staff report and appreciate the diligence with which they investigated this issue. We are in concordance with their findings and conclusions that "…re-designation of the site from Rural Resource/Residential 10 (RR10) to Rural Residential 2.5 (RR2.5) would not comply with applicable Chelan County goals and policies". We hope that the Planning Commission will recommend to the Board of County Commissioners that this petition for zoning changes be denied.

The following is a summary of our concerns (from our initial communication) and salient findings from the staff report for your review.

<u>RC3's concerns</u>

- The proposal is inconsistent with the zoning for the rest of the riparian and floodplain areas near Icicle Creek which are zoned RR-10.
- The change in zoning would allow the parcel to be subdivided, increasing the density of development in the floodplain.

- The increase in density would degrade opportunities for improving salmon habitat and would exacerbate flooding in the area.
- The proposal has the potential to be an important precedent that could negatively affect the entire lower Icicle Creek area.
- The subject parcel was inundated by the flood of 2025 and 2006

Salient findings from the staff report

"Findings of fact"

- Amending the designation of the site could result in additional development in the floodplain. The proposal would, therefore, not be consistent with the goals of the Growth Management Act and the applicable county-wide planning policies. .
- The proposed land use change would support the comprehensive plan goals and policies which encourage a variety of housing densities in the rural area; however, it would be in direct conflict with goals and objectives which support the preservation of natural functions of critical areas (emphasis is ours). Thereby being inconsistent with the GMA goals and with County-wide Planning Policies.
- The designation of the site from RR10 to RR2.5 could adversely affect the surrounding area by the introduction of additional development within a floodplain.
- The RR2.5 designation is intended to be located in areas with limited resource management potential. The subject site is located in the floodplain of Icicle Creek which is a significant resource in the area and management of the floodplain could be hindered by additional development. The amendment could therefore adversely affect designated critical areas in ways that cannot be mitigated.
- The interests of the public (public health, safety and welfare) would not be served by the possibility of additional development in the floodplain

"Findings of law"

- The amendment to the Chelan County Comprehensive Plan would not be consistent with the Requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.
- The amendment would not comply with the Comprehensive Plan designation/siting criteria.
- The amendment would adversely affect the surrounding land uses.
- The amendment would adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

This letter is respectfully submitted with hope that the Planning Commission will recommend denial of the amendment to the Board of County Commissioners.

Board of Directors
Residents Coalition of Chelan County (RC_3)

From: Christine Parsons
To: Rhiana Herman
Cc: Susan Dretke
Subject: Re: Comp. Plan Map Amendment comment letter-McMahon
Date: Friday, March 13, 2026 10:34:08 AM
Attachments: image001.png

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks for the link. I tried before but it didn't work. The proposal states that no development is being proposed, but by changing the zoning to 2.5 acres, future development of two residential properties could occur. I stated four potential lots, obviously I was assuming a ten-acre site. As this is a flooded area, future buildings would violate the zero rise policies and Frequently flooding policies based on the FEMA map designation from 2025 and evidence of flooding. The property is used exclusively for agriculture now.

From: Rhiana Herman <Rhiana.Herman@CO.CHELAN.WA.US>
Sent: Friday, March 13, 2026 10:16:43 AM
To: Christine Parsons <CBParsons@outlook.com>
Cc: Susan Dretke <Susan.Dretke@CO.CHELAN.WA.US>
Subject: RE: Comp. Plan Map Amendment comment letter-McMahon

Christine,

There is a link to view the application materials outlined on the Notice of Application itself.

Also, linked below:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome

Best,

Rhiana Herman
Planner II
Community Development Department

316 Washington Street, Suite 301
Wenatchee, WA 98801
Main Office: (509) 667-6225 ¦ Direct Line : (509) 667-6229
Rhiana.Herman@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment

to complete our Public Experience Survey: https://www.surveymonkey.com/r/XP7NYJZ

NOTICE OF PUBLIC DISCLOSURE: *This email account is public domain. Any correspondence to or from this email account may be public record. Accordingly, this email, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidenciality or privilege asserted by an external party.*

From: Christine Parsons <CBParsons@outlook.com>
Sent: Friday, March 13, 2026 10:11 AM
To: Rhiana Herman <Rhiana.Herman@CO.CHELAN.WA.US>
Cc: Susan Dretke <Susan.Dretke@CO.CHELAN.WA.US>
Subject: Re: Comp. Plan Map Amendment comment letter-McMahon

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Is the only way to review the posted materials in person? If not, can these be shared electronically? Especially the SEPA checklist.

From: Rhiana Herman <Rhiana.Herman@CO.CHELAN.WA.US>
Sent: Friday, March 13, 2026 10:00:40 AM
To: Christine Parsons <CBParsons@outlook.com>
Cc: Susan Dretke <Susan.Dretke@CO.CHELAN.WA.US>
Subject: RE: Comp. Plan Map Amendment comment letter-McMahon

Absolutely! The subject property is 5 acres according to Assessor information. The posted application materials also includes more site-specific information as needed.

Best regards,

Rhiana Herman
Planner II
Community Development Department

316 Washington Street, Suite 301
Wenatchee, WA 98801
Main Office: (509) 667-6225 ¦ Direct Line : (509) 667-6229
Rhiana.Herman@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey: https://www.surveymonkey.com/r/XP7NYJZ

NOTICE OF PUBLIC DISCLOSURE: *This email account is public domain. Any correspondence to or from this email account may be public record. Accordingly, this email, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidenciality or privilege asserted by an external party.*

From: Christine Parsons <CBParsons@outlook.com>
Sent: Friday, March 13, 2026 9:51 AM
To: Rhiana Herman <Rhiana.Herman@CO.CHELAN.WA.US>
Cc: Darci Eggert <Darci.Eggert@CO.CHELAN.WA.US>
Subject: Re: Comp. Plan Map Amendment comment letter-McMahon

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Quick question: is the subject property 7948 East Leavenworth road located on ten acres or five acres?

From: Christine Parsons <CBParsons@outlook.com>
Sent: Friday, March 13, 2026 9:49:01 AM
To: Rhiana Herman <Rhiana.Herman@CO.CHELAN.WA.US>
Cc: Darci Eggert <Darci.Eggert@CO.CHELAN.WA.US>
Subject: Re: Comp. Plan Map Amendment comment letter-McMahon

Thanks for the update. I'll share updated contact information with others.

From: Rhiana Herman <Rhiana.Herman@CO.CHELAN.WA.US>
Sent: Friday, March 13, 2026 8:34:06 AM
To: Christine Parsons <CBParsons@outlook.com>
Cc: Darci Eggert <Darci.Eggert@CO.CHELAN.WA.US>
Subject: RE: Comp. Plan Map Amendment comment letter-McMahon

Thanks Darci!

Christine, just to double-down on what Darci said, feel free to send me any follow-up as needed!

I would ask that everyone continue to include Susan on any emails and continue to send their comments directed to her as well, just to make sure she stays up-to-date. Anything received by the Department during her absence will be included in the record through the commenting period due to date stamps on emails, and on physical mail we receive. No extensions or corrections to the public notice, or commenting period would be necessary because processing will continue as

normal. If people would like to include me on the emails, I can have them printed and in her inbox to ensure she gets a second look.

I hope this answers any questions you may have, if you have questions regarding processing, feel free to give me a call.

Best,

Rhiana Herman
Planner II
Community Development Department

316 Washington Street, Suite 301
Wenatchee, WA 98801
Main Office: (509) 667-6225 ¦ Direct Line : (509) 667-6229
Rhiana.Herman@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey: https://www.surveymonkey.com/r/XP7NYJZ

NOTICE OF PUBLIC DISCLOSURE: *This email account is public domain. Any correspondence to or from this email account may be public record. Accordingly, this email, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidenciality or privilege asserted by an external party.*

From: Darci Eggert <Darci.Eggert@CO.CHELAN.WA.US>
Sent: Friday, March 13, 2026 8:19 AM
To: Christine Parsons <CBParsons@outlook.com>; Rhiana Herman <Rhiana.Herman@CO.CHELAN.WA.US>
Cc: Rhiana Herman <Rhiana.Herman@CO.CHELAN.WA.US>
Subject: RE: Comp. Plan Map Amendment comment letter-McMahon

Good morning!

I have added Rhiana Herman to this email. if there are property owners that need to send comments or any other follow-up while Susan is out they can send to Rhiana @ Rhiana.Herman@CO.CHELAN.WA.US.

Thank you!

Darci Eggert

Chelan Community Development Permit Clerk
316 Washington Street, Suite 301
Wenatchee, WA 98801
Office: (509) 667-6225
Direct Phone: (509) 667-6334
Darci.eggert@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey:
https://www.surveymonkey.com/r/XP7NYJZ

From: Christine Parsons <CBParsons@outlook.com>
Sent: Thursday, March 12, 2026 4:53 PM
To: Darci Eggert <Darci.Eggert@CO.CHELAN.WA.US>
Subject: Re: Comp. Plan Map Amendment comment letter-McMahon

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please notify property owners with the notification of the other contact for comments on this amendment and deadline. Thank you.

From: Darci Eggert <Darci.Eggert@CO.CHELAN.WA.US>
Sent: Thursday, March 12, 2026 12:38:42 PM
To: Christine Parsons <cbparsons@outlook.com>
Subject: RE: Comp. Plan Map Amendment comment letter-McMahon

Thank you! I forwarded to the appropriate staff covering for Susan.

Darci Eggert

Chelan Community Development Permit Clerk
316 Washington Street, Suite 301

Wenatchee, WA 98801
Office: (509) 667-6225
Direct Phone: (509) 667-6334
Darci.eggert@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey:
https://www.surveymonkey.com/r/XP7NYJZ

From: Christine Parsons <cbparsons@outlook.com>
Sent: Thursday, March 12, 2026 12:35 PM
To: Darci Eggert <Darci.Eggert@CO.CHELAN.WA.US>
Subject: Fwd: Comp. Plan Map Amendment comment letter-McMahon

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Begin forwarded message:

From: Christine Parsons <cbparsons@outlook.com>
Subject: Comp. Plan Map Amendment comment letter-McMahon
Date: March 12, 2026 at 12:17:52 PM PDT
To: <susan.dretke@co.chelan.wa.us>
Cc: Chris Parsons <cbparsons@outlook.com>, <jparsons0241@gmail.com>

Please see attached comment letter regarding Project File No.: CPA 26-060. We live adjacent to this property.

March 16, 2026

Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Attention: Susan Dretke

RE: Project File No.: CPA 26-060, Comprehensive Plan Map Amendment for
Dwayne McMahon, 7948 East Leavenworth Rd, Leavenworth, WA. 98826

We are writing to object to the Comprehensive Plan Map Amendment to change parcel # 24-17-23-510-480 from Rural Residential/Resource (RR) 10 to RR 2.5 acres because it is likely to increase the risk of flooding to neighboring properties and impact salmon habitat. The proposal is inconsistent with the zoning for the rest of the riparian and floodplain areas near Icicle Creek, which are RR-10.

The property is currently agricultural and is within a regulatory floodplain and must be classified as a frequently flooded critical area based on the latest FEMA maps (attached) and historical evidence of flooding. The ten acres serve functionally as an infiltration zone, important for conveying floodwaters away from built structures.

This area is located within the one percent chance of flooding and a special flood hazard area, as defined by the Federal Emergency Management Agency (FEMA) and the National Flood Insurance Program (NFIP), known as the "special flood hazard area" or zone (WAC 365-190-110 (1)). The preliminary flood hazard zone map issued by FEMA on 4/30/2025 designate this property as "AE", for a High Flood Hazard zone. The property is within a Regulatory Floodway (Chelan County Code (CCC), Chapter 11.84). This property is necessary to contain and discharge the base flood flow at buildout.

If subdivided and developed, the fill necessary to develop a building site and road access would impact adjoining properties by increasing the risk of flooding to these properties and impact the "No Rise" standards within the County's development code (CCC, section 3.20.300, Regulatory Floodway). In addition, the potential for public health impacts from infiltration from floodwaters into utilities, such as septic and water supply pollution would likely occur. Avoidance of these impacts is an imperative and cannot be adequately mitigated.

The property was flooded in both 2006 and on December 11, 2025. Virtually the entire subject property plus adjoining properties were inundated by flood waters (see photos) from the Icicle River, clearly demonstrating that this area is not safe for fill and development. As well, the property should <u>not</u> be granted a Reasonable Use Exception and cannot comply with all criteria necessary to allow development to occur. The proposal will result in a net loss of frequently flooded area functions and values, consistent with the best available science (Washington Administrative Code 365-195).

Christine and Jeffrey Parsons, 50 Oxbow Lane, Leavenworth, WA. 98826

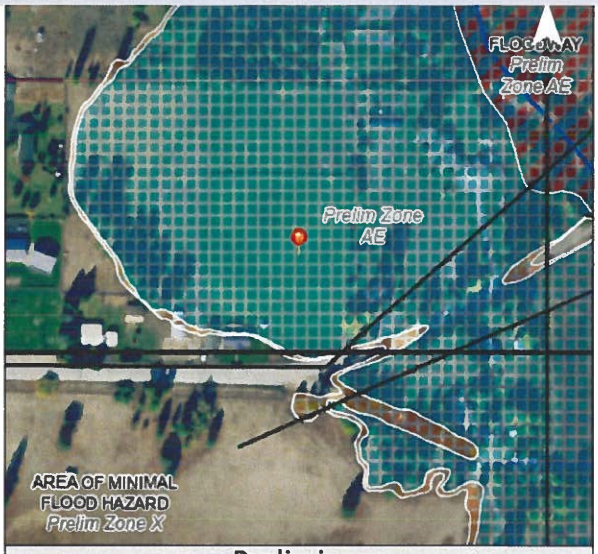




msc.fema.gov



Effective	
POI Longitude/Latitude	47.5631, -120.6709
Effective FIRM Panel	5300150787B
Effective Date	7/2/2002



Preliminary	
POI Longitude/Latitude	47.5631, -120.6709
Preliminary FIRM Panel	53007C1683E
Preliminary Issue Date	4/30/2025

10:49 AM Thu Mar 12

Effective FIRM Panel	5300150787B
Effective Date	7/2/2002

There is no modernized effective data to determine the flood hazard for the selected location, please refer to the static legacy FIRM which can be accessed by selecting the following link:

Preliminary FIRM Panel	53007C1683E
Preliminary Issue Date	4/30/2025
Flood Zone	AE
Estimated Static BFE	Not Available
Estimated Flood Depth	Not Available
Vertical Datum	Not Available

Hazard Level | **Flood Hazard Zone**

High Flood Hazard — **A, A, AH, AO, VE and V Zones.** Properties in these flood zones have a 1% chance of flooding each year. This represents a 26% chance of flooding over the life of a 30-year mortgage.

Moderate Flood Hazard — **Shaded Zone X.** Properties in the moderate flood risk areas also have a chance of flooding from storm events that have a less than 1% chance of occurring each year. Moderate flood risk indicates an area that may be provided flood risk reduction due to a flood control system or an area that is prone to flooding during a 0.2% annual chance storm event. These areas may have been indicated as areas of shallow flooding by your community.

Unshaded Zone X. Properties on higher ground and away from local flooding sources have a reduced flood risk when compared to the Moderate and High Flood Risk categories. Structures in these areas may be affected by larger storm events, or events of the 0.2% annual chance storm event.

Low Flood Hazard — Insurance Note: High Risk Areas are called 'Special Flood Hazard Areas' and flood insurance is mandatory for federally backed mortgage holders. Properties in Moderate and Low Flood Risk areas may purchase flood insurance at a lower cost rate, known as Preferred Risk Policies. See your local insurance agent or visit https://www.fema.gov/national-flood-insurance-program for more information.

Disclaimer: This report is for informational purposes only and is not authorized for official use. The positional accuracy may be compromised in some areas. Please contact your local floodplain administrator for more information or go to msc.fema.gov to view an official copy of the Flood Insurance Rate Maps.

3/12/2026 1:48 PM



March 12, 2026

Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Attention: Susan Dretke

RE: Project File No.: CPA 26-060, Comprehensive Plan Map Amendment for
Dwayne McMahon, 7948 East Leavenworth Rd, Leavenworth, WA. 98826

We are writing to object to the Comprehensive Plan Map Amendment to change parcel # 24-17-23-510-480 from Rural Residential/Resource (RR) 10 to RR 2.5 acres because it is likely to increase the risk of flooding to neighboring properties.

The property is currently agricultural and is within a regulatory floodplain and must be classified as a frequently flooded critical area based on the latest FEMA maps (attached) and recent evidence of flooding. The ten acres serve functionally as an infiltration zone, important for conveying floodwaters away from built structures.

This area is located within the one percent chance of flooding and a special flood hazard area, as defined by the Federal Emergency Management Agency (FEMA) and the National Flood Insurance Program (NFIP), known as the "special flood hazard area" or zone (WAC 365-190-110 (1)). The preliminary flood hazard zone map issued by FEMA on 4/30/2025 designate this property as "AE", for a High Flood Hazard zone. The ten acres is within a Regulatory Floodway (Chelan County Code (CCC), Chapter 11.84). This property is necessary to contain and discharge the base flood flow at buildout.

If subdivided and developed into potentially four building lots, the fill necessary to develop building sites and road access would impact adjoining properties by increasing the risk of flooding to these properties and impact the "No Rise" standards within the County's development code (CCC, section 3.20.300, Regulatory Floodway). In addition, the potential for public health impacts from infiltration from floodwaters into utilities, such as septic and water supply pollution would likely occur. Avoidance of these impacts is an imperative and cannot be adequately mitigated.

Beginning on December 11, 2025, virtually the entire subject property plus adjoining properties were inundated by flood waters (see photos) from the Icicle River, clearly demonstrating that this area is not safe for fill and development. As well, the property should not be granted a Reasonable Use Exception and cannot comply with all criteria necessary to allow development to occur. The proposal will result in a net loss of frequently flooded area functions and values, consistent with the best available science (Washington Administrative Code 365-195).

Christine and Jeffrey Parsons

50 Oxbow Lane

Leavenworth, WA 98826

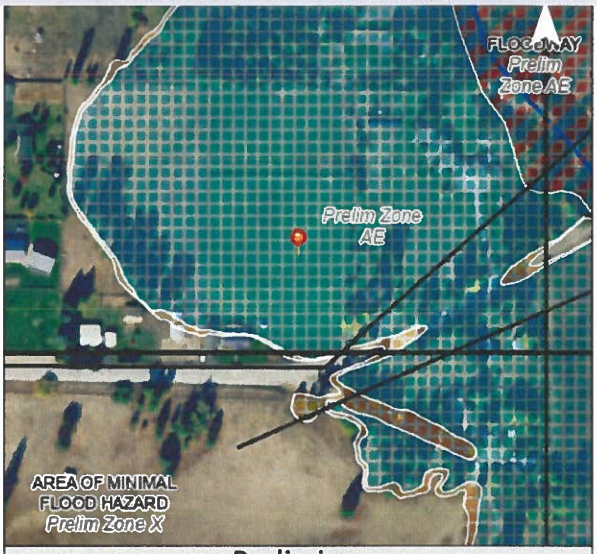




msc.fema.gov



Effective	
POI Longitude/Latitude	47.5631, -120.6709
Effective FIRM Panel	5300150787B
Effective Date	7/2/2002



Preliminary	
POI Longitude/Latitude	47.5631, -120.6709
Preliminary FIRM Panel	53007C1683E
Preliminary Issue Date	4/30/2025

10:49 AM Thu Mar 12

Effective FIRM Panel	5300150787B
Effective Date	7/2/2002

There is no modernized effective data to determine the flood hazard for the selected location, please refer to the static legacy FIRM which can be accessed by selecting the following link:

Preliminary FIRM Panel	53007C1683E
Preliminary Issue Date	4/30/2025
Flood Zone	AE
Estimated Static BFE	Not Available
Estimated Flood Depth	Not Available
Vertical Datum	Not Available

Hazard Level — Flood Hazard Zone

High Flood Hazard — **AE, A, AH, AO, VE and V Zones.** Properties in these flood zones have a 1% chance of flooding each year. This represents a 26% chance of flooding over the life of a 30-year mortgage.

Moderate Flood Hazard — **Shaded Zone X.** Properties in the moderate flood risk areas also have a chance of flooding from storm events that have a less than 1% chance of occurring each year. Moderate flood risk indicates an area that may be protected flood risk reduction due to a flood control system or an area that is prone to flooding during a 0.2% annual chance storm event. These areas may have been indicated as areas of shallow flooding by your community.

Unshaded Zone X. Properties on higher ground and away from local flooding sources have a reduced flood risk when compared to the Moderate and High Flood Risk categories. Structures in these areas may be affected by larger storm events in excess of the 0.2% annual chance storm event.

Low Flood Hazard — Insurance Note: High Risk Areas are called "Special Flood Hazard Areas" and flood insurance is mandatory for federally backed mortgage holders. Properties in Moderate and Low Flood Risk areas may purchase flood insurance at a lower-cost rate, known as Preferred Risk Policies. See your list of insurance agents or visit https://www.fema.gov/national-flood-insurance-program for more information.

Disclaimer: This report is for informational purposes only and is not authorized for official use. The positional accuracy may be compromised in some areas. Please contact your local floodplain administrator for more information or go to msc.fema.gov to view an official copy of the Flood Insurance Rate Maps.

Service Layer Credits: USDA

1/12/2024 5:48 PM



From: Sharon L
To: CD Comment
Subject: Watershed Council Comment letter re CPA 26-060 McMahon
Date: Wednesday, October 14, 2026 4:03:31 PM
Attachments: ICWC Letter 10.14.26 CPA 26-060.pdf

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please find attached the comments from the Icicle Creek Watershed Council for tonight's discussion on the rezoning of the McMahon parcel along Icicle Creek.

I will join the meeting via zoom as well.
Sincerely,
Sharon Lunz
Chair, Icicle Creek Watershed Council
509-668-2016

Icicle Creek Watershed Council
P. O. Box 773
Leavenworth, WA 98826

Icicle Creek Watershed Council
March 18, 2026

Chelan County Department of Community Development
Attn: Susan Dretke

RE: Comments on Comprehensive Plan Amendment CPA-26-060

Dear Ms. Dretke,

The Icicle Creek Watershed Council (ICWC) appreciates the opportunity to provide comments on the proposed Comprehensive Plan Amendment (CPA-26-060). Based on concerns related to floodplain function, protection of critical areas, and consistency with the Chelan County Comprehensive Plan and Washington State's Growth Management Act, ICWC recommends maintaining the current zoning designation for the parcel identified in CPA-26-060.

ICWC is a community-based organization dedicated to protecting and restoring the ecological integrity of the Icicle Creek watershed through collaboration with residents, land managers, and public agencies. From this watershed stewardship perspective, ICWC is concerned about the potential impacts of increased residential density and development that could result from the proposed zoning change within the Icicle Creek floodplain.

The property is almost entirely within the Icicle Creek floodplain (Figure 1, page 3) and has been documented underwater during recent high-water events, including two floods in the early 1990s, one in 2006, and most recently in 2025 (Figure 2, page 3). These events demonstrate that much of the parcel functions as part of the active floodplain during high flows.

Under Washington State's Growth Management Act (RCW 36.70A), counties and cities are required to designate and protect "frequently flooded areas" as critical areas and adopt development regulations that protect their ecological and hydrologic functions. Floodplains are recognized not only as areas subject to flooding, but as areas that provide essential ecological functions such as floodwater storage, groundwater recharge, and fish and wildlife habitat.

Allowing additional subdivision or development within this floodplain could place future property owners at increased risk during high-water events and, more importantly, may affect the natural processes that allow floodplains to store and convey floodwaters. The stated purpose in the application is residential development. The only land out of the floodplain is occupied by the existing home, so any new development will have to occur in the floodplain. Floodplains along Icicle Creek provide important space for water to spread out during high flows, helping reduce downstream flooding while supporting riparian areas and fisheries that depend on a healthy river system.

Recognizing the importance of these natural functions, Chelan County's Comprehensive Plan places strong emphasis on protecting natural systems and limiting development impacts in rural areas. The Rural Element establishes goals to maintain a balance between human uses and the natural environment and to protect natural environmental features that support wildlife habitat, open space, and outdoor recreation. It further states that rural development should avoid and mitigate impacts to critical areas and reduce the inappropriate conversion of undeveloped land into sprawling or more intensive development patterns.

Allowing increased residential density within an active floodplain is inconsistent with these policies because floodplains function as critical environmental features that support habitat, natural hydrologic processes, and open space within the rural landscape.

Changing the zoning to allow higher density development within the floodplain could also set a precedent for similar requests along the Icicle Creek corridor, where many parcels remain zoned to reflect floodplain conditions and the importance of maintaining natural floodplain function.

Importantly, the current Rural Residential 10 (RR10) zoning designation aligns with the mapped floodplain along the lower Icicle Creek corridor, reflecting a broader planning approach to limit development in areas subject to flooding and to protect associated ecological functions. Allowing increased density on this parcel would represent a departure from this established pattern and could undermine the consistency of the County's zoning framework in managing floodplain areas.

Maintaining the current zoning framework helps preserve floodplain function, protect vital habitat, and reduce the potential for increased flood impacts along Icicle Creek.

For these reasons, ICWC recommends that the parcel remain under its current zoning designation. Thank you for the opportunity to provide comments.

Sincerely,

Sharon Lunz

Sharon Lunz
Icicle Creek Watershed Council Chair

See the following page for supporting figures, including the FEMA floodplain map and recent flood imagery for the subject parcel.

Floodplain Context and Site Conditions

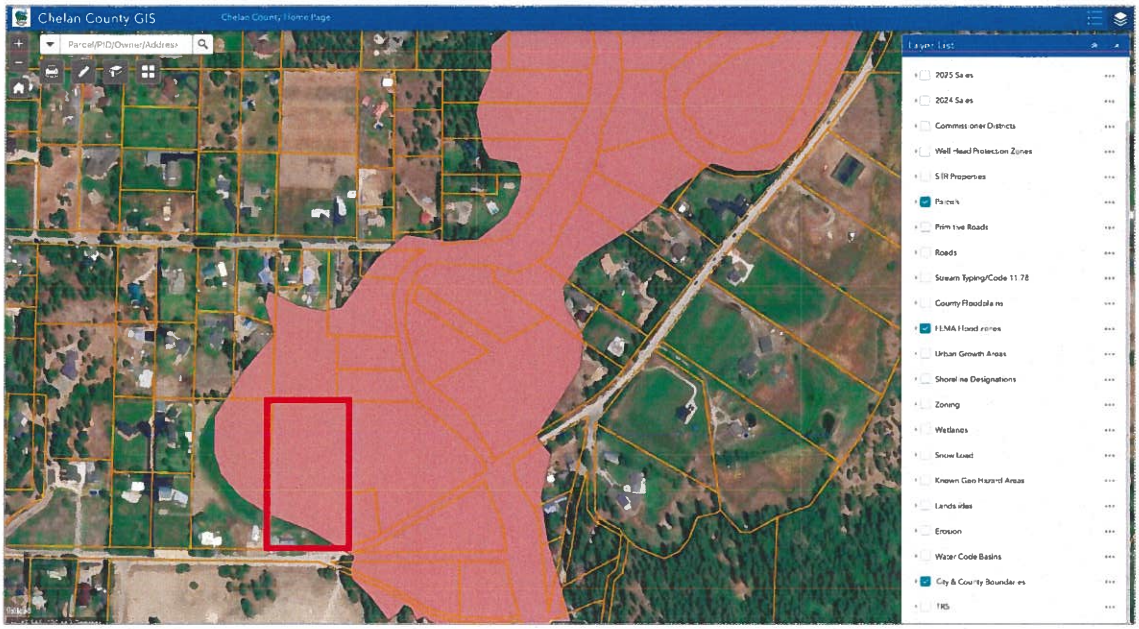


Figure 1. Chelan County GIS FEMA Floodplain Map with Subject Parcel Identified



Figure 2. Icicle Creek Flooding at Subject Parcel (2025 High-Water Event)

From: Chris Pedersen
To: Susan Dretke
Subject: CPA 26-060
Date: Monday, March 9, 2026 3:49:07 PM

Susan,

The fire marshals office has no comment on the above mentioned project.

Chris Pedersen, CFI²
Chelan County Fire Marshal
Department of Fire Prevention and Investigation
400 Douglas St.
Wenatchee, WA 98801
Cell: 509-630-9259
Email: chris.pedersen@co.chelan.wa.us

Rhiana Herman

From: Maggie Boles <mboles@cityofleavenworth.com>
Sent: Thursday, March 19, 2026 1:00 PM
To: Susan Dretke
Cc: Rhiana Herman
Subject: CPA 26-06 McMahon 7948 E Leavenworth Rd

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

On behalf of the City of Leavenworth, I am providing the following comments on project CPA 26-06

1. Page 2 of the application form indicates that the water source for this property is/will be single private well; however, the City of Leavenworth currently provides service to the residence on this property. If the purpose of the proposed map amendment is to allow for additional units on this property, the owner should be aware that consideration for the protection of water use for properties *within* the city is a priority and paramount prior to granting water outside of the city. Granting water connections outside of the city UGA is a not a right, and the intent is to ensure water is available to the citizens of Leavenworth. The city does not guarantee any availability of public water for future development of this lot.

Thank you for the opportunity to review and comment on this proposal.

Respectfully

Maggie Boles, AICP (she/her/hers)
Community Development Director

City of Leavenworth
700 US Hwy 2 | PO Box 287
Leavenworth, WA 98826
(509) 548-5275 ext. 132
(509) 300-8446 cell
cityofleavenworth.com

Pursuant to Chapter 42.56 RCW, email communications with City employees are public records and may be subject to disclosure.

Chelan-Douglas Health District
200 Valley Mall Parkway, East Wenatchee, WA 98802

Memorandum

To: Susan Dretke, Chelan County

From: Richmond Petty, REHS

Date: 03/12/26

RE: McMahon (CPA 26-060) Comments

I have reviewed the above development proposal for a Comprehensive Plan Map Amendment. The request to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5). The subject property is located at 7948 East Leavenworth Rd., Leavenworth, WA (county tax parcel: 241723510480)

As proposed, I have no objections to further approval of this project.

- Existing home has permitted septic system (86-0330) and connection to City of Leavenworth for water source.

Any changes to the project may require additional Health District review.

Fees for review of land-use applications have been established by the Chelan-Douglas Health District Board of Health. The District will bill the applicant upon receipt of our comments (attached).

Project	CDHD 2026 fees
Other Land Use review (per hour)	$125
Administration Fee	$5

From:	CD Comment
To:	Susan Dretke
Subject:	FW: Comment in opposition to the Comprehensive Plan Map Amendment proposed in CPA 26-060
Date:	Wednesday, October 14, 2026 8:28:38 AM
Attachments:	image image001.png image003.png

Susan Dretke
Senior Planner
Chelan County Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Main Office: (509) 667-6225
Direct Line: (509) 667-6586
Susan.Dretke@CO.CHELAN.WA.US

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey:
https://www.surveymonkey.com/r/XP7NYJZ

From: Gro Buer <grobuer@gmail.com>
Sent: Tuesday, October 13, 2026 4:24 PM
To: CD Comment <CD.Comment@CO.CHELAN.WA.US>
Subject: Fwd: Comment in opposition to the Comprehensive Plan Map Amendment proposed in CPA 26-060

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Gro Buer
landline: 509.888.1935

October 13, 2026

Chelan County Community Development
Attn: Planning Commission Comments
316 Washington St., Suite 301
Wenatchee, WA 98801
Submitted via email

Attention:
Susan Dretke, Department of Community Development
Cherié Warren, Chair, Planning Commission

Planning Commissioners

RE: CPA 26-060 McMahon

Dear Ms. Dretke, Ms. Warren, and Planning Commissioners,

I wrote a letter earlier to express my opposition to the Comprehensive Plan Map Amendment proposed in CPA 26-060 and I am still opposed.

I am a resident living next door to the subject property. We have been property owners here for more than twenty-five years and I am writing based on my personal observations and experience.

As my husband also wrote, I want to thank the staff of the Chelan County Department of Community Development for their thorough analysis and thoughtful conclusions about this proposal, including the multiple ways in which this proposal conflicts with county goals and policies. As a resident and a taxpayer, it is gratifying to observe high quality work from our county employees and their commitment to honor county goals and policies.

Can the Planning Commission show the same commitment, accept the conclusions from the Department of Community Development and recommend the Board of Commissioners reject this proposal? I hope so.

Out of respect for the Planning Commission time and workload, I will not repeat the comments in my earlier letter which hopefully is in the meeting packet. During the flood in December 2025, we were able to kayak on our neighbor property, even over their wood fences which are over 4 feet, as well as the next neighbors. The only items not under water were the houses that were on the edge of E Leavenworth Rd. In past floods, a small lake would form in the lower part of the property and exist for a couple of months due to the low elevation in that part of the property. This was delightful due to the proliferation of croaking frogs, but would not be a place where a house should be built.

The first is a photo taking of the neighborhood during the flooding last December and a map of the floodplain. Thank you for your consideration and

for the information from the rest of your packet.
Sincerely, Gro Buer





Only a small piece of the subject property, where the existing house is located, is above the floodplain.

- These two photos demonstrate that the mapping of the floodplain closely matches actual flooding.

- This is not rocket science. The subject property and part of the property immediately to the west are in an old oxbow, where the river used to flow. When the river is high, it again uses its old channel.

- This photo also demonstrates that the RR10 zoning closely follows the floodplain.

- In contrast, the properties to the west of the subject property are out of the oxbow and are 10-15 feet higher than the subject property. They are out of the floodplain. It is entirely reasonable that they are zoned RR2.5.

- Changing the zoning for the subject property is inappropriate.

Gro Buer

landline: 509.888.1935

Mara and Brian Bohman
7840 E. Leavenworth Rd.
Leavenworth, WA 98826

March 17, 2026

Dear Ms. Dretke,

Thank you for the opportunity to comment on the proposed amendment to the Comprehensive Plan Map for parcel 24-17-23-510-480 from RR10 to RR2.5.

Considering the fact that this parcel is located in the floodplain for Icicle Creek, we do not support this down zoning. The below photo from the December 2025 flood illustrated this clearly, as well as historic records (subject property outlined in red).



Our property lies just outside of this zone, shown in the upper right. Allowing for development of this parcel, assumes fill for elevated driveways and structure pads. The water during a flooding event would have to go somewhere, and would likely put pressure on property that currently sits outside of this flood zone.

Allowing for this zoning change would set a precedent for future downzoning in the floodplain of which would continue to put pressure on neighboring properties.

We urge Chelan County to maintain the current zoning of RR10 for the subject property.

Thank you for your attention to this.
Sincerely,

Mara and Brian Bohman

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

RECEIVED
FEB 25 2026
CHELAN COUNTY
Community Development

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 241723510480 Lot Size: 5.0 (Acres)
Parcel Address: 7948 East Leavenworth Road City/Zip Code: Leavenworth, 98826
Property Owner(s): Dwayne McMahon Zoning: RR 10
Mailing Address: 729 Gellatly St
City/State/Zip Code: Wenatchee, WA 98801
Phone: 509-679-8649 E-mail: dwaynemcmahon@msn.com

Applicant/Agent (if different than owner): Ryan Walker
Company and Mailing Address: Pacific Engineering and Design / 200 South Columbia St, Suite 300
City/State/Zip: Wenatchee, WA. 98801 Phone: 509-630-7917
E-mail: ryanw@pacificengineering.net
For multiple owners, applicants, or agents, provide additional sheets.

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ❑ Administrative Modification
- ❑ Administrative Determination
- ❑ Administrative Interpretation
- ❑ Binding Site Plan
- ☒ Comprehensive Plan Map Amendment
- ❑ Comprehensive Plan Text Amendment
- ❑ Conditional Use Permit
- ❑ Forest Practice/Conversion
- ❑ Open Space: Public Benefit Rating System
- ❑ Major Subdivision
- ❑ Master Planned Development
- ❑ Planned Development
- ❑ Plat Alteration or Vacation
- ❑ Short Plat
- ❑ Variance (zoning or critical areas)
- ❑ Zoning Change-Text Amendment/ Map Amendment
- ❑ Critical Area Determination
- ❑ Other: _____

APPLICABILITY SECTION

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership (Title holder signature is required on all applications. Properties being purchased on a Real Estate Contract require title holder signature.)
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

File(s) No. _____

GENERAL INFORMATION

Please provide a narrative of the proposed project including, but not limited to, all proposed activities, uses and development (attach additional sheets if needed):

This proposal is to change the zoning and comprehensive plan land use designation map and zoning map of approximately 5 acres from Rural Residential/Resource 10 (RR 10) to Rural Residential/Resource 2.5 (RR 2.5).

☐ Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): _____
2. Is the subject property located within an Urban Growth Area (UGA)? ☒ No ☐ Yes
   If "yes", which UGA? _____
3. Please describe adjacent land uses in all directions around the subject property:
   North: Residential
   South: East Leavenworth Road/Public Park
   East: Residential
   West: Residential
4. What is the current use of the property? Residential
5. Sanitation Disposal: ☐ N/A ☒ Septic Permit ☐ Sewer District: _____
6. Water Source: ☐ N/A ☒ Single Private Well ☐ Shared Private Well ☐ Group B
   ☐ Public Water Supplier: _____
7. Irrigation Water:
   ☒ N/A ☐ Yes (Private) ☐ Yes (Public) Irrigation District/Purveyor: _____
8. Fire District: CCFD #3 School District: Cascade
9. Power Service: CCPUD
10. Are there critical areas or critical area buffers on the property?
    ☐ Airport Overlay: _____
    ☐ Aquifer Recharge Area (see attached)
    ☒ Floodplain / Floodway _____
    Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:
    ☐ Alluvial Fan (250') ☐ Known Historic Hazardous Area (250') ☐ Slopes > 40% (250')
    ☒ Erosive soils (on-site) ☐ Landslide ☐ Snow Avalanche (500')
    ☐ Habitat/Riparian Area, protected species/area: _____
    ☐ Streams / Waterbodies: _____ ☐Shoreline Environment Designation: _____
    ☐ Drainage or Seasonal Stream: _____ ☐ Wetland, if so what category: _____
    ☐ Cultural or Archeological: _____
11. Will landfill be required? ☒ No ☐ Yes, approximate _____(cubic yards)
12. Will excavation be required? ☒ No ☐ Yes, approximate _____(cubic yards)
13. Has site preparation been started on the site? If so, to what extent?
    No
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?
    No

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:

Unknown

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property coverd by this proposal? ☒ No ☐ Yes, please list:

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Pursuant to Chelan County Code (CCC), Section 11.82.030: An applicant seeking to develop property which requires a development permit, not otherwise exempted from the requirements of this chapter, shall submit with the application this certified statement, which lists criteria (5)(A) through (5)(D), (6), and (7) as set forth in CCC, Section 11.82.040 and indicate whether the criteria apply or do not apply to the site or development.

*****Any development application that fails to contain this statement or fails to indicate whether any one of the criteria apply or do not apply shall be rejected and only accepted upon resubmission of the completed statement. "Unknown" or similar responses will not be accepted.*****

If the administrator determines the development meets one or more of criteria (1) through (4) of CCC, Section 11.82.040, or if the administrator determines the development meets criterion (5) of CCC, Section 11.82.040 and the applicant indicates the development meets one or more of criteria (5)(A) through (5)(D), or if the applicant indicates the development meets one or more of criteria (6) or (7) of CCC, Section 11.82.040, the development shall require a hydrogeologic evaluation as described in CCC, Section 11.82.050. If the development has a medium or high vulnerability rating, the development shall be subject to the performance standards of CCC, Section 11.82.060.

If the administrator determines that criteria (1) through (5) of CCC, Section 11.82.040 do not apply to the development and an applicant's statement asserts that criteria (6) and (7) of CCC, Section 11.82.040 do not apply to the development, the administrator will accept the statement and proceed with the permitting or approval process, except if the administrator has or obtains information prior to the permit or approval being finalized, which clearly establishes the applicant's statement is incorrect. In which case, the applicant will be advised in writing of the inconsistent information and advised to either (A) provide an amended statement adding the evaluation criteria as being applicable and complete a hydrogeologic evaluation of the development pursuant to CCC, Section 11.82.050, or (B) present sufficient countering information clearly establishing that the basis for the department's concern is incorrect. If the applicant selects to proceed under (B), upon receipt of the applicant's information, the administrator shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the administrator.

EVALUATION CRITERIA:

The applicant is required to determine the vulnerability rating for any development permit, not otherwise exempted, and meets any one of the criteria below. Please check the boxes that apply to your project:

- ☐ 1.Within a wellhead protection area designated under WAC 246-290-135
- ☐ 2. Within a critical aquifer recharge area mapped and identified by a qualified groundwater professional
- ☐ 3. Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act
- ☐ 4. Within an area established for special protection pursuant to a groundwater management program, Chapters 90.44, 90.48, and 90.54 RCW, and Chapters 173-100 and 173-200 WAC
- ☐ 5. The site contains highly permeable soils, which include types 1 ,2 and 3 under WAC 246-272A-0220, Table V or soils mapped by US Department of Agriculture Natural Resources Conservation Service as having saturated hydraulic conductivity (Ksat) classification of Moderately High or identified as Hydrologic Soil Group "A" and:
  - ☐ A. The site will be utilized for hazardous substance (defined in Chapter 70.105 RCW) processing, storage or handling in applications or quantities larger than is typical of household use; or
  - ☐ B. The site is currently or will be utilized for commercial or industrial activities listed in the US Environmental Protection Agency's Potential Sources of Drinking Water Contamination Index that can be found in Appendix A to Department of Ecology's Critical Aquifer Recharge Area Guidance Document; or
  - ☐ C. The development involves a major subdivision and includes present or future plans to construct dwelling units that will not be connected to a public sewer system and any of the lots are less than one net acre in size; or
  - ☐ D. The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds four thousand square feet;
- ☐ 6. The proposed use is as a commercial feedlot, landfill, junkyard, salvage yard, or auto wrecking yard, or
- ☐ 7. The site will be used for above ground application of sewage or sludge.

Development proposals for a single-family residential dwelling, accessory dwelling unit, or accessory building that is connected to a public sewer system or has a septic permit approved by the Chelan-Douglas health district shall be exempt from hydrogeologic evaluation under CCC, Section 11.82.050.

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there **IS NOT** or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled "**IS NOT**" above, proceed to Sub-Section III of this form.

If you circled "**IS**" above, proceed to Sub-Section II of this form.

File(s) No. _____

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.

____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.

____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.

____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

☒ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis- related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

- ❑ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.
- ❑ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).
- ❑ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.
- ❑ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.
- ❑ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.
- ❑ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

- ❑ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ❑ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ❑ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ❑ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ❑ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- ❑ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ❑ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ❑ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ❑ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ❑ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ❑ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEGEMENT SECTION

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

By submitting this application, I acknowledge and certify the following:

Initials
(Owner and, if applicable, Applicant)

1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.
2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.
3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.
4. Additional permit applications and approvals may be necessary to conduct specific activities.
5. Application fees are non-refundable, except when approve by the Board.
6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

File(s) No. _____

7. Chelan County is hereby given consent to enter the property(ies) listed above.
8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.
9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.
10. I certify that this application has been made with the consent of the lawful property owner(s).
11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.
12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature: Dwayne McMahon **Place:** _____ **Date:** 2-19-26

Print Name: Dwayne McMahon

Owner/Applicant/Agent Signature: Ryan Walker **Place:** Wenatchee **Date:** 2/23/26

Print Name: Ryan Walker

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

Evelyn L. Arnold, Auditor, Chelan County, WA. AFN # 2311164 Recorded 09/10/2009 at 02:50 PM, D Page: 1 of 2 Filing Instrument $63.00
NORTH MERIDIAN TITLE & ESCROW llc

RECEIVED
FEB 25 2026
CHELAN COUNTY
Community Development

After recording return to:
Dwayne A. McMahon
Deborah M. McMahon
837 Front St
Leavenworth, WA 98826

0146881

REAL ESTATE EXCISE TAX
PAID $ 5345.00
Chelan County Treasurer
David E. Griffiths, CPA
By 9-10-09
Deputy

Reference: 50002566- -653- -JH6

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Roger L. McMahon, as his separate estate,**

for and in consideration of Ten ($10.00) Dollars and other good and valuable consideration

in hand paid, conveys and warrants to **Dwayne A. McMahon and Deborah M. McMahon, husband and wife**

the following described real estate, situated in the County of **Chelan**, State of **Washington**:

LOT 14, BLOCK 5, CASCADE ORCHARDS, CHELAN COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 81, EXCEPT THEREFROM THAT PORTION CONVEYED TO CHELAN COUNTY, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 382049.

SITUATE IN THE COUNTY OF CHELAN, STATE OF WASHINGTON.

Subject to: ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY PLAT.

Abbreviated Legal: (Required if full legal not inserted above.) Lot 14, Block 5, of Cascade Orchards

Tax Parcel Number(s): 24 17 23 510 480

Reference: Statutory Warranty Deed **50002566 653 JH6**

Dated: 9/4/09
SELLER:

Roger L. McMahon

State of Washington
SS:
County of Chelan

On this 4th day of September, 2009, before me personally appeared Roger McMahon to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.
Given under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington.
Residing at Leavenworth.
My Appointment expires: 1-24-11.

TESS L WATKINS NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES JAN 24 2011

SEPA[1] Environmental Checklist

RECEIVED
FEB 25 2026
CHELAN COUNTY
Community Development

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A.Background

Find help answering background questions[2]

1. **Name of proposed project, if applicable:**

   McMahon Comprehensive Plan Map Amendment and Rezone

2. **Name of applicant:**

   Dwayne McMahon

3. **Address and phone number of applicant and contact person:**

   Dwayne McMahon (Applicant)
   729 Gellatly Street
   Wenatchee, WA 98801
   509-679-8649

   Ryan Walker (Agent)
   Pacific Engineering and Design, PLLC
   200 South Columbia St, Suite 300
   Wenatchee, WA 98801
   509-630-7917
   ryanw@pacificengineering.net

4. **Date checklist prepared:**

   February 2026

5. **Agency requesting checklist:**

   Chelan County

6. **Proposed timing of schedule (including phasing, if applicable):**

   The application will follow the Chelan County process for Comprehensive Plan Map Amendments.

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

   Single-family residential development.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

   None.

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

   No.

10. **List any government approvals or permits that will be needed for your proposal, if known.**

    Comprehensive Plan Map Amendment and Zoning Map Amendment.

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

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.)**

    This proposal is to change the zoning and comprehensive plan land use designation and zoning map of approximately 5.0 acres from Rural Residential/Resource 10 (RR 10) to Rural Residential/Resource 2.5 (RR 2.5). The property is located at 7948 East Leavenworth Road, Leavenworth, within Section 32, T 25N, R 18E.W.M.

    The official Chelan County Zoning and Comprehensive Plan map is no. 53.

    The zoning and comprehensive plan designations are proposed to be changed to align the property with nearby zoning and existing residential lot sizes. The adjacent property to the west is zoned RR 2.5, which is the zone that the subject property is proposed to be changed to. The subject property is only five acres in size—half of the minimum lot size for RR 10. There are no residential properties over 10 acres in size anywhere in the vicinity of the subject property. Most residential properties in the area are one-acre in size. The revision to RR 2.5 will help create a more consistent rural density pattern.

12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

    The property is located at 7948 East Leavenworth Road, Leavenworth, WA, within Section 32, T 25N, R 18E.W.M.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. **General description of the site:**

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. **What is the steepest slope on the site (approximate percent slope)?**

5%

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

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.**

Soil mapped for the property on the USGS soil survey website (https://websoilsurvey.nrcs.usda.gov) is Leavenworth fine sandy loam, 0-3 percent slopes (Lh) and Leavenworth loamy sand, 0-3 percent slopes (Le). Both soil types are listed as prime farmland if irrigated.

None of the soil will be removed.

d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

According to the Chelan County GIS online mapping tool, the subject properties do not contain geologically hazardous soils.

e. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

No filling, excavation or grading is proposed.

f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**

No.

g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

There will be no change in impervious surfaces.

h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

None.

2. Air

Find help answering air questions[4]

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.**

None.

b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

No.

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air

c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**

None.

3. Water

Find help answering water questions[5]

a. **Surface:**

Find help answering surface water questions[6]

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.**

   Icicle River is located approximately 300 feet to the east of the property. The DNR stream typing map does not indicate other surface water bodies, and the NWI wetlands mapper does not indicate the presence of wetlands on the subject property. A Wetland Determination will be performed by Pacific Engineering in spring 2026 to investigate the property for wetlands.

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.**

   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.**

   None.

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

   No.

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

   Yes, the subject property is mapped within the FEMA mapped 100-year floodplain.

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.**

   No.

---

[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water

[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

b. Ground:

Find help answering ground water questions[7]

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 a general description, purpose, and approximate quantities if known.**

   No.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

   No waste material will be discharged.

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.**

   There will be no change in stormwater runoff.

2. **Could waste materials enter ground or surface waters? If so, generally describe.**

   No.

3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

   No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None.

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

4. Plants

Find help answering plants questions

a. Check the types of vegetation found on the site:

☐ **deciduous tree: alder, maple, aspen, other**

☐ **evergreen tree: fir, cedar, pine, other**

☐ **shrubs**

☒ **grass**

☐ **pasture**

☐ **crop or grain**

☐ **orchards, vineyards, or other permanent crops.**

☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**

☐ **water plants: water lily, eelgrass, milfoil, other**

☐ **other types of vegetation**

b. What kind and amount of vegetation will be removed or altered?

None.

c. List threatened and endangered species known to be on or near the site.

According to the USFWS IPaC online mapping tool the following species may be located within the vicinity of the proposed project:

- Showy Stickseed (*Hackelia venusta*) – Endangered
- Wenatchee Mountains Checkermallow (*Sidalcea oregana var. calva*) – Endangered

However, the comprehensive plan map amendment will not result in direct impacts to the Project Site as no development is proposed.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

None.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. Animals

Find help answering animal questions[8]

a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

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.**

According to the USFWS IPaC online mapping tool the following species may be located within the vicinity of the proposed project:

- Canada Lynx (*Lynx canadensis*) - Threatened
- Gray Wolf (*Canis lupus*) - Endangered
- North American Wolverine (*Gulo gulo luscus*) – Threatened
- Mt. Rainier White-tailed Ptarmigan (*Lagopus leucura rainierensis*) – Threatened
- Northern Spotted Owl (*Strix occidentalis caruina*) - Threatened
- Yellow-billed Cuckoo (*Coccyzus americanus*) -Threatened
- Bull Trout (*Salvelinus confluentus*) - Threatened
- Monarch Butterfly (*Danaus Plexippus*) – Proposed Threatened
- Suckley's Cuckoo Bumble Bee (*Bombus suckleyi*) – Proposed Endangered

However, the comprehensive plan map amendment will not result in direct impacts to the Project Site or affect access or habitat use by the above listed species.

c. **Is the site part of a migration route? If so, explain.**

No.

d. **Proposed measures to preserve or enhance wildlife, if any.**

None.

e. **List any invasive animal species known to be on or near the site.**

None known.

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

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.**

   The plan amendment does not have energy needs.

b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

   No.

c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

   None.

7. Environmental health

Health Find help with answering environmental health questions[10]

a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

   No.

   1. **Describe any known or possible contamination at the site from present or past uses.**

      None known.

   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.**

      None known.

   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.**

      None known.

   4. **Describe special emergency services that might be required.**

      None known.

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou
[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

5. **Proposed measures to reduce or control environmental health hazards, if any.**

   None.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

   East Leavenworth Road is adjacent to the property to the south. It is a primary bypass route between Leavenworth and Icicle Road. The roadway is heavily traveled, particularly during the summer months due to recreational access, which causes vehicle noise.

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)?**

   The comprehensive plan map amendment will not generate noise.

3. **Proposed measures to reduce or control noise impacts, if any:**

   None.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

   The current use of the site is residential and agricultural. The adjacent property to the west is used for residential and agricultural purposes. Properties to the north and east are used for residential purposes.

   To the south, the property is owned by the United States Fish and Wildlife Service and operated as the Leavenworth Fish Hatchery. This parcel also includes Cascade Discovery School, which provides educational programming for high school students, as well as a public boat launch that allows commercial river recreation shuttle services for tubing, kayaking, and stand-up paddleboarding on Icicle Creek. In addition, the property contains public trails that provide access for horseback riding, winter snowshoe tours, cross-country skiing, and fish viewing. The area is heavily utilized by the public, particularly during the summer months, resulting in increased recreational activity and traffic.

   The surrounding area is currently used for residential, agricultural, and commercial purposes and therefore the proposal will not affect existing land uses.

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

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 because 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?

Yes. The property has been used as a hay farm including growing and harvesting of agricultural products.

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?**

   No.

c. Describe any structures on the site.

A single-family residence and detached garage are present on the Project Site.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

Rural Residential/Resource 10 (RR10).

f. What is the current comprehensive plan designation of the site?

Rural Residential/Resource 10 (RR10).

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes, the Project Site is mapped by the WDFW PHS online mapping tool as containing potential shrubsteppe habitat, caves or cave rich areas, and potential grizzly bear (*Ursus arctos*), little brown bat (*Myotis lucifugus*), northern spotted owl (*Strix occidentalis*), Yuma myotis (*Myotis yumanensis*), and golden eagle (*Aquila chrysaetos*) habitat. All Priority habitats are considered critical areas by Chelan County Code (CCC) 11.78.010(2). The property is partially in the 100-year floodplain which is classified as a critical area. However, the comprehensive plan map amendment will not result in direct impacts to the Project Site or affect access or habitat use by the above listed species.

i. Approximately how many people would reside or work in the completed project?

None.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any.

None proposed.

l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

None proposed.

m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

None proposed.

9. Housing

Find help answering housing questions[12]

a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

None.

b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

None.

c. **Proposed measures to reduce or control housing impacts, if any:**

None proposed.

10. Aesthetics

Find help answering aesthetics questions[13]

a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

No structures proposed.

b. **What views in the immediate vicinity would be altered or obstructed?**

No.

c. **Proposed measures to reduce or control aesthetic impacts, if any:**

None proposed.

11. Light and glare

Find help answering light and glare questions[14]

a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

---

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing
[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics
[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

None.

b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

No.

c. **What existing off-site sources of light or glare may affect your proposal?**

None.

d. **Proposed measures to reduce or control light and glare impacts, if any:**

None proposed.

12. Recreation

Find help answering recreation questions

a. **What designated and informal recreational opportunities are in the immediate vicinity?**

Hiking, bicycling, horseback riding, winter snowshoe tours, cross-country skiing, fish viewing, and rafting occur in the vicinity.

b. **Would the proposed project displace any existing recreational uses? If so, describe.**

No.

c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

None proposed.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

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.**

No.

b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

According to the DAHP WISAARD online mapping tool, a GLO trail is located approximately 0.5 miles to the northeast of the subject parcel. No other GLO features are located within the project vicinity.

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

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.**

The DAHP WISAARD online mapping tool was used.

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.**

None proposed.

14. Transportation

Find help with answering transportation questions[16]

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.**

East Leavenworth Road fronts the property on the south side. No new access is proposed.

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?**

No. The nearest transit stop is in Leavenworth, approximately 3.5 miles to the north.

c. **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).**

No.

d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No.

e. **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?**

None.

f. **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.**

No.

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation

g. **Proposed measures to reduce or control transportation impacts, if any:**

None proposed.

15. Public services

Find help answering public service questions[17]

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.**

No.

b. **Proposed measures to reduce or control direct impacts on public services, if any.**

None proposed.

16. Utilities

Find help answering utilities questions[18]

a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

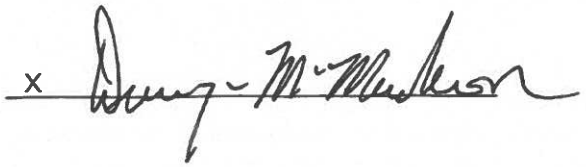
None proposed.

[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services
[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities

C.Signature

Find help about who should sign[19]

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.

x 

Type name of signee: Dwayne McMahon

Position and agency/organization:

Date submitted:

[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

The proposal may result in construction of a new onsite septic systems in the future. Future construction could increase storm water runoff and emissions during construction.

- **Proposed measures to avoid or reduce such increases are:**

  All future development will comply with local state and federal regulations including critical areas, storm water management and onsite septic requirements.

2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**

Future development would not affect plants, animals, fish or marine life. The property is currently intensively used for agricultural purposes and is adjacent to commercial uses from the Leavenworth Fish Hatchery and the Icicle Creek public boat launch, which results in increased recreational activity and traffic.

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

  Compliance with Chelan County Critical area regulations at the time of development.

3. **How would the proposal be likely to deplete energy or natural resources?**

The proposal would not deplete energy or natural resources. Leavenworth is served by Chelan County PUD which provides abundant clean, renewable energy.

- **Proposed measures to protect or conserve energy and natural resources are:**

  Future development is likely to use low energy lighting such as LEDs and will comply with the energy code in effect at the time of building.

[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

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?**

Future use of the property may occur with the 100-year floodplain.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

  Compliance with Chelan County Critical area and Flood Hazard regulations at the time of development.

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

The property is not located in the shoreline zone and is not regulated by the Shoreline Management Act or Chelan County Shoreline Master Program.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

  Future development of the property would meet all county regulations for land use.

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**

Future residential development could result in a slight increase in vehicle trips and the potential for more emergency service needs. Additional residences may generate more daily trips to and from the site, including commuter, school, and service-related travel.

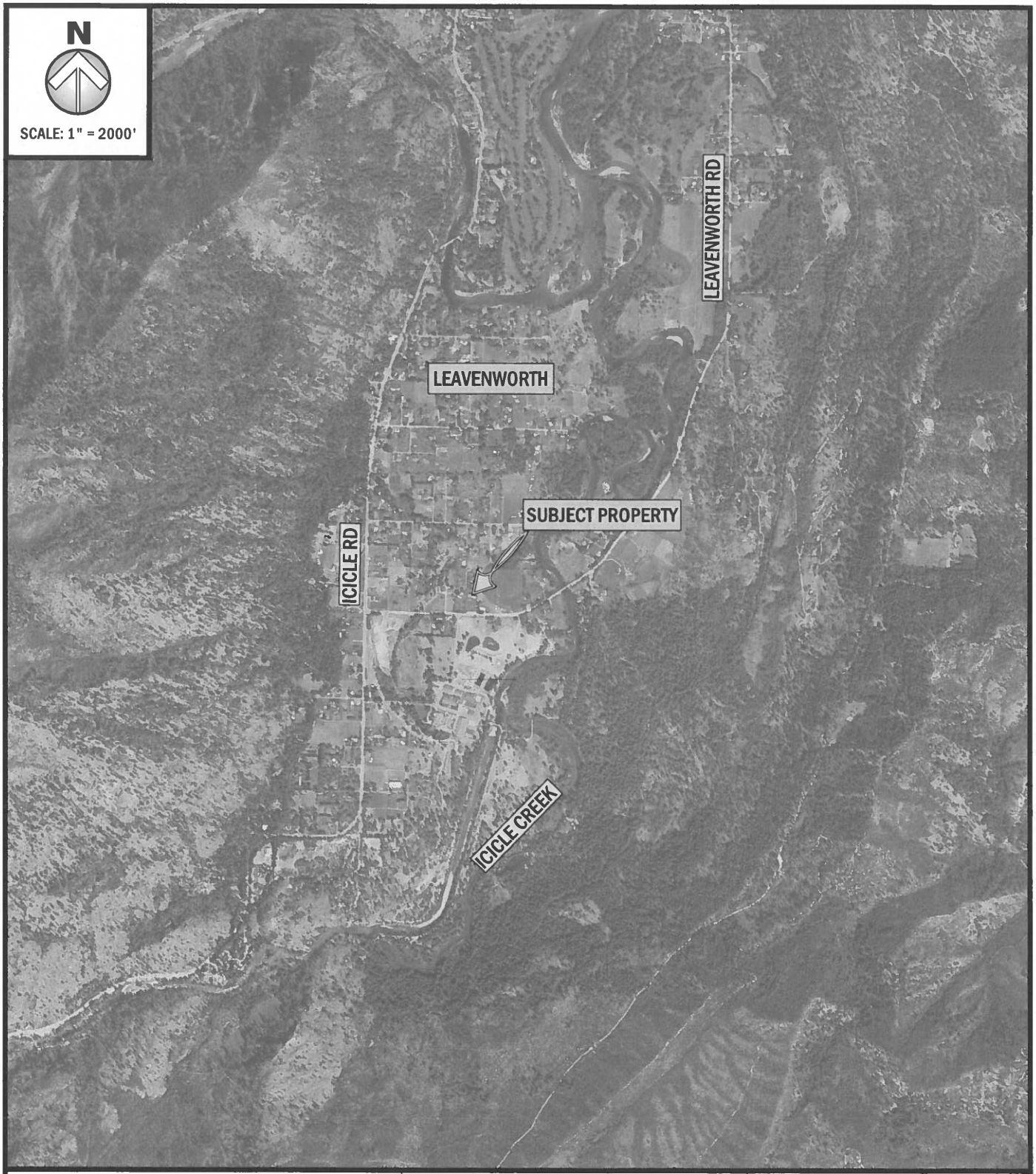
However, the anticipated increase in demand is expected to be minimal and consistent with rural residential development patterns in the surrounding area. The subject property is currently only five acres in size and therefore already half of the minimum lot size for RR 10. The property is located in an area already characterized by residential uses at similar or smaller lot sizes, and existing transportation infrastructure and public services currently serve comparable development in the vicinity. Residential development due to the rezone would be more consistent with the surrounding rural density pattern.

- **Proposed measures to reduce or respond to such demand(s) are:**

  Compliance with Chelan County Code at the time of development.

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

The proposal will not conflict with any laws for the protection of the environment.



PROPOSED: COMPREHENSIVE PLAN MAP AMANDMENT
ADDRESS: 7948 EAST LEAVENWORTH RD
LATITUDE: 47.5625728°
LONGITUDE: -120.6714949°
PARCEL NO#: 241723510480

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	2/18/2026
SHEET NO:	1 OF 5
SHEET TITLE:	VICINITY
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	DWAYNE MCMAHON
NOTES:	

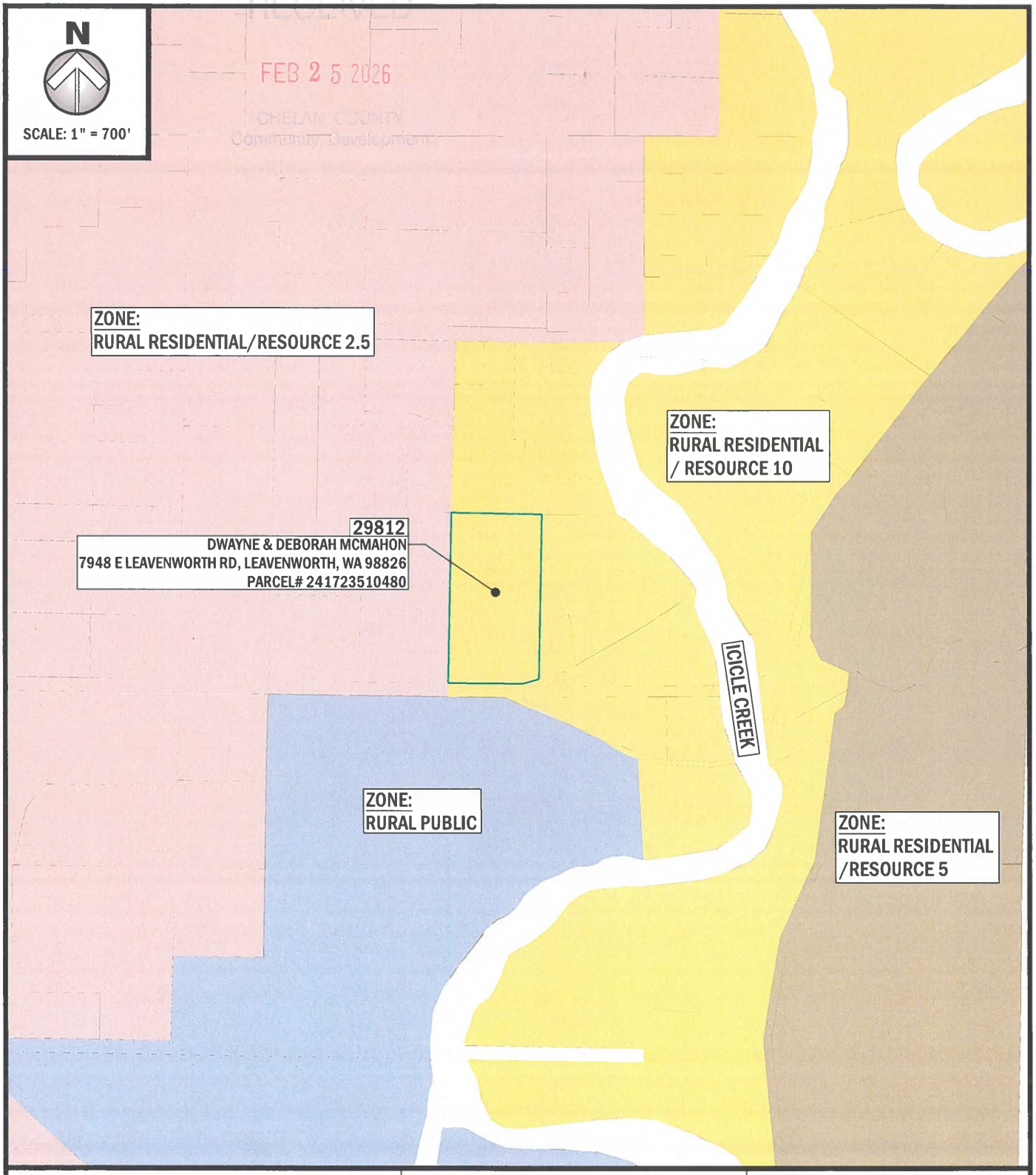


PROPOSED: COMPREHENSIVE PLAN MAP AMANDMENT
ADDRESS: 7948 EAST LEAVENWORTH RD
LATITUDE: 47.5625728°
LONGITUDE: -120.6714949°
PARCEL NO#: 241723510480

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	2/18/2026
SHEET NO:	2 OF 5
SHEET TITLE:	PARCEL MAP
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	DWAYNE MCMAHON
NOTES:	

RECEIVED
FEB 25 2026
CHELAN COUNTY
Community Development



PROPOSED: COMPREHENSIVE PLAN MAP AMANDMENT
ADDRESS: 7948 EAST LEAVENWORTH RD
LATITUDE: 47.5625728°
LONGITUDE: -120.6714949°
PARCEL NO#: 241723510480

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

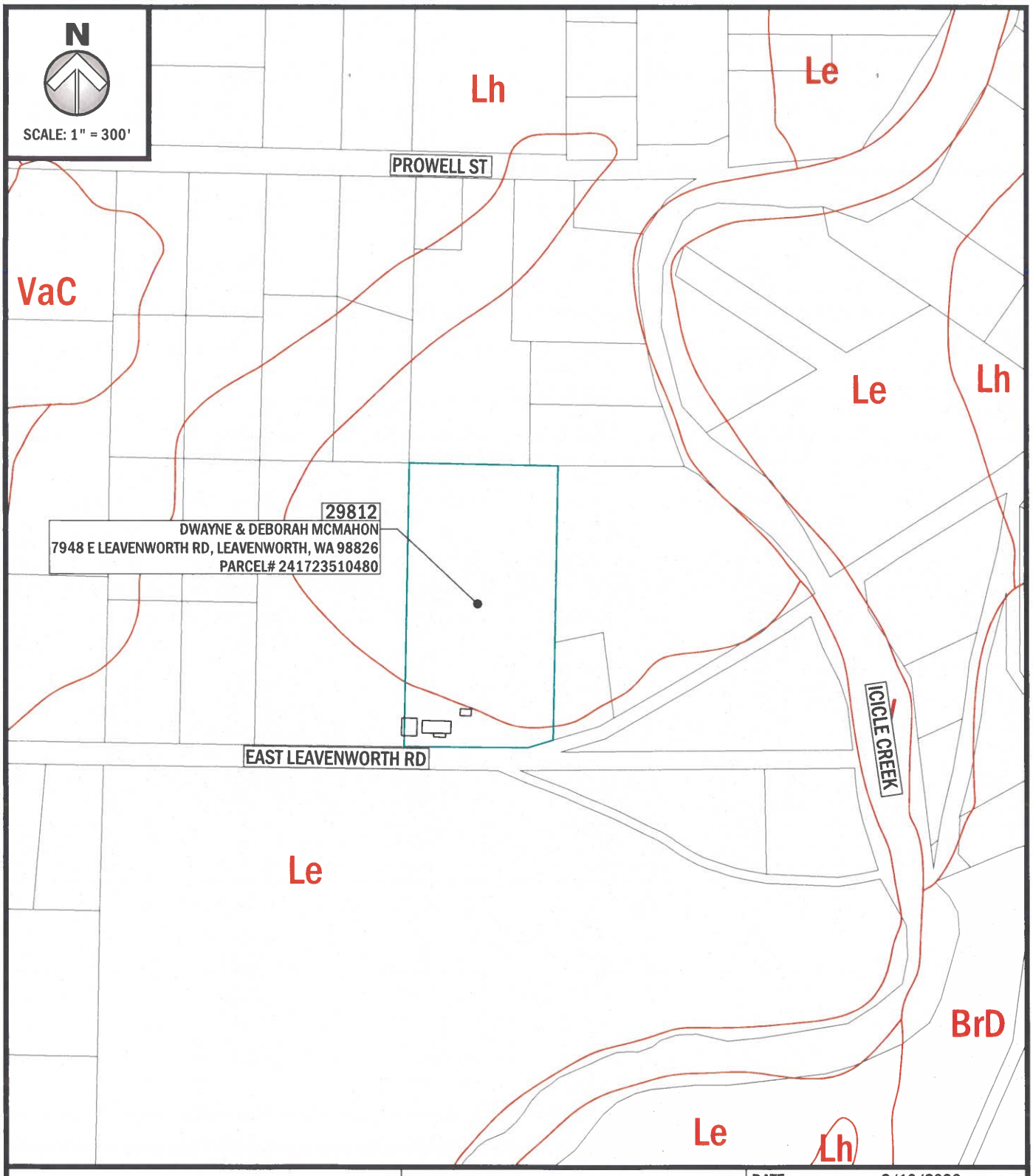
DATE:	2/18/2026
SHEET NO:	3 OF 5
SHEET TITLE:	ZONING MAP
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	DWAYNE MCMAHON
NOTES:	



PROPOSED: COMPREHENSIVE PLAN MAP AMANDMENT
ADDRESS: 7948 EAST LEAVENWORTH RD
LATITUDE: 47.5625728°
LONGITUDE: -120.6714949°
PARCEL NO#: 241723510480

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	2/18/2026
SHEET NO:	4 OF 5
SHEET TITLE:	EROSIVE SOIL MAP
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	DWAYNE MCMAHON
NOTES:	



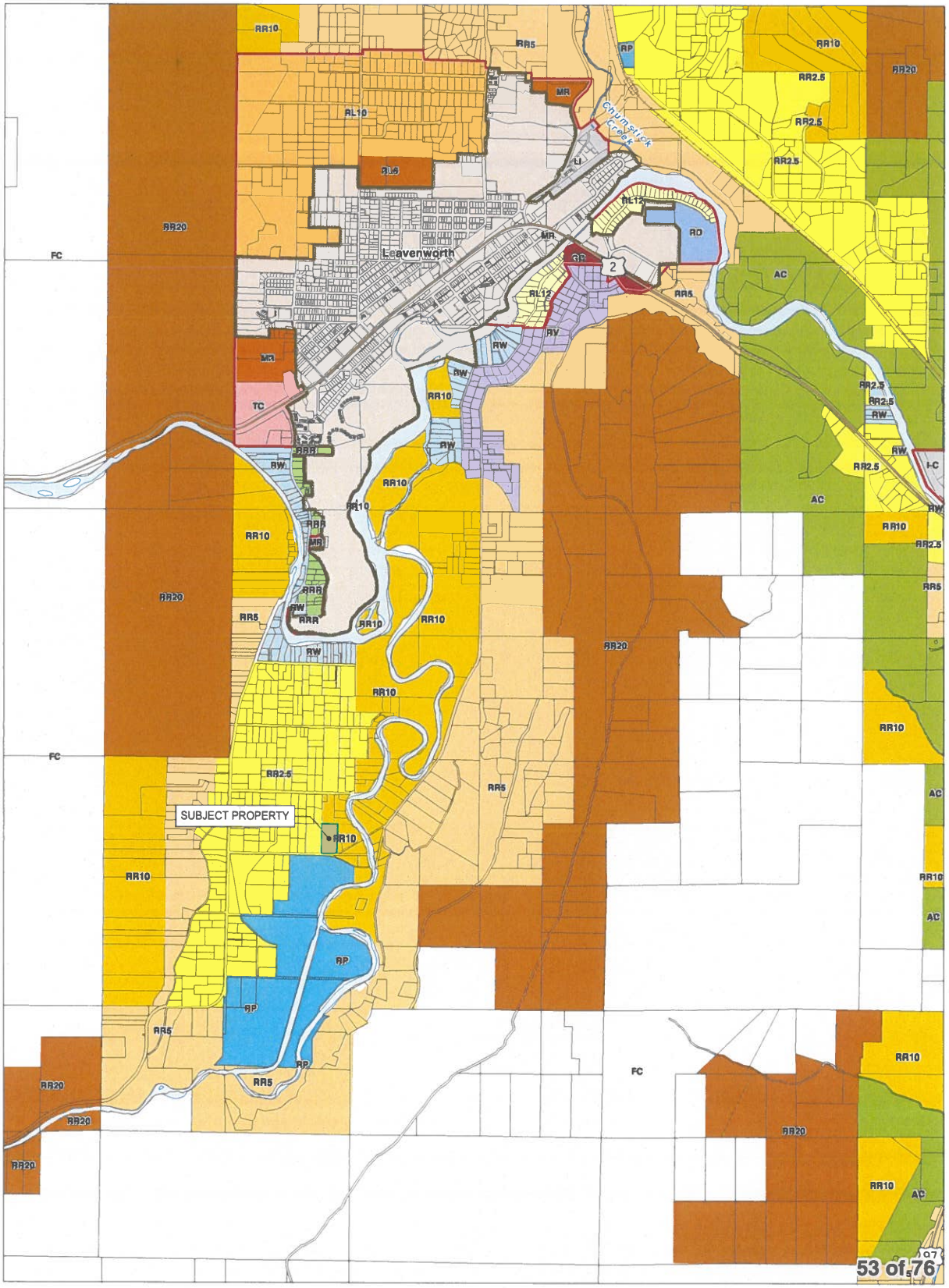
PROPOSED: COMPREHENSIVE PLAN MAP AMANDMENT
ADDRESS: 7948 EAST LEAVENWORTH RD
LATITUDE: 47.5625728°
LONGITUDE: -120.6714949°
PARCEL NO#: 241723510480

RECEIVED
FEB 25 2026
CHELAN COUNTY
Community Development

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	2/18/2026
SHEET NO:	5 OF 5
SHEET TITLE:	SOIL SURVEY FIGURE
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	DWAYNE MCMAHON
NOTES:	

Chelan County Land Use Designation



- City Boundaries
- Urban Growth Areas
- County Boundary
- Highways
- Railroads
- Lakes
- Rivers & Streams

Chelan County Comprehensive Plan Appendices
Resolution 2017-119

DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



February 18, 2026

PACIFIC ENGINEERING

RECEIVED
FEB 25 2026
CHELAN COUNTY
Community Development

TO: Chelan County Planning Commission
316 Washington Street Suite 301
Wenatchee, WA 98801

FROM: Ryan Walker, Environmental Department Manager
Pacific Engineering & Design P.L.L.C.

SUBJECT: Dwayne McMahon Application for Comprehensive Plan Map Amendment

Chelan County Code 14.14.050 Application for Comprehensive Plan Map Amendment Review Criteria.

1. **A detailed statement of what is proposed to be changed and why. Identify the specific Comprehensive Plan Land Use Designation map number and Zoning map number that would be amended.**

This proposal is to change the zoning and comprehensive plan land use designation and zoning map of approximately 5.0 acres from Rural Residential/Resource 10 (RR 10) to Rural Residential/Resource 2.5 (RR 2.5). The property is located at 7948 East Leavenworth Road, Leavenworth, within Section 32, T 25N, R 18E.W.M.

The official Chelan County Zoning and Comprehensive Plan map is no. 53.

The zoning and comprehensive plan designations are proposed to be changed to align the property with nearby zoning and existing residential lot sizes. The adjacent property to the west is zoned RR 2.5, which is the zone that the subject property is proposed to be changed to. The subject property is only five acres in size—half of the minimum lot size for RR 10. There are no residential properties over 10 acres in size anywhere in the vicinity of the subject property. Most residential properties in the area are one-acre in size. The revision to RR 2.5 will help create a more consistent rural density pattern.

2. **Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (RCW 36.70A.020 as amended) and any applicable County Wide Planning Policies.**

Growth Management Act Goals

RCW 36.70A specifies 15 Planning Goals for the State of Washington. When reviewing compatibility with these stated goals, it is important to acknowledge the unique circumstances in Chelan County. Eighty-eight percent (88%) of Chelan County is in public ownership, either state or federal. That leaves twelve percent (12%) of the County in private ownership. Of the property remaining in private ownership, approximately 10% is reserved for roads and utilities. An additional reduction is taken for those areas in private ownership, but encumbered by protected critical areas, such as steep slopes, wetlands, riparian areas, flood plain, and shoreline. This leaves a very small overall percentage of Chelan County available for rural residential use, while the demand for residential properties in the Leavenworth area is high.

RCW 36.70A.020(1) encourages urban growth. The property is not located in an urban growth area.

RCW 36.70A.020(2) aims to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

RR 2.5 maintains low rural density (1 unit per 2.5 acres), which avoids suburban sprawl. This density is lower than the majority of nearby parcels many of which have a residential density of one unit per one acre.

RCW 36.70A.020(4) Aims to plan for housing, including accommodating housing affordable to all economic segments of the population of this state and promotes a variety of residential densities and housing types. RR 2.5 provides rural housing opportunities at low densities, helping the county offer a spectrum of housing choices—from urban to rural—consistent with the GMA.

RR 2.5 zoning accommodates rural households without demanding urban services, consistent with GMA rural planning.

County-Wide Planning Policy 5: The proposal is consistent with the county-wide policies for housing by directly addressing land available for housing options, encouraging the productive development of the Property for housing, and permitting new housing in an area that already is adjacent to RR 2.5 zoning and smaller lot sizes. The proximity of the property to public transportation and non-motorized commuting routes enhances the opportunity for providing future housing for a diversity of income levels. Leavenworth serves as a major employment center for the tourism industry.

County-Wide Planning Policy 7: The proposal is consistent with the county-wide policies for economic development and employment. Specifically, one of the factors is "[t]he availability of housing to support economic growth." The proposal would encourage the development of the property as additional housing that would support economic growth in the Leavenworth area and directly respond to the need for more housing county wide. More housing inventory has a positive effect on housing costs for buyers when it can be developed in a reasonable regulatory environment.

3. A statement of how the proposed map amendment complies with or supports the Chelan County Comprehensive Plan's goals and policies.

The Comprehensive Plan includes a Rural Element that provides policy direction for managing development in rural areas while preserving rural character. The Plan acknowledges that the County must provide for *varied rural densities* in order to satisfy Growth Management Act requirements, so long as rural character and resource lands are protected. The Comprehensive Plan states that Chelan County's rural areas are intended to accommodate residential uses at a variety of densities through designated rural land-use categories.

The RR 2.5 designation is an existing, long-established rural category in Chelan County, reflected in the countywide zoning. This demonstrates that 2.5-acre minimum densities are considered appropriate within the broader rural landscape under the Comprehensive Plan. Changing the subject parcel to RR 2.5 aligns the property with recognized rural density patterns and supports the Plan's direction to offer a range of rural residential options within the rural area while preserving the rural lifestyle and preventing suburban development.

The Comprehensive Plan's Land Use Element emphasizes the need for coordinated and orderly development across the county's rural areas. As the Plan explains, Chelan County's land-use designations are meant to create consistency, clarity, and predictability in rural land development. By aligning the parcel with surrounding or nearby densities—especially where RR 2.5 designations already exist—the amendment strengthens internal consistency within the land-use framework and reduces zoning irregularities.

The Housing Element of the Comprehensive Plan identifies a need to plan for a range of housing types and densities, including low-density rural housing that fits Chelan County's settlement patterns. RR 2.5 provides low-density rural housing opportunities, consistent with the Housing Element's direction to maintain rural living options while balancing environmental and infrastructure constraints. The proposed amendment broadens the county's available rural residential land base without promoting sprawl because RR 2.5 is not an urban lot size.

The following goals and policies are directly supported by the proposed map amendment

Land Use Element

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Rationale: An adequate supply of housing available to all income levels is necessary to meet the housing needs of the County

Rural Element

Goal RE 1: Maintain a balance between human uses and the natural environment in rural areas of the County.

Rationale: Residents who choose to live in the rural areas need to realize that their lifestyle has an impact on the natural environment and efforts need to be made to find and maintain a balance between human activity and the natural environment.

Goal RE 2: Maintain natural environment features that support and enhance natural resource-based economic activities, wildlife habitats, traditional rural lifestyles, outdoor recreation, and open space.

Rationale: There is value in rural lands that have in the economic vitality, rural lifestyles, and healthy environments.

Goal RE 3: Develop at densities such that demands will not be created for urban levels of public services and facilities in rural areas.

Goal Rationale: Development in rural areas should not be at densities which require urban levels of service. Development at lower densities will also help protect the rural quality of life.

4. A detailed statement on how the land use designation amendment complies with the Chelan County Comprehensive Plan land use designation/siting criteria.

RR 2.5 is an existing rural designation recognized in Chelan County's land-use framework and zoning districts, demonstrating that this density category fits within the intended spectrum of rural land uses. Adjusting the designation to RR 2.5 is consistent with the Plan's intent to apply appropriate rural densities based on surrounding patterns, environmental constraints, and the character of the rural area.

The Rural Element of the Comprehensive Plan supports a range of rural residential densities, allowing the county to designate appropriate rural land-use patterns. The Plan acknowledges that rural areas are expected to contain different levels of density as part of local development patterns and planning history.

The RR 2.5 designation offers a recognized rural density that maintains rural character while accommodating moderate development. Because the subject parcel is located adjacent to the RR 2.5 zone and many parcels smaller than 2.5 acres, the amendment promotes a logical extension of existing rural density patterns.

The locational guidelines in the Comprehensive Plan specify that predominant parcel sizes for RR 2.5 are currently 2.5 acres or greater in size but typically less than 5 acres which matches the characteristics of the area and subject property.

5. A detailed statement of how the amendment is consistent with and supported by the Capital Facilities Element and the Transportation Element of the Comprehensive Plan, of if not, what changes to these elements would be required.

Both the Capital Facilities and Transportation elements of the Comprehensive plan speak more to goals and objectives for agencies of jurisdiction when development is proposed. At the time any additional development is proposed, application(s) will have to be in compliance with the concurrency requirements of GMA and the Chelan County comp plan goals and objectives for all elements of the comp plan.

The Capital Facilities Element specifies that capital facilities—such as sewer, water systems, fire protection, and other infrastructure—must be planned and sized according to the intensity of expected development. RR 2.5 is a low-density rural land-use designation which is specifically intended not to require extension of urban services. RR 2.5 development patterns are consistent with rural infrastructure expectations and do not place urban-level demands on capital facilities. Because RR 10 and RR 2.5 are both rural designations, the amendment does not create new burdens on capital facilities beyond what the Capital Facilities Element anticipates for rural areas.

Transportation Element planning is tied to rural land-use densities, and RR 2.5 remains a rural classification that generates low traffic volumes compatible with rural road networks. Since rural areas are expected to carry lower traffic demands rely on County-maintained rural roads, both RR 10 and RR 2.5 densities fall well within rural transportation capacity assumptions embedded in the Comprehensive Plan.

The Transportation Element calls for ensuring adequate access, maintaining safety, and avoiding transportation impacts that exceed the capabilities of rural roads. Because RR 2.5 densities produce minimal increases in traffic, it will not trigger demands for roadway widening,

turn lanes, or major upgrades. Thus, the map amendment is consistent with the Transportation Element's goal of maintaining an efficient transportation network without unwarranted capital improvements.

6. For land use map designation amendments, identify the land uses surrounding the affected property, and describe how the proposed change would affect the surrounding land uses. Explain why the proposed amendment is more appropriate than the existing land use designation.

The surrounding land uses are entirely residential. The adjacent properties on all sides are developed with single family residences. The change in the map designation would be indistinguishable from surrounding land uses.

RR 10 is generally intended for areas where land characteristics or resource protections justify large minimum lot sizes. For example, RR 10 and RR 20 are applied in areas containing commercial forest lands, steep slopes, or other resource functions. The zoning map identifies RR 10 alongside forest and resource land zones in some regions.

The Comprehensive Plan describes rural areas as places where a variety of rural residential densities are appropriate, provided they support rural character and avoid urban-scale infrastructure. The Rural Element allows and anticipates rural density categories like RR 2.5. RR 2.5 still preserves rural character while providing flexibility consistent with the Comprehensive Plan's rural housing policies. RR 10 is not required to preserve rural character unless justified by environmental or resource constraints

RR 2.5 fits rural roadway and rural service planning assumptions used by the County. RR 10 may underutilize areas where existing or planned rural facilities can already support moderate rural densities.

An RR 10 designation is only necessary when extremely low rural densities are warranted due to environmental constraints, resource protections, or lack of surrounding development. Where these conditions do not exist—and where the surrounding landscape includes RR 2.5 designations—the more suitable land-use classification is RR 2.5.

7. Will the proposed map amendment affect lands designated as resource lands of long term commercial significance and/or critical areas? If so, how will the proposed amendment impact these areas?

No. There are no designated resource lands in the area.

8. Explain how the proposed amendment would affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.

The Comprehensive Plan establishes a long-term framework for managing land supply to accommodate projected growth while preserving rural character and resource lands. The proposed map amendment affects the distribution and availability of land for different rural uses across the 20-year planning period in several important ways. The Comprehensive Plan emphasizes a need to provide a range of rural densities to meet long-term housing needs and comply with the Growth Management Act. The Plan's Housing and Land Use elements identify that rural areas must accommodate a share of future population growth using established rural

residential designations such as RR 2.5. Because RR 2.5 is a recognized rural designation used throughout the county, converting underutilized RR 10 land into RR 2.5 increases the supply of land eligible for modest rural residential development at densities consistent with the Comprehensive Plan.

The proposed amendment does *not* reduce the supply of land needed for urban-level growth. The Comprehensive Plan specifies that urban growth should occur inside Urban Growth Areas. Rural zones—including both RR 10 and RR 2.5—are not part of the County's urban growth capacity.

The proposed amendment does not reduce land available for future city expansions, for residential subdivisions, or for higher-density development. The property will remain outside the Leavenworth UGA and cannot be urbanized, extended with sewer, or converted to higher-density development unless the UGA is expanded through a formal process. Thus, the amendment does not materially affect the county's 20-year urban growth land supply.

9. Explain how the proposed change would serve the interests of not only the applicant, but also the public as a whole, including health, safety or welfare.

The proposed change would provide the applicant a designation suitable for reasonable rural use of the property. The public will gain predictable, low-density rural development that does not strain facilities or alter rural character. The County maintains consistency with its long-range planning vision. This strengthens both the welfare of the community and the stability of the County's planning framework.

The Comprehensive Plan's Capital Facilities Element emphasizes avoiding unnecessary expenditures by ensuring that land uses do not require new, costly infrastructure beyond rural service levels. RR 2.5 does not require urban sewer service, municipal water expansion, urban roads or major capital facility upgrades. This benefits the public by minimizing long-term public financial obligations. It benefits the applicant by providing a clear understanding of service expectations and ensuring their land use aligns with available infrastructure.

The Housing Element of the Comprehensive Plan requires the County to plan for varied rural housing choices. It recognizes that rural areas must accommodate part of future population growth while maintaining rural character. RR 2.5 offers rural-scale housing opportunities without urbanization. By updating outdated or misapplied RR 10 designations, the amendment helps maintain an accurate inventory of rural land available to accommodate long-term population needs. This helps meet long-term housing demand without encroaching on resource or urban growth areas and reduces pressure on agricultural and forest lands by providing appropriate rural housing capacity.

Rural residential development at appropriate densities contributes to the local economy through construction, small service industries, and community vitality. The Comprehensive Plan emphasizes balanced economic development and rural quality of life. RR 2.5 supports steady but controlled growth—avoiding the artificially low capacity created by RR 10 in non-resource areas. Public benefits include supporting steady economic activity without overwhelming rural infrastructure, maintaining stable property values by aligning the zoning with realistic land use potential and strengthens community cohesion by accommodating modest population growth

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301
WENATCHEE, WA 98801
(509) 667-6225

TO: Chelan County Board of County Commissioners
FROM: Chelan County Community Development
HEARING DATE: November 10, 2026
FILE NUMBER: CPA 26-063 Sanderson

RECOMMENDED MOTION
The Chelan County Planning Commission, at their duly advertised public hearing on September 23, 2026 made a motion to recommend approval (Attachment 1) of CPA 26-063 requested comprehensive plan map amendment from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 5 (RR5).

GENERAL INFORMATION

Applicant	Shawn and DeAnne Sanderson
Planning Commission Notice of Hearing Published	October 3, 2026
Planning Commission Hearing	October 14, 2026
Board of County Commissioners Hearing	November 10, 2026
60-day State agency review	July 20, 2026
SEPA Determination	April 30, 2026

SEPA Environmental Review
A Determination of Non-Significance was issued under WAC 107-11-340 on April 30, 2026. The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after a review of a completed environmental checklist and other information on file with the lead agency.

Agency Comments:
In comments dated March 30, 2026, the Chelan Douglas Health District indicated they have no objections to approval of the proposal.
The Chelan County Fire Marshal's office indicated they have no comments on the proposal.

Public Comment:
No public comments were received regarding the proposal.

60-Day Notice
Sent to Department of Commerce July 20, 2026.

PROJECT DESCRIPTION – CPA 26-063 Sanderson
The applicant is requesting a comprehensive plan map amendment to change the designation of the 21.65-acre property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 5 (RR5). The property is developed with one single family residence and an accessory dwelling taking access of Whitetail Way, a private road serving additional single-family residences to the north, west and east. The property has received preliminary approval of a 3-lot rural cluster short subdivision under file number SP23-409. The site is also known as parcel number 28-22-34-410-100.

COMPREHENSIVE PLAN
Chelan County conducts an annual concurrent review of proposals to amend the Comprehensive Plan. The Plan represents the long-term vision for future land uses and development. Applicants must demonstrate the merits of the requested change as being consistent with adopted goals and policies.

The following Comprehensive Plan policies are relevant to the proposed request:

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Goal RE 1: Maintain a balance between human uses and the natural environment in rural areas of the County.

Policy RE 1.3: Establish a variety of rural land use designations that would accommodate a wide variety of rural uses and densities consistent with the County's rural character.

Goal RE 2: Maintain natural environment features that support and enhance natural resource-based economic activities, wildlife habitats, traditional rural lifestyles, outdoor recreation, and open space.

Goal H 1: Encourage the availability of affordable housing to all economic segments of the population of the county.

Goal H 2: Promote a variety of residential densities and housing types.

REVIEW CRITERIA
The map amendment was analyzed based on information provided by the applicant or when readily available, within existing County resources. Agency and public comment also play a role in understanding how the amendment may advance the Comprehensive Plan goals and policies and how it may serve the general public's interest.

Pursuant to Chelan County Code (CCC) Section 14.14.060(1), the following general review criteria were used to evaluate the proposed amendment:

(A) The proposal is consistent with the goals of the Growth Management Act (Chapter 36.70A RCW), and any applicable county-wide planning policies.

Finding of Fact: The Growth Management Act under RCW 36.70A.020 contains planning goals that include, but are not limited to, 2) Reduce Sprawl, 3) Transportation, 4) Housing, and 5) Economic Development. The Growth Management Act (GMA) encourages the provision of a

variety of housing densities in order to accommodate projected growth while maintaining the rural character.

The requested map amendment to RR5 would provide for the site to be divided into additional single-family residential lots. The Chelan County Comprehensive Plan purpose the for RR5 designation states that it “provides opportunities for small scale agricultural activities, and rural development consistent with the rural character and rural development provisions outlined in goals and policies of the comprehensive plan.”

Conclusion: The proposal would be consistent with the goals of the Growth Management Act and the applicable county-wide planning policies.

(B) The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies.

Finding of Fact: The proposed land use change would support the comprehensive plan goals and policies which encourage a variety of housing densities in the rural area.

Conclusion: The proposal would be consistent with the GMA goals and with County-wide Planning Policies.

(C) The amendment complies with comprehensive plan land use designation/siting criteria.

Finding of Fact: The comprehensive plan states that the RR5 designation should be located in areas that are “predominately rural character.” Lots adjacent to the west, north, and east of the site have been developed with single family residences on lot sizes ranging from 5-14.5 acres. Properties to the south and southwest have been segregated into five acre lots which are proposed for single family residential development to be served by a recently approved Type A water system.

Conclusion: The amendment would comply with comprehensive plan land use designation/siting criteria.

(D) The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended.

Finding of Fact: The subject parcel is served by Whitetail Way, a private road.

Conclusion: No change in the Capital Facility Element or Transportation Element has been identified. The proposed amendment would be supported by and consistent with the existing capital facility element and transportation element.

(E) The amendment does not adversely affect the surrounding land uses.

Finding of Fact: The areas surrounding the subject property are either zoned RR5 or RR10 and are developed with single family residences.

Conclusion: The designation of the site from RR10 to RR5 would not adversely affect the surrounding area.

(F) The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

Finding of Fact: The RR5 designation is considered compatible with dispersed single-family residence, farms or forestry uses.

Conclusion: The amendment would not adversely affect resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

(G) The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan.

Finding of Fact: The proposed amendment would allow the applicant to potentially develop additional single-family residential lots. The total number of new lots would be dependent upon the method of subdivision proposed.

Conclusion: The proposed amendment would not have an adverse impact on projected growth; and would not contribute to the possibility of sprawl.

(H) The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

Finding of Fact: The proposed amendment could increase the availability of additional housing at rural densities.

Conclusion: The proposed amendment could provide additional housing opportunities while retaining the rural character of the area.

FINDINGS OF FACT

1. Chelan County adopted Title 14, Development Permit Procedures and Administration outlining provisions relating to the amendment of the Comprehensive Plan consistent with RCW 36.70A. The County followed the procedures required for amendment of the Comprehensive Plan.
2. Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and Chelan County Code outline provisions relating to the adoption and amendments to the Comprehensive Plan. The County used the applicable guidelines and regulatory review criteria for each amendment.
3. RCW 36.70A.210 requires that the Comprehensive Plan be consistent with the provisions of the adopted County-Wide Planning Policies.
4. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11, SEPA Rules, have been satisfied. To comply with the requirements of the State Environmental Policy Act for environmental review of a non-project action, the County, as lead agency issued a Determination of Non-significance for the application on April 30, 2026.
5. The required State agency review with the Department of Commerce (COM) and other State agencies was initiated on July 20, 2026, pursuant to RCW 36.70A.106.

6. The location and characteristics are consistent with Chelan County Comprehensive Plan designation for Rural Residential/Resource 5 as outlined in this staff report.

CONCLUSIONS OF LAW

1. The amendment to the Chelan County Comprehensive Plan would be consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.
2. The amendment would comply with the Comprehensive Plan designation/siting criteria.
3. The amendment would not adversely affect the surrounding land uses.
4. The amendment would not adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
5. The amendment would not adversely affect the supply of land for various purposes available to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.
6. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.
7. The amendments are consistent with Chelan County Code Title 14 Development Permit Procedures and Administration.
8. The requirements of RCW 43.21C, the State Environmental Policy Act and WAC 197-11, SEPA Rules have been satisfied.

ATTACHMENTS

1. Planning Commission Recommendation

CHELAN COUNTY
PLANNING COMMISSION

District 1	District 2	District 3
Nik Moushon	Cherie' Warren, Chair	Doug England, Vice Chair
James W. Wiggs	Nelson Brinckerhoff	Chris Willoughby
Tammy Donaghue	Ken Hemberry	Jesse Redell

FILE NUMBER:	CPA 26-063
APPLICANT:	Sanderson
60-DAY STATE AGENCY REVIEW:	July 20, 2026
SEPA DETERMINATION & DATE:	April 30, 2026
PC PUBLIC HEARING DATE:	October 14, 2026
PUBLIC COMMENT:	None
AGENCY COMMENT:	Yes

PLANNING COMMISSION RECOMMENDATION:

Motion by: Tammy Donaghue

Motion to: approve CPA 26-063

2nd to motion – Nik Moushon

Vote – 4 aye - 1 abstain

Vice CHAIR
CHELAN COUNTY PLANNING COMMISSION

14 Oct 2026
DATE

Attachments: Staff Report

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

2026 Comprehensive Plan Map Amendment
Staff Report

TO:	Chelan County Planning Commission
FROM:	Chelan County Community Development
HEARING DATE:	October 14, 2026
FILE NUMBER:	CPA 26-063 Sanderson

RECOMMENDED MOTION

The Chelan County Planning Commission may make a motion to recommend approval or denial of the proposed Comprehensive Plan Amendments to the Chelan County Board of County Commissioners, pursuant to Chelan County Code Section 14.10.050. Suggested Findings of Fact and Conclusions of Law, which may be modified, are included in this staff report. Staff finds:

A. Re-designation of the site from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 5 (RR5) would comply with applicable Chelan County goals and policies pursuant to the findings of fact and conclusions of law cited below.

GENERAL INFORMATION

Planning Commission Workshop	August 26, 2026
Notice of Application to Surrounding Properties	March 4, 2026
Planning Commission Notice of Hearing Published	October 3, 2026
Planning Commission Hearing on	October 14, 2026
60-day State agency review	July 20, 2026
SEPA Determination	April 30, 2026

SEPA Environmental Review

A Determination of Non-Significance (DNS) was issued under WAC 197-11-340(2) for CPA 26-063 on April 30, 2026 (Attachment 1). The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2)(c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency.

Agency Comments: (Attachment 2)

In comments dated March 30, 2026, the Chelan Douglas Health District indicated they have no objections to approval of the proposal.

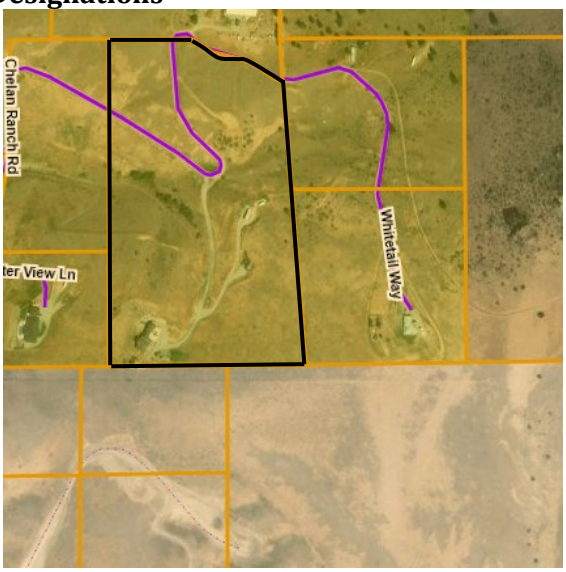
The Chelan County Fire Marshal's office indicated they have no comments on the proposal.

Public Comment:

PROJECT DESCRIPTION – CPA 26-063 Sanderson

Proposal:. The applicant is requesting a comprehensive plan map amendment to change the designation of the 21.65-acre property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 5 (RR5). The property is developed with one single family residence and an accessory dwelling taking access of Whitetail Way, a private road serving additional single-family residences to the north, west and east. The property has received preliminary approval of a 3-lot rural cluster short subdivision under file number SP23-409. The site is also known as parcel number 28-22-34-410-100.

Chelan County Land Use Designations



Density: The existing Rural Residential/Resource (RR10) zoning allows one dwelling unit per ten acres. The proposed designation of Rural Residential/Resource 5 (RR5) would allow one dwelling unit per 5 acres, which if approved, could result in up to 3-4 additional lots, dependent upon method of subdivision.

Comprehensive Plan

Chelan County conducts an annual concurrent review of proposals to amend the Comprehensive Plan. The Plan represents the long-term vision for future land uses and development. Applicants must demonstrate the merits of the requested change as being consistent with adopted goals and policies.

The following Comprehensive Plan policies are relevant to the proposed request:

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Goal RE 1: Maintain a balance between human uses and the natural environment in rural areas of the County.

Policy RE 1.3: Establish a variety of rural land use designations that would accommodate a wide variety of rural uses and densities consistent with the County's rural character.

Goal RE 2: Maintain natural environment features that support and enhance natural resource-based economic activities, wildlife habitats, traditional rural lifestyles, outdoor recreation, and open space.

Goal H 1: Encourage the availability of affordable housing to all economic segments of the population of the county.

Goal H 2: Promote a variety of residential densities and housing types.

Review Criteria
The map amendment was analyzed based on information provided by the applicant or when readily available, within existing County resources. Agency and public comment also play a role in understanding how the amendment may advance the Comprehensive Plan goals and policies and how it may serve the general public's interest.

Pursuant to Chelan County Code (CCC) Section 14.14.060(1), the following general review criteria were used to evaluate the proposed amendment:

(A) The proposal is consistent with the goals of the Growth Management Act (Chapter 36.70A RCW), and any applicable county-wide planning policies.

Finding of Fact: The Growth Management Act under RCW 36.70A.020 contains planning goals that include, but are not limited to, 2) Reduce Sprawl, 3) Transportation, 4) Housing, and 5) Economic Development. The Growth Management Act (GMA) encourages the provision of a variety of housing densities in order to accommodate projected growth while maintaining the rural character.

The requested map amendment to RR5 would provide for the site to be divided into additional single-family residential lots. The Chelan County Comprehensive Plan purpose the for RR5 designation states that it "provides opportunities for small scale agricultural activities, and rural development consistent with the rural character and rural development provisions outlined in goals and policies of the comprehensive plan."

Conclusion: The proposal would be consistent with the goals of the Growth Management Act and the applicable county-wide planning policies.

(B) The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies.

Finding of Fact: The proposed land use change would support the comprehensive plan goals and policies which encourage a variety of housing densities in the rural area.

Conclusion: The proposal would be consistent with the GMA goals and with County-wide Planning Policies.

(C) The amendment complies with comprehensive plan land use designation/siting criteria.

Finding of Fact: The comprehensive plan states that the RR5 designation should be located in areas that are "predominately rural character." Lots adjacent to the west, north, and east of the site have been developed with single family residences on lot sizes ranging from 5-14.5 acres. Properties to the south and southwest have been segregated into five acre lots which are proposed for single family residential development to be served by a recently approved Type A water system.

Conclusion: The amendment would comply with comprehensive plan land use designation/siting criteria.

(D) The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended.

Finding of Fact: The subject parcel is served by Whitetail Way, a private road.

Conclusion: No change in the Capital Facility Element or Transportation Element has been identified. The proposed amendment would be supported by and consistent with the existing capital facility element and transportation element.

(E) The amendment does not adversely affect the surrounding land uses.

Finding of Fact: The areas surrounding the subject property are either zoned RR5 or RR10 and are developed with single family residences.

Conclusion: The designation of the site from RR10 to RR5 would not adversely affect the surrounding area.

(F) The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

Finding of Fact: The RR5 designation is considered compatible with dispersed single-family residence, farms or forestry uses.

Conclusion: The amendment would not adversely affect resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

(G) The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan.

Finding of Fact: The proposed amendment would allow the applicant to potentially develop additional single-family residential lots. The total number of new lots would be dependent upon the method of subdivision proposed.

Conclusion: The proposed amendment would not have an adverse impact on projected growth; and would not contribute to the possibility of sprawl.

(H) The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

Finding of Fact: The proposed amendment could increase the availability of additional housing at rural densities.

Conclusion: The proposed amendment could provide additional housing opportunities while retaining the rural character of the area.

FINDINGS OF FACT

1. Chelan County adopted Title 14, Development Permit Procedures and Administration outlining provisions relating to the amendment of the Comprehensive Plan consistent with RCW 36.70A. The County followed the procedures required for amendment of the Comprehensive Plan.
2. Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and Chelan County Code outline provisions relating to the adoption and amendments to the Comprehensive Plan. The County used the applicable guidelines and regulatory review criteria for each amendment.

3. RCW 36.70A.210 requires that the Comprehensive Plan be consistent with the provisions of the adopted County-Wide Planning Policies.
4. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11, SEPA Rules, have been satisfied. To comply with the requirements of the State Environmental Policy Act for environmental review of a non-project action, the County, as lead agency issued a Determination of Non-significance for the application on April 30, 2026.
5. The required State agency review with the Department of Commerce (COM) and other State agencies was initiated on July 20, 2026, submittal ID (Attachment 3), pursuant to RCW 36.70A.106.
6. The location and characteristics of the site which is the subject this request for a Comprehensive Plan Map Amendment are consistent with Chelan County Comprehensive Plan designation for Rural Residential/Resource 5 (RR5) as outlined in this staff report.

CONCLUSIONS OF LAW

1. The amendment to the Chelan County Comprehensive Plan would be consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.
2. The amendment would comply with the Comprehensive Plan designation/siting criteria.
3. The amendment would not adversely affect the surrounding land uses.
4. The amendment would not adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
5. The amendment would not adversely affect the supply of land for various purposes available to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.
6. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.
7. The amendments are consistent with Chelan County Code Title 14 Development Permit Procedures and Administration.
8. The requirements of RCW 43.21C, the State Environmental Policy Act and WAC 197-11, SEPA Rules have been satisfied.

STAFF Finding

The Chelan County Planning Commission may make a motion to recommend approval or denial of the proposed Comprehensive Plan Amendments to the Chelan County Board of County Commissioners, pursuant to Chelan County Code Section 14.10.050. Suggested Findings of Fact and Conclusions of Law, which may be modified, are included in this staff report. Staff finds:

The Comprehensive Plan Amendment to change the subject property's land use designation from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 5 (RR5), given file number CPA 2026-063, based upon the findings of fact and conclusions of law contained would comply with relevant adopted county goals and policies.

ATTACHMENTS

1. SEPA Determination
2. Comment letters
3. 60-day Review Acknowledgment Letter from WA Dept. of Commerce
4. File of Record for CPA 26-063

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301
WENATCHEE, WA 98801
(509) 667-6225

SEPA NOTICE ISSUANCE OF DETERMINATION OF NON-SIGNIFICANCE (DNS)

Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential Resource 5 (RR5).

File Number:	CPA 26-063
Parcel Numbers:	28-22-34-410-100
Site Address:	172 Whitetail Way Chelan, WA 98816
Owners:	Shawn and DeAnne Sanderson 172 Whitetail Way, Chelan, WA 98816

Lead Agency: CHELAN COUNTY

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This Determination of Non-Significance is issued under WAC 197-11-340, DNS. The lead agency will not act on this proposal for fourteen (14) days from the date of publication. Comments must be submitted by May 14, 2026 for consideration.

Responsible Official: Deanna Walter, Director / SEPA Responsible Official
Address: Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: (509) 667-6225

Signature: Deanna Walter Date: 4/30/26
Deanna Walter, SEPA Responsible Official

Chelan-Douglas Health District
200 Valley Mall Parkway, East Wenatchee, WA 98802

Memorandum

To: Susan Dretke, Chelan County

From: Richmond Petty, REHS

Date: 03/30/26

RE: Sanderson (CPA 26-063) Comments

I have reviewed the above development proposal for a Comprehensive Plan Map Amendment. The request to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 5 (RR5). The subject property is located at 172 Whitetail Way, Chelan, WA 98816 (county tax parcel: 282234410100)

As proposed, I have no objections to further approval of this project.

- 3-Lot Short plat proposal at Blue Line stage – SP 2023-409, existing parcel at 21.65 acres.
- Proposed Lots 1 & 2 have existing permitted septic systems, Permit 14-348 and Permit 14-347 respectively.
- Individual Private Wells – ALE 672 and Well 673, have been reviewed and approved.

Any changes to the project may require additional Health District review.

Fees for review of land-use applications have been established by the Chelan-Douglas Health District Board of Health. The District will bill the applicant upon receipt of our comments (attached).

Project	CDHD 2026 fees
Other Land Use review (per hour)	$125
Administration Fee	$5

From: Chris Pedersen
To: Susan Dretke
Subject: CPA 26-063
Date: Tuesday, March 10, 2026 1:38:56 PM

Susan,
The fire marshals office has no comment on the above mentioned project.

Chris Pedersen, CFI²
Chelan County Fire Marshal
Department of Fire Prevention and Investigation
400 Douglas St.
Wenatchee, WA 98801
Cell: 509-630-9259
Email: chris.pedersen@co.chelan.wa.us

Washington State Department of Commerce

THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2026-S-13072

Submittal Date Time: 07/20/2026

Submittal Information

Jurisdiction	Chelan County
Submittal Type	60-day Notice of Intent to Adopt Amendment
Amendment Type	Comprehensive Plan Amendment

Amendment Information

Brief Description
Proposed comprehensive plan amendment for the GMA periodic update

- **Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.**
- **Yes, this is action includes changes to Urban Growth Boundaries.**

Planning Commissions Date 07/22/2026
Planning Commissions Date 08/26/2026

Anticipated/Proposed Date of Adoption 12/31/2026

Categories

Submittal Category
Comprehensive Plan

Attachments

Attachment Type	File Name	Upload Date
Comprehensive Plan Amendment - Draft	Chelan County 2026-2046 Comp Plan_Appx K_20260715.pdf	07/20/2026 10:53 AM
Comprehensive Plan Amendment - Draft	Chelan County 2026-2046 Comp Plan_Appx L_20260716.pdf	07/20/2026 10:53 AM
Comprehensive Plan Amendment - Draft	Chelan County 2026-2046 Comp Plan_Redlines_20260717.pdf	07/20/2026 10:53 AM
Comprehensive Plan Amendment - Draft	Chelan County Citizen Initiated Comp Plan Amendments.pdf	07/20/2026 10:57 AM

Contact Information

Prefix Ms.
First Name Deanna
Last Name Walter
Title Director
Work (509) 667-6225
Cell
Email deannac.walter@co.chelan.wa.us

☐ **Yes, I would like to be contacted for Technical Assistance.**

Certification

■ **I certify that I am authorized to submit this Amendment for the Jurisdiction identified in this Submittal and all information provided is true and accurate to the best of my knowledge.**

Full Name Ashley Fernandez
Email ashley.fernandez@co.chelan.wa.us

File: SEPA 26-063

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

I, Ashley Fernandez, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on April 27, 2026, I personally mailed true and correct copies of the attached SEPA DETERMINATION OF NON-SIGNIFIGANCE to the following parties:

****SEE ATTACHED EMAIL****

Signature

4.27.2026
Date

ACKNOWLEDGEMENT

This is to certify that on 27th day of April, 2026.

Ashley Fernandez to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

Ashley Fernandez

From: Ashley Fernandez
Sent: Monday, April 27, 2026 2:23 PM
To: FMO; 'ehsupport@cdhd.wa.gov'; Cindy Grubb; 'realestateservices@chelanpud.org'; 'aquaticleasing.rivers@dnr.wa.gov'; 'ECYreSEAsmp@ecy.wa.gov'; 'jajax@cityofchelan.us'; 'mayor@cityofchelan.us'; 'enviroreview@yakama.com'; 'amelia.stanger.hsy@colvilletribes.com'; 'tracey.peone.hsy@colvilletribes.com'
Cc: Susan Dretke
Subject: Additional comment period for a SEPA Determination regarding CPA 26-063-Sanderson - Chelan County Dept. of Community Development
Attachments: CPA 26-063 Sanderson - SEPA - DNS.pdf

Good afternoon,

Please see the attached SEPA Determination of Non-significance regarding Shawn & DeAnne Sanderson's application, File# CPA 26-063. This is a notification of a decision that was made regarding the application. The comment period ends on May 14, 2026.

If you have any questions pertaining to this application please feel free to contact the Chelan County Planner associated with this file, Susan Dretke, at 509-667-6225 or susan.dretke@co.chelan.wa.us.

Have a great week!

Cheers,

Ashley Fernandez
Noticing Clerk
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
Ashley.Fernandez@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey: https://www.surveymonkey.com/r/FC638WT

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: jdL8NbWKaxgbkhXGXlae | **Proof Updated: Apr. 27, 2026 at 08:31am PDT**
Notice Name: CPA - SEPA - DNS

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Ashley Fernandez	Wenatchee World
ashley.fernandez@co.chelan.wa.us	
(509) 667-6225	

Columns Wide: 2 **Ad Class:** Legals

Total Column Inches: 9.14

Number of Lines: 47

4/30/2026: Custom notice (Thursday Rate)	231.55
Subtotal	$231.55
Tax	$0.00
Processing Fee	$23.16
Total	**$254.71**

See Proof on Next Page

DETERMINATION OF NON-SIGNIFICANCE

PURSUANT to R.C.W 43.21C, NOTICE IS HEREBY GIVEN THAT on April 30, 2026 Chelan County Community Development (LEAD AGENCY) did issue a determination of non-signif icance relative to the environmental impact for the applications listed below. The lead agency for these proposals has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.C.030 (2)(c). This decision was made after review of completed environmental checklist and other information on file with the lead agency.

CPA 26-063 Sanderson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 10 (RR10) to Rural Residential Resource 5 (RR5). **Site Address:** 172 Whitetail Way Chelan, WA 98816; **Parcel Numbers:** 28-22-34-410-100

CPA 26-067 WA DNR- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 20 (RR20) to Rural Residential Resource 10 (RR10). **Site Address:** Unassigned, Wenatchee, WA 98801; **Parcel Numbers:** 23-20-16-100-000

CPA 26-060 McMahon - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 10 (RR10) to Rural Residential Resource 2.5 (RR2.5). **Site Address:** 7948 East Leavenworth Rd. Leavenworth, WA 98826; **Parcel Numbers:** 24-17-23-510-480

CPA 26-054 Hellickson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). **Site Address:** 10705 Fox Rd. Leavenworth, WA 98826; **Parcel Numbers:** 25-18-32-330-200

CPA 26-041 Campbell- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5) **Site Address:** 24 Hugo Rd. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-330-175

CPA 26-048 HMJD-Collins LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 to Rural Residential/ Resource 2.5 (RR2.5) **Site Address:** Unassigned. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-430-050

CPA 26-026 G&B Properties East LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) to Rural Commercial (RC). **Site Address:** 18625 Beaver Valley Rd., Plain, WA 98826; **Parcel Numbers:** 26-17-13-720-007

CPA 26-007 Heart for Homes - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC). **Site Address:** 85 Chestnut St., Chelan Falls, WA 98817; **Parcel Numbers:** 27-23-32-515-096

This information is available to the public on request and may be reviewed at Chelan County Community Development, 316 Washington Street, #301, Wenatchee, WA, during normal business hours. **Comments on these determinations should be sent to the above listed address and must be received by May 14, 2026 at 5:00 PM.**

Date: April 30, 2026

#######

Skip navigation

DEPARTMENT OF ECOLOGY State of Washington

SEPA Record Submittal

My agency records Add a SEPA record Help My account

Resources

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit Copy Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-063

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:
172 Whitetail Way
Chelan WA 98816

Parcel number:
28-22-34-410-100

Coordinates (Lat, Long):
47.876975 , -120.058411

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:
Nonproject

Related Ecology SEPA numbers:
202600913

Important dates

Issued date:
4/30/2026

Comments due to lead agency:
5/14/2026

SEPA Number: 202600913

Applicant name:
Shawn and DeAnne Sanderson

Applicant contact information:

Document type:
CONSULT

Document sub type:
DNS

Proposal name:
Sanderson Comprehensive Plan Map Amendment

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 5 (RR5).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Ashley Fernandez

Date submitted to Ecology:
4/28/2026

Published date:

Attached files

File name	File description
Application.pdf	Application Materials
CPA 26-063 Sanderson - SEPA - DNS.pdf	Issuance of DNS

Ecology home Ecology's SEPA website SEPA Register public search
Version: 1.0.0.0 Contact admin Privacy notice
Accessibility Copyright © Washington State Department of Ecology

File: CPA 26-063

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

Jessica Thompson, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on 3/11/2026, I personally mailed true and correct copies of the hereto attached:

- ☐ Notice of Shoreline Application
- ☑ Notice of Application
- ☐ Other _____

to all property owners within 360 feet (excluding 60 feet of Street rights of way pursuant to Section 14.08.060 (1)(B), Chelan County Code) of the project boundary in accordance with the records of property ownership of the Chelan County Assessor and any other interested parties. A copy of the mailing list is attached to this affidavit.

Signature

3/11/26
Date

ACKNOWLEDGEMENT

This is to certify that on 11th day of March, 2026

Jessica Thompson to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Breanne Hensley
Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit | Copy | Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-063 Sanderson

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:
172 Whitetail Way
Chelan WA 98816

Parcel number:

Coordinates (Lat, Long):
47.876975 , -120.058411

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:

Related Ecology SEPA numbers:

Applicant name:

Important dates

Issued date:
3/12/2026

Comments due to lead agency:

Shawn and DeAnne Sanderson

Applicant contact information:

Document type:
CONSULT

Document sub type:

Proposal name:
CPA 26-063 Sanderson

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 5 (RR5).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Jessica Thompson

3/26/2026

Date submitted to Ecology:
3/10/2026

Published date:

Attached files

File name	File description
Application.pdf	Application Materials
CPA 26-063 narrative.pdf	Application Materials
CPA 26-063 Sanderson NOA.pdf	Notice of Application
Environmental checklist.pdf	Application Materials
General Land Use App.pdf	Application Materials
Geotech site condition review.pdf	Application Materials
Property Comprehensive Plan Amendment.pdf	Application Materials

 Copyright © Washington State Department of Ecology

Jessica K. Thompson

From:	Jessica K. Thompson
Sent:	Tuesday, March 10, 2026 1:03 PM
To:	FMO; 'EHSupport'; Cindy Grubb; 'Real Estate Services'; 'AquaticLeasing.Rivers@dnr.wa.gov'; 'ECY RE CRO SEPA Coordinator'; 'jajax@cityofchelan.us'; 'Mayor McCardle'; 'ENVIROREVIEW@YAKAMA.COM'; 'guy.moura@colvilletribes.com'
Cc:	Susan Dretke
Subject:	Request for Comments – CPA 26-063 – Chelan County Dept. of Community Development
Attachments:	CPA 26-063 Sanderson NOA.pdf; Application.pdf; Environmental checklist.pdf; General Land Use App.pdf; Property Comprehensive Plan Amendment.pdf; site map.pdf; Geotech site condition review.pdf

Greetings,

Chelan County has a **Comprehensive Plan Amendment** application in which we are requesting comments from agencies and special districts. Attached are all the materials for your review and the Notice of Application. Please respond by **5:00 pm on March 26, 2026.**

Project File No.:	CPA 26-063
Project Location:	172 Whitetail Way, Chelan, WA 98816
Parcel Number:	28-22-34-410-100
Applicant/Owner:	Shawn & DeAnne Sanderson
Application Date:	February 26, 2026
Determination of Complete:	March 2, 2026
Notice of Application Date:	March 12, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 5 (RR5).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Application Materials: Attached to this email or may be found on the Chelan County Public Notice Portal: https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

Return Comments To: **Susan Dretke**
Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Email: Susan.Dretke@co.chelan.wa.us

Sincerely,
Jessica Thompson
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

Jessica K. Thompson

From: Jessica K. Thompson
Sent: Tuesday, March 10, 2026 2:23 PM
To: 'chelansitedevelopment@gmail.com'
Cc: Susan Dretke
Subject: Notice of Application for CPA 26-063 Sanderson - Chelan County Dept. of Community Development
Attachments: CPA 26-063 Sanderson NOA.pdf; Affidavit of posting NOA.pdf

Greetings,

Please find the attached Notice of Application for a Comprehensive Plan Amendment regarding Sanderson's property, File# CPA 26-063. This notice should be posted on the subject property by March 12, or as soon as possible. Please place in a prominent position on site and maintain it for 14 days, starting from the first day of posting. If you need a sign for posting, you may pick one up at our office.

Also attached is the affidavit of posting that needs to be filled out with the appropriate information after the 14-day comment period, signed before a notary, and the original returned to your planner. If your affidavit of posting is not returned to your planner, your file may be placed on hold.

If you have any questions pertaining to your application please contact the Chelan County Planner associated with this file, Susan Dretke, at 509-667-6225 or Susan.Dretke@co.chelan.wa.us.

Thank you,

Jessica Thompson
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

Owner_Name CPA 26-063	Address_1	Address_2	Address_3	City	State	Country	Zip
ANDRIST JEREMY & AGA NATALIE	8022 38TH PL SE			SNOHOMISH	WA		98290
BAGGENSTOS DANIEL M MARITAL TRT	BRINKMAN LESLIE & BAGGENSTOS BRYAN CO-TRTEE	329 BAGGENSTOS LN		CHELAN	WA		98816
BENSON JEFFREY P & MEGAN B	505 CHELAN RANCH RD			CHELAN	WA		98816
BRENTON JON M	PO BOX 1377			KINGSTON	WA	USA	98346
CHASE REED	C/O SUSAN NORTON	223 S CAMANO RIDGE RD		CAMANO ISLAND	WA	USA	98282
CHEN SIDING & ZHONG JIANCHENG	6428 224TH AVE NE			REDMOND	WA		98053
CONNELL JOHN B & GLEIM AMY	164 OLD BURN LN			CHELAN	WA	USA	98816
CRIPPEN TERRENCE M & KRYSTIN LINDSTROM	21639 SE 253RD PL			MAPLE VALLEY	WA		98038
FISCHER BRADLEY J & JENNIFER	PO BOX 1148			CHELAN	WA	US	98816
FRENCH ALEXANDER W & CHRISTINE M EVANS	8581 SE 82ND ST			MERCER ISLAND	WA		98040
GALLAGHER FAMILY TRUST	GALLAGHER STEPHEN & SHERMAN KIMBERLEE TRUSTEES	PO BOX 2768		CHELAN	WA		98816
GALLAGHER RONAN	11257 SE 186TH ST			RENTON	WA	US	98055
HEINRICH CARRIE & MATHEW	20716 MENZEL LAKE RD			GRANITE FALLS	WA		98252
HENDERSON HIGHLANDS INC	C/O GAIL WARD	83239 E REATA RD		KENNEWICK	WA		99338
HOFSTRA JONATHAN C	250 WHITETAIL WAY			CHELAN	WA		98816
KOENS MICHAEL & THERESA ETAL	PO BOX 981			CHELAN	WA		98816
KRIEG ERIC M & LESLIE K NAKAGAWA	6745 24TH AVE NW UNIT B			SEATTLE	WA		98117
LOURIE DANIEL H	PO BOX 98258			DES MOINES	WA	USA	98198
RACHEY PAUL & DALE WENCHE	PO BOX 1017			CHELAN	WA		98816
REIMERS MARK & KARLA	PO BOX 2367			CHELAN	WA		98816
REINER JASON & MELISSA	10515 196TH ST SE			SNOHOMISH	WA		98296
SANDERSON SHAWN P & DEANNE M	172 WHITETAIL WAY			CHELAN	WA		98816
SHULL DEL	C/O JACOB MELBY	400 150TH AVE UNIT 406		MADEIRA BEACH	FL	USA	33708
SPECTACLE RANCH INC	100 HENDERSON RD			CHELAN	WA		98816
STUIT HAILEY C & LAYFIELD CALEB H	PO BOX 143			CHELAN	WA		98816
ZIMNISKY BRADLEY J & MARY	PO BOX 3033			CHELAN	WA		98816

Date Referral Sent: _____ File Number: CPA 26-063

Agency Referrals	Date Received	Comments Received
☐ Assessor		Yes/No
☑ Fire Marshal		Yes/No
☐ Building Official		Yes/No
☑ CD Health District		Yes/No
☐ Water		Yes/No
☐ Septic		Yes/No
☐ Solid Waste		Yes/No
☐ Food Service		Yes/No
☑ Public Works		Yes/No
☑ PUD		Yes/No
☐ Power/Water		Yes/No
☐ Property		Yes/No
☐ Sewer		Yes/No
☑ WA State Dept of Natural Resources		Yes/No
☐ Aquatic		Yes/No
☐ Forest		Yes/No
☑ WA State Dept of Ecology		Yes/No
☐ Shorelines/Wetlands		Yes/No
☐ FEMA		Yes/No
☐ WA Dept of Fish & Wildlife		Yes/No
☐ US Fish & Wildlife		Yes/No
☐ WA State Dept of Transportation		Yes/No
☐ US Army Corps of Engineers		Yes/No
☐ Fire District # _____		Yes/No
☐ Sewer Purveyor: _____		Yes/No
☐ Water Purveyor: _____		Yes/No
☐ Irrigation District: _____		Yes/No
☐ Water District: _____		Yes/No
☐ School District: _____		Yes/No
☐ Hospital District: _____		Yes/No
☐ City of: Chelan		Yes/No
☐ Community Council: _____		Yes/No
☐ WA State Archaeology		Yes/No
☑ Yakima Nation		Yes/No
☑ Confederated Tribes of Colville		Yes/No
☐ Noxious Weed Control Board		Yes/No
☐ Port of Chelan County		Yes/No
☑ SEPA Register		Yes/No
☐ Bureau of Land Management		Yes/No
☐ Other: _____		Yes/No

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: duA2I1z42BR74U0gOUMt | **Proof Updated: Mar. 10, 2026 at 08:32am PDT**
Notice Name: Mar. 12th Non. Op.

See Proof on Next Page

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Jessica Thompson	Wenatchee World
jessicak.thompson@co.chelan.wa.us	
(509) 667-6225	

Columns Wide: 2 **Ad Class:** Legals

Total Column Inches: 6.01

Number of Lines: 31

3/12/2026: Custom notice (Thursday Rate)	95.98
Subtotal	$95.98
Tax	$0.00
Processing Fee	$9.60
Total	**$105.58**

NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

Notice is hereby given that the Chelan County Department of Community Development has received and found the following land use application to be complete and ready for processing, public review, and comment. We have further determined that this proposal is unlikely to have a significant adverse impact on the environment. The department expects to issue a Determination of Non-Significance (DNS) in accordance with the DNS process found in WAC 197-11-340(2). The proposal may include mitigation measures under applicable codes and public review processes. Mitigation measures may be required regardless of whether an EIS is prepared; however, possible mitigation measures are unknown at the issuance of this notice. A copy of the subsequent threshold determination for this proposal may be obtained upon request to this department. **This may be the only opportunity to comment on the environmental impact of this proposal.**

CPA 26-063 Sanderson - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/ Resource 10 (RR10) to Rural Residential/Resource 5 (RR5). 172 Whitetail Way, Chelan, WA 98816 APN: 28-22-34-410-100.

CPA 26-067 WA DNR - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/ Resource 20 (RR20) to Rural Residential/Resource 10 (RR10). Unassigned, Wenatchee, WA 98801; APN: 23-20-16-100-000.

On March 12, 2026, this application was noticed to the public, and no action will be taken on this project until the agency comment period ends March 26, 2026.

All reports and file of record are available at 316 Washington St., Suite 301, Wenatchee, WA 98801 for review. Public comments will be accepted at any time prior to the close of the public record on project permits. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, and original signature, should be as specific as possible, and may be mailed or personally delivered at the address listed above. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision, and appeal the decision as provided by law.

Date: March 12, 2026

######

CHELAN COUNTY

Department of Community Development
316 Washington Street, Suite 301, Wenatchee, WA 98801
Telephone: (509) 667-6225

VIA EMAIL

DETERMINATION OF APPLICATION STATUS

Pursuant to Title 14, Development Permit Procedures & Administration Section 14.08.030, Determination of Completeness, Chelan County Board of County Commissioners Resolution No. 2004-16, as amended.

Project Description:

File Number:	PL 26-063
Related Files:	SP 23-409
Parcel Address:	172 Whitetail Way, Chelan, WA 98816
Parcel Zoning:	Rural Residential/Resource 10 (RR10)
Applicant/Owner:	Shawn and DeAnne Sanderson
Mailing Address:	172 Whitetail Way, Chelan, WA 98816
Date Submitted:	February 26, 2026
Date Completed:	March 2, 2026

Upon Initial Review, The Above Referenced Application is Found To Be: **COMPLETE**

The required components of an application are present and are judged by the review authority to be technically accurate and contain sufficient information necessary to allow the processing of the application(s). All submittal fees have been paid.

Your application has been determined to be complete as of the date of this letter. Pursuant to Chelan County Code Section 14.08.030(5), a Determination of Completeness shall not preclude the department from requesting additional information or studies if the need for more information becomes apparent during processing of the proposed development.

Review Authority: Susan Dretke
Chelan County Department of Community Development
316 Washington St., Suite 301, Wenatchee, WA 98801
Email: susan.dretke@co.chelan.wa.us
Phone: 509-667-6586

Sincerely,

Susan Dretke 03/02/2026

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225 FAX: (509) 667-6475

IN THE MATTER OF	)	**FINDINGS OF FACT,**
SHORT PLAT NO. SP 2023-409	)	**CONCLUSIONS OF LAW**
Shawn and Deanne Sanderson, OWNERS	)	**AND DECISION**

THIS MATTER, an application submitted by Jesse Redell of Erlandsen (agent) to subdivide an existing parcel of land approximately 21.65 acres in size located in the Rural Residential/Resource 10 (RR10) zoning district into two (2) residential lots with a residential open space tract using the cluster provision in Section 11.10.020(1)(A) of the Chelan County Code. Proposed Lot 1 would be at 1.77 acres in size and is currently vacant with the exception of an existing well. Proposed Lot 2 would be at 2.31 acres in size and contains an existing accessory dwelling unit (ADU). The proposed open space tract would be at 17.57 acres in size and contains an existing residence within a proposed 2.34-acre buildable area within the open space tract. Primary access to both lots and the open space tract would continue to be from a private access easement; potable water for all lots would be provided from existing exempt wells; and sanitation for all lots would consist of private septic systems located on each individual lot. This proposed Short Plat was received and decided upon, pursuant to the Chelan County Subdivision Code Title 11, Title 12 and other applicable codes adopted by Chelan County.

DECISION

Based upon the following Findings of Fact and Conclusions of Law, Short Plat SP 2023-409 is hereby **CONDITIONALLY APPROVED,** subject to the conditions noted herein. Unless otherwise noted, the conditions of approval shall be accomplished by the applicant and/or authorized agent prior to recording the final short plat.

Deanna Walter, Director
Department of Community Development

1/16/25
Date

This administrative decision is final unless appealed within ten (10) working days to the Hearing Examiner as provided for in the provisions of Chelan County Code Chapter 14.12, Development Permit Procedures, and Administration, from the date this Administrative Decision was issued.

Standing to appeal is limited to the applicant or owner of the property on which the subdivision is proposed, or any property owner who deems himself/herself aggrieved by the Administrator's decision and who will suffer direct and substantial impacts from the proposed short subdivision. Said appeal shall require the applicable appeal fee as provided for in the Chelan County Department of Community Development Fee Schedule. The complete case file, Findings of Fact, Conclusions of Law, Decision, and Conditions of Approval are available for inspection at the office of the Chelan County Department of Community Development, Monday through Friday during the normal business hours at 316 Washington Street Suite 301, Wenatchee, WA 98801.

FINDINGS OF FACT

1. Pursuant to Section 14.04.020(3), unless otherwise directed in an applicable regulation, the Director is responsible for issuing administrative decisions and is vested with the authority to summarily approve, conditionally approve or disapprove proposed subdivisions.
2. On September 29, 2023, Jesse Redell of Erlandsen (agent) on behalf of Shawn and Deanne Sanderson (owners) requested a short plat of approximately 21.65 acres into two (2) residential building lots and one (1) open space tract with a residential building envelopment.
   - 2.1. Proposed Lot 1 would be at 1.77 acres in size and is currently vacant.
   - 2.2. Proposed Lot 2 would be at 2.31 acres in size and contains an existing 336 sq.ft. accessory dwelling unit (ADU) that received an after-the-fact building permit in 2024 (BP 240719).
   - 2.3. The proposed open space tract would be at 17.57 acres in size and contains an existing residence within a proposed 2.34-acre buildable area within the open space tract.
3. The subject property is currently located at 172 Whitetail Way, Chelan, WA and identified by Chelan County Assessor's Parcel Number 28-22-34-410-100.
4. The subject site is located within the Rural Residential/Resource 10 (RR10) zoning district and corresponding Comprehensive Land Use Designation.
5. The surrounding properties are zoned:
   - 5.1. North: Rural Residential/Resource 10 (RR10)
   - 5.2. East: Rural Residential/Resource 10 (RR10)
   - 5.3. South: Rural Residential/Resource 20 (RR20)
   - 5.4. West: Rural Residential/Resource 10 (RR10)
6. The existing property is currently accessed off of Whitetail Way. The proposed access for all three lots would continue to be from Whitetail Way.
   - 6.1. Whitetail Way, which is a 50' private access easement and is classified as a private road in the county road system. Whitetail Way is a 14'-18' graveled two lane roadway, which provides single lanes for traffic in each direction with no curb, gutter or sidewalk. Whitetail Way would serve 7 parcels with this subdivision included.
7. The site plan of record is date stamped September 29, 2023.
8. The subject parcel is legally described as *"T 28N R 22EWM S 34; LOT 6 SURVEY 3/76; PT NWSE; 21.6500 ACRES"*, but is also known as Parcel A of BLA 2023-023, recorded January 23, 2023 under AFN: 2577966.
9. Pursuant to Chelan County Code (CCC) Section 14.98.1090 definition of 'legal lot of record,' the subject parcel is a legal lot of record having been created prior to October 17, 2000, which is when Chelan County became GMA compliant.
10. Corrected Warranty Deed, recorded October 23, 2014 under AFN: 2408069, identifies Shawn and Deanne Sanderson as owners.
11. Pursuant to CCC Section 14.08.030, a Determination of Complete Application was issued on January 31, 2024, establishing that the application was complete for processing.
12. An Affidavit of Mailing was completed showing that notices were mailed to all property owners within 300 feet, excluding 60 feet of street right-of-way, of the project boundary on February 8, 2024.
13. An Affidavit of Posting was submitted by Shawn Sanderson (owner), showing that the subject property was posted February 8, 2024 through February 22, 2024.
14. Chelan County Comprehensive Plan, Chapter 3 page 9, states the purpose of the Rural Residential/Resource 10 (RR10) designation is to *"To allow for rural development, forestry and agricultural uses consistent with the rural character and rural development provisions outlined in the goals and policies of the comprehensive plan. These areas can function as areas of transition between resource lands and areas of more intense rural or urban development. These areas also provide opportunities for protecting sensitive environmental areas and creating open space typical of a rural setting."*

Uses appropriate for these areas include: open space; residential; agriculture; and forestry."

15. CCC Section 11.10.020: Standards.

    15.1. (1)(A): The minimum required size for the RR10 zoning district is 10 acres, which may be modified one time for cluster subdivisions.

        15.1.1. Proposed Lot 1 would be at 1.77 acres in size and is currently vacant with the exception of an existing well.

        15.1.2. Proposed Lot 2 would be at 2.31 acres in size and contains an existing ADU.

        15.1.3. The proposed open space tract would be at 17.57 acres in size and contains an existing residence within a proposed 2.34-acre buildable area that is part of the open space tract. The applicants are proposing to use the Open Space Exemption pursuant to CCC 12.12.050(4)(A) and a draft open space management plan was submitted along with the application materials (Exhibit B).

    15.2. (2): Access for both residential lots and the open space tract would be from a private access easement off of Whitetail Way. The site plan, date stamped September 29, 2023, demonstrates that both proposed lots and the buildable area in the open space tract exceed the 150-foot minimum lot width requirement at the front building line; therefore the 150-foot lot width at front building line is satisfied

    15.3. (3) & (4): Proposed Lot 1 allows for approximately 26,985 sq.ft. of lot coverage and proposed Lot 2 allows for approximately 35,675 sq. ft. of lot coverage each; the existing structures on the buildable area of the open space tract does not exceed the maximum lot coverage based on the Assessor's records for existing building square footages.

    Building height and lot coverage would be reviewed at the time of building permit submittal for new structure(s).

    15.4. (5) & (6): Based on the site plan of record, the existing residence within the buildable area of the open space tract meets the required setbacks. Per BP 240719, the existing ADU also meets the required setbacks of the short plat.

    Setbacks for new structure(s) on any of the proposed lots would be reviewed at the time of building permit

16. The proposed lots are not on any shorelines of the state; therefore, the provisions of the current Shoreline Master Program do not apply.

17. Pursuant to the Washington State Department of Fish and Wildlife, Priority Habitat and Species Maps, there are protected habitat areas (mule deer habitat and shrubsteppe) within the subject property; therefore, the provisions of CCC Chapter 11.78 Fish & Wildlife Overlay District, as related to known habitat areas, do apply.

    17.1. No comment letter was received from the Department of Fish and Wildlife; however, with the proposed open space management plan (Exhibit B), the open space tract ensures that the existing habitats on the subject property would remain in an undisturbed state.

18. There are no wetlands on or adjacent to the subject property; therefore, the provisions of the CCC Chapter 11.80 Wetland Areas Overlay Districts, do not apply.

19. The proposed lots do not contain flood areas on or adjacent to the property; therefore, the provisions of the CCC Chapter 11.84 Frequently Flooded Areas Overlay Districts, do not apply.

20. The proposed lots are within an area identified by Chelan County as containing highly erodible soils; therefore, the provisions of the CCC Chapter 11.86, Geologically Hazardous Areas Overlay District, do apply.

    20.1. An Engineering Geologic Hazard Assessment, dated October 16, 2023, was prepared by Nelson Geotechnical Associates, Inc for the proposed Short Plat. This evaluation found that the subject property meets the classification of "No Risk" and is not a Geologically Hazardous Area in accordance with the definitions and provisions of Chapter 11.86 and any future proposed development should not adversely affect geologic conditions as long as all recommendations are followed, which include:

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 282234410100 Lot Size: 21.65 (Acres)
Parcel Address: 172 Whitetail Way City/Zip Code: Chelan / 98816
Property Owner(s): Shawn, DeAnne Sanderson Zoning: RR10
Mailing Address: 172 Whitetail Way
City/State/Zip Code: Chelan, WA 98816
Phone: (509) 860-8649 E-mail: chelansitedevelopment@gmail.com

Applicant/Agent (if different than owner): _____
Company and Mailing Address: _____
City/State/Zip: _____ Phone: _____
E-mail: _____
For multiple owners, applicants, or agents, provide additional sheets.

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ❑ Administrative Modification
- ❑ Administrative Determination
- ❑ Administrative Interpretation
- ❑ Binding Site Plan
- ☒ Comprehensive Plan Map Amendment
- ❑ Comprehensive Plan Text Amendment
- ❑ Conditional Use Permit
- ❑ Forest Practice/Conversion
- ❑ Open Space: Public Benefit Rating System
- ❑ Major Subdivision
- ❑ Master Planned Development
- ❑ Planned Development
- ❑ Plat Alteration or Vacation
- ❑ Short Plat
- ❑ Variance (zoning or critical areas)
- ❑ Zoning Change-Text Amendment/ Map Amendment
- ❑ Critical Area Determination
- ❑ Other: _____

APPLICABILITY SECTION

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership (Title holder signature is required on all applications. Properties being purchased on a Real Estate Contract require title holder signature.)
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

File(s) No. _____

GENERAL INFORMATION

Please provide a narrative of the proposed project including, but not limited to, all proposed activities, uses and development (attach additional sheets if needed):

Going through the lengthy process to eventually re zone from current RR10 to RR5. Currently have an approved cluster short plat SP 2023-409.

☐ Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): _____
2. Is the subject property located within an Urban Growth Area (UGA)? ☒ No ☐ Yes
   If "yes", which UGA? _____
3. Please describe adjacent land uses in all directions around the subject property:
   North: residential
   South: residential
   East: residential
   West: residential
4. What is the current use of the property? Single residence & ADU
5. Sanitation Disposal: ☐ N/A ☒ Septic Permit ☐ Sewer District: _____
6. Water Source: ☐ N/A ☒ Single Private Well ☐ Shared Private Well ☐ Group B
   ☐ Public Water Supplier: _____
7. Irrigation Water:
   ☒ N/A ☐ Yes (Private) ☐ Yes (Public) Irrigation District/Purveyor: NA
8. Fire District: Chelan School District: Chelan
9. Power Service: Chelan County PUD
10. Are there critical areas or critical area buffers on the property? NO
    ☐ Airport Overlay: _____
    ☐ Aquifer Recharge Area (see attached)
    ☐ Floodplain / Floodway _____
    Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:
    ☐ Alluvial Fan (250') ☐ Known Historic Hazardous Area (250') ☐ Slopes > 40% (250')
    ☐ Erosive soils (on-site) ☐ Landslide ☐ Snow Avalanche (500')
    ☐ Habitat/Riparian Area, protected species/area: _____
    ☐ Streams / Waterbodies: _____ ☐Shoreline Environment Designation: _____
    ☐ Drainage or Seasonal Stream: _____ ☐ Wetland, if so what category: _____
    ☐ Cultural or Archeological: _____
11. Will landfill be required? ☒ No ☐ Yes, approximate _____(cubic yards)
12. Will excavation be required? ☒ No ☐ Yes, approximate _____(cubic yards)
13. Has site preparation been started on the site? If so, to what extent?
    NA
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?
    NA

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:
NA -> No projects planned at this time.

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property coverd by this proposal? ☒ No ☐ Yes, please list:

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Pursuant to Chelan County Code (CCC), Section 11.82.030: An applicant seeking to develop property which requires a development permit, not otherwise exempted from the requirements of this chapter, shall submit with the application this certified statement, which lists criteria (5)(A) through (5)(D), (6), and (7) as set forth in CCC, Section 11.82.040 and indicate whether the criteria apply or do not apply to the site or development.

*****Any development application that fails to contain this statement or fails to indicate whether any one of the criteria apply or do not apply shall be rejected and only accepted upon resubmission of the completed statement. "Unknown" or similar responses will not be accepted.*****

If the administrator determines the development meets one or more of criteria (1) through (4) of CCC, Section 11.82.040, or if the administrator determines the development meets criterion (5) of CCC, Section 11.82.040 and the applicant indicates the development meets one or more of criteria (5)(A) through (5)(D), or if the applicant indicates the development meets one or more of criteria (6) or (7) of CCC, Section 11.82.040, the development shall require a hydrogeologic evaluation as described in CCC, Section 11.82.050. If the development has a medium or high vulnerability rating, the development shall be subject to the performance standards of CCC, Section 11.82.060.

If the administrator determines that criteria (1) through (5) of CCC, Section 11.82.040 do not apply to the development and an applicant's statement asserts that criteria (6) and (7) of CCC, Section 11.82.040 do not apply to the development, the administrator will accept the statement and proceed with the permitting or approval process, except if the administrator has or obtains information prior to the permit or approval being finalized, which clearly establishes the applicant's statement is incorrect. In which case, the applicant will be advised in writing of the inconsistent information and advised to either (A) provide an amended statement adding the evaluation criteria as being applicable and complete a hydrogeologic evaluation of the development pursuant to CCC, Section 11.82.050, or (B) present sufficient countering information clearly establishing that the basis for the department's concern is incorrect. If the applicant selects to proceed under (B), upon receipt of the applicant's information, the administrator shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the administrator.

EVALUATION CRITERIA:

The applicant is required to determine the vulnerability rating for any development permit, not otherwise exempted, and meets any one of the criteria below. Please check the boxes that apply to your project:

- ☐ 1.Within a wellhead protection area designated under WAC 246-290-135
- ☐ 2. Within a critical aquifer recharge area mapped and identified by a qualified groundwater professional
- ☐ 3. Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act
- ☐ 4. Within an area established for special protection pursuant to a groundwater management program, Chapters 90.44, 90.48, and 90.54 RCW, and Chapters 173-100 and 173-200 WAC
- ☐ 5. The site contains highly permeable soils, which include types 1 ,2 and 3 under WAC 246-272A-0220, Table V or soils mapped by US Department of Agriculture Natural Resources Conservation Service as having saturated hydraulic conductivity (Ksat) classification of Moderately High or identified as Hydrologic Soil Group "A" and:
  - ☐ A. The site will be utilized for hazardous substance (defined in Chapter 70.105 RCW) processing, storage or handling in applications or quantities larger than is typical of household use; or
  - ☐ B. The site is currently or will be utilized for commercial or industrial activities listed in the US Environmental Protection Agency's Potential Sources of Drinking Water Contamination Index that can be found in Appendix A to Department of Ecology's Critical Aquifer Recharge Area Guidance Document; or
  - ☐ C. The development involves a major subdivision and includes present or future plans to construct dwelling units that will not be connected to a public sewer system and any of the lots are less than one net acre in size; or
  - ☐ D. The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds four thousand square feet;
- ☐ 6. The proposed use is as a commercial feedlot, landfill, junkyard, salvage yard, or auto wrecking yard, or
- ☐ 7. The site will be used for above ground application of sewage or sludge.

Development proposals for a single-family residential dwelling, accessory dwelling unit, or accessory building that is connected to a public sewer system or has a septic permit approved by the Chelan-Douglas health district shall be exempt from hydrogeologic evaluation under CCC, Section 11.82.050.

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there **IS NOT** or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled "**IS NOT**" above, proceed to Sub-Section III of this form.

If you circled "**IS**" above, proceed to Sub-Section II of this form.

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.

____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.

____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.

____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

☒ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis- related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

- ❑ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.
- ❑ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).
- ❑ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.
- ❑ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.
- ❑ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.
- ❑ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

- ❑ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ❑ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ❑ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ❑ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ❑ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- ❑ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ❑ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ❑ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ❑ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ❑ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ❑ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEGEMENT SECTION

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

By submitting this application, I acknowledge and certify the following:

Initials
(Owner and, if applicable, Applicant)

SS _____ 1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.

SS _____ 2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.

SS _____ 3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.

SS _____ 4. Additional permit applications and approvals may be necessary to conduct specific activities.

SS _____ 5. Application fees are non-refundable, except when approve by the Board.

SS _____ 6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

File(s) No. _____

SS ____ 7. Chelan County is hereby given consent to enter the property(ies) listed above.

SS ____ 8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.

SS ____ 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.

SS ____ 10. I certify that this application has been made with the consent of the lawful property owner(s).

SS ____ 11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.

SS ____ 12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature: Shawn Sanderson **Place:** 172 Whitetail Way **Date:** 2/24/26

Print Name: Shawn Sanderson

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

First American Title™

First American Title Insurance Company

16 South Mission
Wenatchee, WA 98801

April 16, 2025

Shawn Sanderson
172 Whitetail Way
Chelan, WA 98816

Phone:
Fax:

Title Officer:	Hannah Rayfield
Phone:	(509)665-7331
Fax No.:	(866)635-0234
E-Mail:	Hrayfield@firstam.com
Order Number:	4260360

Escrow Number: 4260360

Buyer:	Sanderson
Owner:	Sanderson
Property:	172 Whitetail Way Chelan, Washington 98816

Attached please find the following item(s):

Guarantee

Thank You for your confidence and support. We at First American Title Insurance Company maintain the fundamental principle:

Customer First!

First American Title™

Guarantee

Subdivision Guarantee

ISSUED BY
First American Title Insurance Company

GUARANTEE NUMBER
5003353-4260360

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND THE CONDITIONS AND STIPULATIONS OF THIS GUARANTEE,

FIRST AMERICAN TITLE INSURANCE COMPANY
a Nebraska corporation, herein called the Company

GUARANTEES

Shawn Sanderson

the Assured named in Schedule A against actual monetary loss or damage not exceeding the liability stated in Schedule A, which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: _____
Kenneth D. DeGiorgio, President

By: _____
Lisa W. Cornehl, Secretary

This jacket was created electronically and constitutes an original document

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurances are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
   (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
   (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
   (c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
   (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
   (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
   (c) The identity of any party shown or referred to in Schedule A.
   (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.
The following terms when used in the Guarantee mean:
   (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
   (b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
   (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
   (d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
   (e) "date": the effective date.

2. Notice of Claim to be Given by Assured Claimant.
An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. No Duty to Defend or Prosecute.
The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.
Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:
   (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
   (b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
   (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
   (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all

reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. Proof of Loss or Damage.

In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosection of any litigation for which the Company has exercised its options under Paragraph 4.

7. Determination and Extent of Liability.

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

(a) the amount of liability stated in Schedule A or in Part 2;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or

(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance assured against by this Guarantee.

8. Limitation of Liability.

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by

any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

9. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

10. Payment of Loss.

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

12. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is $2,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of $2,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

13. Liability Limited to This Guarantee; Guarantee Entire Contract.

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

14. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, California 92707 Claims.NIC@firstam.com Phone: 888-632-1642 Fax: 877-804-7606**



First American Title

First American Title™

Schedule A

Subdivision Guarantee

ISSUED BY
First American Title Insurance Company

GUARANTEE NUMBER
4260360

Order No.: 4260360 | Liability: $2,000.00 | Fee: $350.00 Tax: $30.80

Name of Assured: Shawn Sanderson

Date of Guarantee: April 14, 2025

The assurances referred to on the face page hereof are:

1. Title is vested in:

   SHAWN P. SANDERSON AND DEANNE M. SANDERSON, HUSBAND AND WIFE

2. That, according to the public records relative to the land described in Schedule C attached hereto (including those records maintained and indexed by name), there are no other documents affecting title to said land or any portion thereof, other than those shown under Record Matters in Schedule B.

3. The following matters are excluded from the coverage of this Guarantee

   A. Unpatented Mining Claims, reservations or exceptions in patents or in acts authorizing the issuance thereof.

   B. Water rights, claims or title to water.

   C. Tax Deeds to the State of Washington.

   D. Documents pertaining to mineral estates.

4. No guarantee is given nor liability assumed with respect to the validity, legal effect or priority of any matter shown herein.

5. This Guarantee is restricted to the use of the Assured for the purpose of providing title evidence as may be required when subdividing land pursuant to the provisions of Chapter 58.17, R.C.W., and the local regulations and ordinances adopted pursuant to said statute. It is not to be used as a basis for closing any transaction affecting title to said property.

6. Any sketch attached hereto is done so as a courtesy only and is not part of any title commitment, guarantee or policy. It is furnished solely for the purpose of assisting in locating the premises and First American expressly disclaims any liability which may result from reliance made upon it.

First American Title™

Subdivision Guarantee

ISSUED BY
First American Title Insurance Company

GUARANTEE NUMBER
4260360

Schedule B

RECORD MATTERS

1. General Taxes for the year 2025. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.
   Tax Account No.: 282234410100

1st Half		
Amount Billed:	$	4,720.26
Amount Paid:	$	0.00
Amount Due:	$	4,720.26
Assessed Land Value:	$	294,350.00
Assessed Improvement Value:	$	1,052,845.00
2nd Half		
Amount Billed:	$	4,720.15
Amount Paid:	$	0.00
Amount Due:	$	4,720.15
Assessed Land Value:	$	294,350.00
Assessed Improvement Value:	$	1,052,845.00

2. Deed of Trust and the terms and conditions thereof.

Grantor/Trustor:	Shawn P Sanderson and Deanne M Sanderson, husband and wife
Grantee/Beneficiary:	Mortgage Electronic Registration Systems, Inc., "MERS" solely as a nominee for Guild Mortgage Company, its successors and assigns
Trustee:	Fidelity National Title Company of Washington, a Washington Corp.
Amount:	$407,000.00
Dated:	September 15, 2020
Recorded:	September 23, 2020
Recording Information:	2525324

   Affects said premises and other property

3. Easement, including terms and provisions contained therein:

Recording Information:	389101
In Favor of:	The Washington Water Power Company
For:	Electric Transmission and/or distribution line, together with necessary appurtenances

4. Easement, including terms and provisions contained therein:

Recording Information:	389102
In Favor of:	The Washington Water Power Company
For:	Electric Transmission and/or distribution line, together with necessary appurtenances

5. Easement, including terms and provisions contained therein:

   In Favor Of: Public Utility District 1 of Chelan County

Purpose:	Electric transmission and/or distribution system
Recorded:	February 27, 1974
Recording No.:	738250

6. Conditions, notes, easements, provisions and/or encroachments contained or delineated on the face of the Survey recorded under Recording No. 764226.

7. Easement, including terms and provisions contained therein:
   Recording Information: 764227
   For: ingress, egress and utilities

8. Road Improvement and Maintenance Agreement and the terms and conditions thereof:

Between:	Lisa L. Ward, a single person, Violet L. Williams, a single person, Mark Reimers and Karla Reimers, husband and wife
And:	Lois K. Champion, a married woman dealing in her sole and separate property, and Reed Chase and Tuy Van Chase, husband and wife
Recording Information:	2272800

9. Easement, including terms and provisions contained therein:

In Favor Of:	Public Utility District 1 of Chelan County
Purpose:	Electric transmission and/or distribution system
Recorded:	October 15, 2014
Recording No.:	2407720

10. The terms and provisions contained in the document entitled "Declaration of Notice"
    Recorded: October 27, 2014
    Recording No.: 2408197

11. Terms, covenants, conditions, restrictions, easements, boundary discrepancies and encroachments as contained in recorded Lot Line Adjustment (Boundary Line Revisions):
    Recorded: January 23, 2023
    Recording Information: 2577955

12. Rights and liabilities under customary agreement for water right in Lake Chelan Reclamation Irrigation District, including the restriction of the use of said water to irrigation, stock and domestic purposes, the granting of an easement for lateral ditches and pipelines used in connection therewith, and the creation of a lien upon the land for assessments therein.

Informational Notes, if any

First American Title™

Schedule C

Subdivision Guarantee

ISSUED BY
First American Title Insurance Company

GUARANTEE NUMBER
4260360

The land in the County of Chelan, State of Washington, described as follows:

Tract 6, as delineated on survey, recorded September 3, 1976 in Book 3 of surveys, Page 76 and 77, recorded under auditor's File No. 764226, being a portion of the Northwest Quarter of the Southeast Quarter of Section 34, Township 28 North, Range 22 East of the Willamette Meridian, Chelan County, Washington;

Except that portion Commencing at the Northeast corner of said Tract 6; thence with the North line of said Tract 6 South 88°58'25" West a distance of 344.30 feet, more or less, to the centerline of Whitetail Way; thence Southeasterly with the centerline of said Whitetail Way to the East line of said Tract 6; thence with the East line of said Tract 6 North 5°22'37" West 168.93 feet, more or less, to the Point of Beginning.

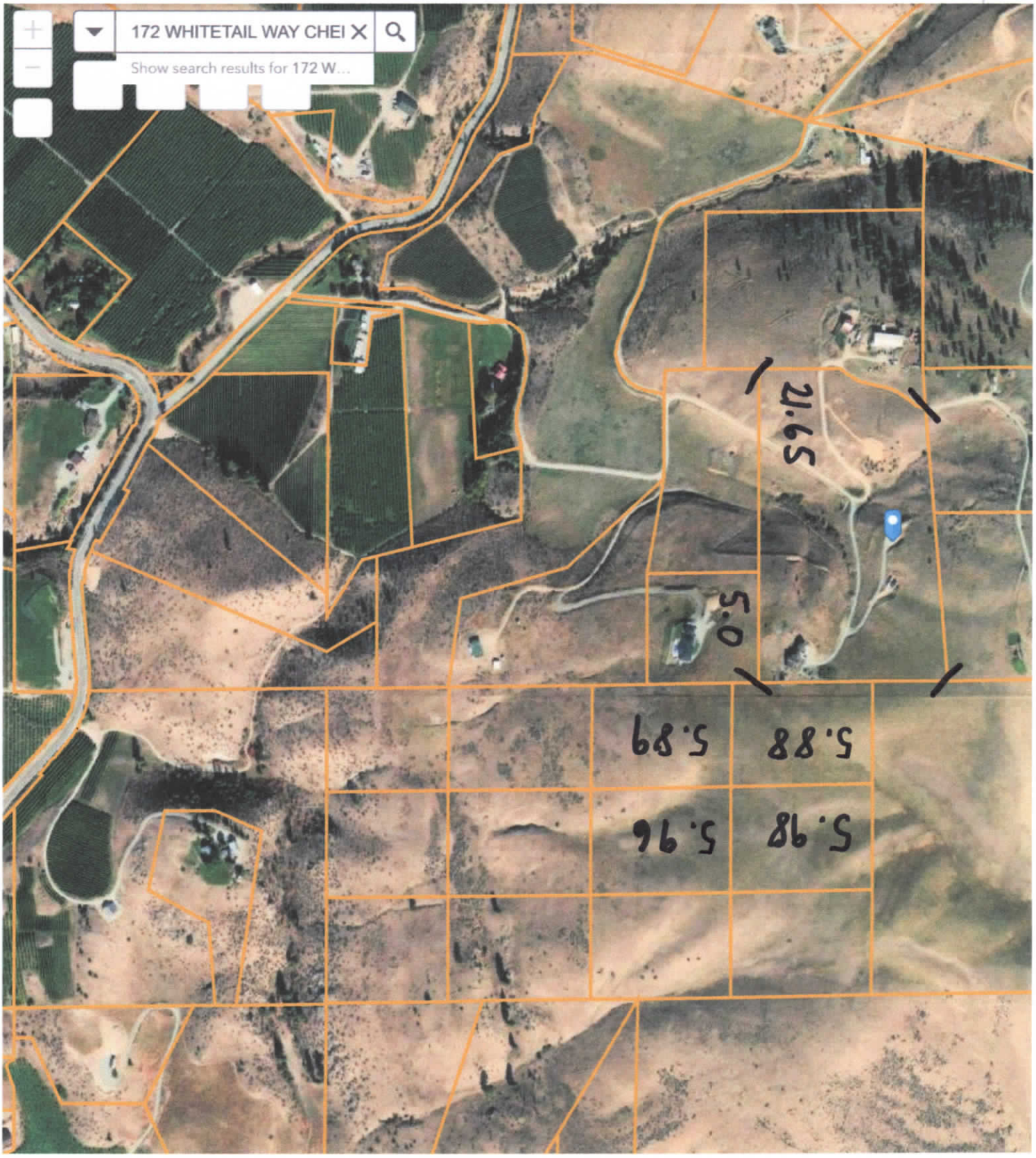
(also known as Parcel A of boundary Line Adjustment No. 2023-023 recorded January 23, 2023 under auditor's File No. 2577955 in the records of Chelan County.).

First American Title™

First American Title Insurance Company
16 South Mission
Wenatchee, WA 98801

Illegal Restrictive Covenants

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.


172 WHITETAIL WAY CHEI
Show search results for 172 W...
21.65
5.0
5.88
5.89
5.98
5.96

1:9028

Site Plan

NOT TO SCALE



LEGEND

Property line

Reference: Site Plan based on a plan dated October 28, 2022, titled "Proposed Cluster Short Plat," and prepared by Erlandsen, Inc.

Project Number								
910214	172 Whitetail Way Short Plat Site Plan	NELSON GEOTECHNICAL ASSOCIATES, INC	No.	Date	Revision	By	CK
Figure 1			1	6/19/24	Original	CWG	ABR

Woodinville Office
17311-135th Ave. NE, A-500
Woodinville, WA 98072
(425) 486-1669 / Fax: 481-2510

Wenatchee Office
105 Palouse St.
Wenatchee, WA 98801
(509) 665-7696 / Fax: 665-7692

www.nelsongeotech.com

C:\Users\ChrisWard-Guthrie\OneDrive - NGA\Desktop\Site Plan.dwg

Property owners:
Shawn and DeAnne Sanderson
172 Whitetail Way
Chelan, WA 98816
509-860-8649
Parcel number: 282234410100

i.) Statement of What is Proposed and Why

The applicants (Shawn and DeAnne Sanderson) propose to amend the Comprehensive Plan land use designation and zoning classification from Rural Residential/Resource (RR10) to Rural Residential (RR5) for the 21.65-acre parcel located at 172 Whitetail Way, Chelan, WA. The requested amendment would allow a 4-lot residential short plat consistent with a 5-acre minimum lot size.

The purpose of the amendment is to allow modest rural residential development that aligns with the property's size, existing access, surrounding parcel patterns, and long-term residential character of the area. The proposed 4-lot configuration maintains rural densities while making efficient use of the land.

We have a conditional cluster short plat (SP 2023-409) approval for three lots on our 21.65 acres. However, the open space requirements were significantly restrictive for us to be able to enjoy the freedom of our property. We feel re-zoning to RR5 will enable us to fulfil our potential objectives without the restrictions.of the open space requirements.

ii.) Consistency with the Washington Growth Management Act (RCW 36.70A)

The proposed amendment is consistent with the goals of the Washington State Growth Management Act (GMA), including:

Urban Growth Goal: The property is outside the UGA and the proposed density remains rural in character, consistent with GMA provisions that allow limited rural development that does not create urban-level densities.
Rural Element: The proposal maintains rural character, preserves open space between homes, and avoids sprawl.
Housing Goal: The amendment modestly increases rural housing supply in a manner consistent with existing development patterns.
Property Rights Goal: The proposal allows reasonable use of private property consistent with surrounding land uses.

The requested RR5 zoning maintains low-density rural development and does not create urban services demand.

The RR10 and RR5 guidelines are relatively the same other than the lot size.

iii.) Compliance with Comprehensive Plan Goals and Policies

The amendment supports Chelan County Comprehensive Plan goals related to:

* Encouraging rural development at appropriate densities.
* Maintaining rural character and open space.
* Supporting incremental housing opportunities.
* Ensuring compatibility with surrounding land uses.

The proposal reflects the established rural residential pattern in the surrounding area and does not introduce incompatible uses.

iv.) Compliance with Land Use Designation Criteria

The requested RR5 designation is appropriate because:

* The parcel size (21.65 acres) comfortably supports four 5-acre lots.
* The property is currently used for single-family residential purposes.
* No critical areas or designated resource lands are present.
* The proposed density is consistent with surrounding lot sizes.
* The change does not require extension of urban-level infrastructure.

v.) Consistency with Capital Facilities and Transportation Elements

The proposed 4-lot short plat will not create significant demand on capital facilities.

Transportation: Access is available via Whitetail Way. Traffic generated by four rural residential lots is minimal and consistent with rural road standards.
Schools and Emergency Services: The increase of three additional dwelling units (beyond the existing home) will have negligible impact on public services.
Utilities: Development will rely on individual wells and septic systems consistent with rural service levels.

The proposal does not require expansion of public infrastructure beyond rural service standards.

vi.) Surrounding Land Uses and Appropriateness of Amendment

Surrounding properties are characterized by rural residential uses and large-lot development patterns. The proposed RR5 designation remains consistent with:

* Existing rural residential character
* Similar lot sizes in the vicinity
* Low-density residential use

The proposed amendment is more appropriate than the existing RR10 zoning because it better reflects the parcel's size and allows logical subdivision while maintaining rural spacing and open character. Two of the adjoining properties are 5 acres and 5.88 acres.

Vii.) Impact on Resource Lands or Critical Areas

The property does not contain or impact designated agricultural, forest, or mineral resource lands. No mapped critical areas (wetlands, fish and wildlife habitat, geologic hazards, or shorelines) are present on the site.

The proposal therefore does not negatively impact long-term commercial resource lands or environmentally sensitive areas.

viii.) Impact on 20-Year Land Supply

The amendment provides a modest increase in rural residential land supply by allowing up to four lots rather than limiting development to two under RR10 standards.

This incremental increase supports projected population growth while maintaining rural densities and does not undermine the County's allocation of growth to Urban Growth Areas.

ix.) Public Health, Safety, and Welfare

The proposed amendment serves the public interest by:

* Allowing orderly rural development consistent with established patterns.
* Supporting housing availability in Chelan County.
* Maintaining rural character and low-density design.
* Avoiding impacts to critical areas or resource lands.
* Ensuring development remains within rural infrastructure capacity.
* Added parcels would contribute more to the local tax base, helping fund schools, fire districts, etc.

The proposal balances private property rights with community planning goals and promotes the health, safety, and welfare of the public as a whole.

NELSON GEOTECHNICAL
ASSOCIATES, INC.

105 Palouse Street
Wenatchee, WA 98801
(509) 665-7696
www.nelsongeotech.com

June 25, 2024

Shawn Sanderson
Via E-mail: chelansitedevelopment@gmail.com

Site Conditions Review Letter
172 Whitetail Way Short Plat
Chelan County, Washington
NGA File No. 910214

Dear Shawn:

This letter documents our review of the current site conditions and prior geotechnical recommendations for **the property located at 172 Whitetail Way near Chelan in Chelan County, Washington**. The Chelan County parcel number is **282234410100**.

INTRODUCTION

The project area consists of an irregularly shaped 21.65-acre parcel that slopes to the north, west, and southeast along a historical drainage swale that runs downhill to the northwest. We previously prepared an engineering geologic assessment letter for the property titled **"Engineering Geologic Assessment – Parcel No. 282234410100 – Chelan County, Washington," dated October 16, 2014.** A new site plan titled, "Proposed Cluster Short Plat," dated October 28, 2022, and prepared by Erlandsen Inc. of East Wenatchee, Washington, was provided to us, showing the locations of two new lots to be created in the proposed short plat, attached as Figure 1. Per Chelan County Code Section 11.86.070 (3), geologic hazard assessments are valid for a period of five years and may acquire a five-year extension, provide the qualified professional submits a letter stating the validity of the existing document. Accordingly, we have been requested to review the current site conditions and provide an extension letter.

SITE CONDITIONS

We visited the site on June 17, 2024, to assess any changes in the surrounding land use activity or site conditions. In our prior geologic hazard assessment letter, the site is described as an undeveloped parcel surrounded by large-tract rural residential properties. As described in our previous letter, a single-family residence was constructed in the southwest corner of the property. Other changes that have occurred on the site include the grading of three small pads and associated driveways on the western half of the

property, as indicated on the attached Site Plan (Figure 1). These pads appear to be primarily constructed though cutting into the hillside; however, some amount of undocumented fill may be present at the downhill edges of the pads.

Other than the construction of the primary single-family residence in the southwest corner of the property and cut-and-fill grading associated with preparing the three building pads, there appears to be no significant change to the geologic conditions within the site or nearby vicinity since our October 16, 2014 letter. As such, it is our opinion that the previous geologic hazard assessment letter, dated October 16, 2014, remains valid and applicable to the site conditions and project plans.

USE OF THIS LETTER

This letter was prepared for **Shawn Sanderson** and his agents, for use in planning and budgeting the above-referenced project only. Within the limitations of scope, schedule, and budget, our services have been performed in accordance with generally accepted geotechnical engineering practices in effect in this area at the time this letter was prepared. No other warranty, expressed or implied, is made. Our observations, findings, and opinions are a means to identify and reduce the inherent risks to the owner.

o-o-o

We trust this letter should satisfy your needs at this time. Please contact us if you have any questions or require additional services.

Sincerely,

NELSON GEOTECHNICAL ASSOCIATES, INC.

Chris Ward-Guthrie, GIT
Project Geologist

State of Washington
Alex Rinaldi
20120239
Licensed Geologist
6/25/2024

Alex B. Rinaldi
Alex B. Rinaldi, LG, EIT
Project Manager

CWG:ABR:as

Attachment: One Figure

SEPA[1] Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A. Background

Find help answering background questions[2]

1. **Name of proposed project, if applicable:**
   Sanderson Short Plat
2. **Name of applicant:**
   Shawn & DeAnne Sanderson
3. **Address and phone number of applicant and contact person:**
   172 Whitetail Way Chelan, WA 98816, Shawn S. (509) 860-8649
4. **Date checklist prepared:**
   Feb 2026
5. **Agency requesting checklist:**
   Chelan County
6. **Proposed timing of schedule (including phasing, if applicable):**
   ASAP
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**
   Our eventual goal is to change zoning from current RR10 to RR5.
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.** Parcel was approved for Cluster Short Plat NO SP 2023-409
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.**
   Open in ground swimming pool permit BP 250540 To be finished in the Spring.
10. **List any government approvals or permits that will be needed for your proposal, if known.**
    Comprehensive Plan Amendment, re zone, Short Plat approval.
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.)** Trying to have flexibility to sell off a few acres of our property to help cover our rapidly rising property taxes.
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,**
    21.65 acres @ 172 Whitetail Way Chelan, Parcel # 282234410100

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

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.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. **General description of the site:**
Rolling hills

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. **What is the steepest slope on the site (approximate percent slope)?**
25 - 30% in a couple smaller areas.

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.** 12" - 36" well draining topsoil on top of decomposed granite and solid granite under decomposed.

d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.** No. Nelson Geotechnical has done 3 site visits & reports for various projects starting in 2014. most recently in 2025.

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.**
3 - Flat areas have been cut out of hilly areas to access well heads, build an ADU.

f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**
If precaution is taken groundwater absorbs very quickly in large grass & brush areas.

g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**
No plans at this time for more impervious surfaces.

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**
We annually clean out ditches and add rock & gravel to control erosion.

2. Air

Find help answering air questions[4]

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.**
No plans of further construction at this time.

b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.** No nearby emissions or odors we're aware of.

c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**
No emissions would occur as part of this approval.

3. Water

Find help answering water questions[5]

a. **Surface:**
Find help answering surface water questions[6]

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.** There is no surface water, streams etc anywhere on or near our property.

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.**
No water nearby.

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.**
No wetlands or surface water on our parcel.

---

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air
[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water
[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**
   No surface water.

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.** Not in 100-year floodplain.

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.**
   NO discharges of waste materials to surface water would occur.

b. **Ground:**
   Find help answering ground water questions[7]

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 a general description, purpose, and approximate quantities if known.**
   We have 4 wells on our property but only one is active for exsisting residence + ADU.
2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.** We have 2 permitted septic systems on our property and 2 approved site evaluations for future.

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.** Any rain or snow melt runs into ditches which disperse in large well draining grass fields. No other water sources nearby.
2. **Could waste materials enter ground or surface waters? If so, generally describe.**
   NO waste materials or surface water present.

3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.** Not at this time.

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

d. **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

No surface, ground, or runoff water impacts would occur as a direct result of this approval.

4. Plants

Find help answering plants questions

a. **Check the types of vegetation found on the site:**

- ☐ **deciduous tree: alder, maple, aspen, other**
- ☒ **evergreen tree: fir, cedar, pine, other**
- ☒ **shrubs**
- ☒ **grass**
- ☐ **pasture**
- ☐ **crop or grain**
- ☐ **orchards, vineyards, or other permanent crops.**
- ☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- ☐ **water plants: water lily, eelgrass, milfoil, other**
- ☐ **other types of vegetation**

b. **What kind and amount of vegetation will be removed or altered?**

None at this time or in the near future.

c. **List threatened and endangered species known to be on or near the site.**

No endangered species on or near the site.

d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.** We've tried to leave as much natural landscape around our buildings except for fire buffer.

e. **List all noxious weeds and invasive species known to be on or near the site.**

We try to remove - Dalmation toadflax, Russian knapweed

5. Animals

Find help answering animal questions[8]

a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include: Hawks, crows, songbirds.
Deer, coyote.

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:** Nope

b. List any threatened and endangered species known to be on or near the site.
Not aware of any threatned or endangered on or nearby.

c. Is the site part of a migration route? If so, explain.
No migration route.

d. Proposed measures to preserve or enhance wildlife, if any.
Mostly natural landscape, deer visit close to our house.

e. List any invasive animal species known to be on or near the site.
Starlings

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

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. No additional energy needs at this time.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. wouldn't affect any future solar on or nearby.

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.
"Green Building", solar panels.

7. Environmental health

Health Find help with answering environmental health questions[10]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe. Not that we're aware of.

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou
[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

1. **Describe any known or possible contamination at the site from present or past uses.** None as far as we know.

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.**
No hazardous chemicals/conditions nearby.

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.** only gas, oil, propane.

4. **Describe special emergency services that might be required.**
Wildland Fire protection.

5. **Proposed measures to reduce or control environmental health hazards, if any.**
Future silt fences, straw, limiting to normal construction hours.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?** Very quiet, occasional tractors, mowing, animals.

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)?**
None at this time or in the near future.

3. **Proposed measures to reduce or control noise impacts, if any:**
Standard work hours.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

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.**
Currently in its natural state around exsisting structures.

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 because of the proposal, if any? If resource lands have**
Not forest land. No irrigation so probably never farmed.

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?
Never had farm or forest tax breaks

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?**
No farming or forestry nearby.

c. **Describe any structures on the site.** Single family home & seperate ADU. Garden shed, chicken coop, open sided tractor & hay storage.

d. **Will any structures be demolished? If so, what?**
No demolishing.

e. **What is the current zoning classification of the site?** RR10

f. **What is the current comprehensive plan designation of the site?** Rural Residential

g. **If applicable, what is the current shoreline master program designation of the site?**
No shoreline.

h. **Has any part of the site been classified as a critical area by the city or county? If so, specify.** No critical areas.

i. **Approximately how many people would reside or work in the completed project?**
No additional people at this time.

j. **Approximately how many people would the completed project displace?**
Nobody will be displaced.

k. **Proposed measures to avoid or reduce displacement impacts, if any.**
Nobody will be displaced.

l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**
Plan to remain residential

m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**
No forest, no agriculture

9. Housing

Find help answering housing questions[12]

a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**
No added residences at this time.

b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**
No units will be eliminated.

c. **Proposed measures to reduce or control housing impacts, if any:**
Low density housing.

10. Aesthetics

Find help answering aesthetics questions[13]

a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**
No proposed structures at this time.

b. **What views in the immediate vicinity would be altered or obstructed?**
No proposed structures at this time.

c. **Proposed measures to reduce or control aesthetic impacts, if any:**
No proposed structures at this time.

11. Light and glare

Find help answering light and glare questions[14]

a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?** No lighting or windows will be added at this time.

b. **Could light or glare from the finished project be a safety hazard or interfere with views?** No added lighting at this time.

c. **What existing off-site sources of light or glare may affect your proposal?**
None

d. **Proposed measures to reduce or control light and glare impacts, if any:**
Dim or downward facing outside lights to protect night sky.

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing
[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics
[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

12. Recreation

Find help answering recreation questions

a. **What designated and informal recreational opportunities are in the immediate vicinity?** Numerous recreational opportunities are readily available nearby including hiking, biking, boating, swimming.

b. **Would the proposed project displace any existing recreational uses? If so, describe.** No existing recreational uses would be displaced.

c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:** Recreation won't be impacted.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

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.** No old buildings etc.

b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.** No evidence of any Indian or historic use.

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.** No potential impacts to cultural or historical.

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.** No disturbance would occur.

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

14. Transportation

Find help with answering transportation questions[16]

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.**
Access to property is Boyd Rd off Hwy 150. Right on Purtteman Gulch, rt on Chelan Ranch rd. Right on Whitetail Way.

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?** Hwy 150 at intersection of Boyd rd has a public bus stop aprox 1.6 miles away.

c. **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).**
No, rural gravel & dirt road access.

d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**
No water, rail, or air transportation nearby.

e. **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?**
No extra traffic in this proposal.

f. **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.**
No agriculture or forestry work nearby.

g. **Proposed measures to reduce or control transportation impacts, if any:**
No transportation impacts at this time.

15. Public services

Find help answering public service questions[17]

a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.** Not at this time.

---

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation
[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services

b. Proposed measures to reduce or control direct impacts on public services, if any.
No added impacts in the near future.

16. Utilities

Find help answering utilities questions[18]

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. Nothing proposed at this time.

C.Signature

Find help about who should sign[19]

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.

X Shawn Sanderson

Type name of signee: Shawn Sanderson

Position and agency/organization: owner

Date submitted: 2/25/26

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section 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.

[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities
[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature
[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

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?** Increased but minimal impervious surfaces.

   - **Proposed measures to avoid or reduce such increases are:**
     Smaller foot print homes with less impervious surfaces.

2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**
   Deer, coyote & birds adapt well.

   - **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**
     Natural (native) landscape.

3. **How would the proposal be likely to deplete energy or natural resources?**
   Each parcel would potentially have a residence.

   - **Proposed measures to protect or conserve energy and natural resources are:**
     "Green building" practices, solar panels.

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 sensitive areas on our parcel.

   - **Proposed measures to protect such resources or to avoid or reduce impacts are:**
     No sensitive areas.

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 shorline on our parcel.

   - **Proposed measures to avoid or reduce shoreline and land use impacts are:**
     No shorline on or near our parcel.

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?** None at this time or near future.

   - **Proposed measures to reduce or respond to such demand(s) are:**
     This proposal will not directly increase transportation demand.

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

The proposal is consistent with Ecology requirements.

Chelan County
Department of Community Development

Receipt Number: 26-00363

316 WASHINGTON ST. SUITE 301
Wenatchee, WA 98801
(509) 667-6225

Payer/Payee: SANDERSON SHAWN P & DEANNE M
172 WHITETAIL WAY
CHELAN WA 98816

Cashier: SUSAN DRETKE

Date: 02/26/2026

PL 26-063 COMPREHENSIVE PLAN AMENDMENT 172 Whitetail Way Chelan, WA 98816

Fee Description	BARS Number	Fee Amount	Amount Paid	Fee Balance
Comp Plan Amendment(GMA/Map)	010.020.32210.05.000	$2,475.00	$2,475.00	$0.00
Environmental Review (SEPA)	010.020.34589.03.000	$243.00	$243.00	$0.00
		$2,718.00	**$2,718.00**	**$0.00**
			TOTAL PAID:	**$2,718.00**

Payment Method	Reference Number	Payment Amount
CREDIT CARD	192608521	$2,718.00
Total:		**$2,718.00**

Notes :

Project Information

License #	License Type	Parcel #
PL 26-063	CPA	282234410100

Project Contacts

License #	Name	Association	Address
PL 26-063	SANDERSON SHAWN P & DEANNE M	APPLICANT	172 WHITETAIL WAY, CHELAN, WA 98816
	SANDERSON SHAWN P & DEANNE M	OWNER	172 WHITETAIL WAY, CHELAN, WA 98816

Payment Entry Form

Result: Payment Authorized
Confirmation Number: 192608521

Your payment has been authorized successfully and payment will be processed.

Chelan County Community Development thanks you for your payment. For questions about your account, please call 509-667-6225 Thank you for using our bill payment services.

Please save or print a copy of this receipt for record keeping purposes.

My Bills

Description	Payment Amount
Planning Permit payment of $2,718.00 on Permit Number CPA 26-063	$2,718.00

Subtotal:	$2,718.00
Convenience Fee:	$73.39
Total Payment:	**$2,791.39**

Customer Information

First Name:	SHAWN
Last Name:	SANDERSON
Address Line 1:	172 WHITETAIL WAY
City:	CHELAN
State:	Washington
Zip Code:	98816
Phone Number:	5098608649
Email Address:	CHELANSITEDEVELOPMENT@GMAIL.COM

Payment Information

Payment Date:	02/26/2026
Card Type:	Visa
Card Number:	**********4329

Signature:_____ **Date:**_____/_____/_____
By signing this receipt you agree to the terms and conditions of this service.

You will see one line item on your credit or debit card statement indicating the amount you paid and will be identified as *Chelan Co Comm Dev*. If you have any questions about the charges please call 1-888-891-6064.

Susan Dretke

From: Shawn Sanderson <chelansitedevelopment@gmail.com>
Sent: Wednesday, February 25, 2026 10:49 PM
To: Susan Dretke
Subject: Re: Comprehensive Plan Map Amendment

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

A. Consistency with the Growth Management Act (Chapter 36.70A RCW)

The proposal is consistent with the goals of the Growth Management Act (GMA) because it:

- Maintains rural character consistent with lands outside the UGA.
- Does not introduce urban-level densities or services.
- Allows orderly, low-density rural development.
- Utilizes individual well and septic systems, consistent with rural infrastructure standards.

The proposed RR5 designation remains a rural classification and does not promote urban sprawl or premature extension of urban services.

B. Consistency with Chelan County Comprehensive Plan Goals and Policies

The proposed amendment supports Comprehensive Plan goals by:

- Promoting efficient and logical rural land division.
- Maintaining large-lot rural residential development.
- Supporting housing opportunities consistent with rural land use policies.
- Preserving rural character while allowing reasonable property use.

Reducing the minimum lot size from 10 acres to 5 acres remains fully consistent with rural land use objectives and does not introduce incompatible densities.

C. Compliance with Comprehensive Plan Land Use Designation/Siting Criteria

The 21.6-acre parcel is physically suitable for division into RR5-sized lots. The property:

- Meets minimum acreage thresholds under RR5.
- Is capable of accommodating individual wells and septic systems.
- Has legal access via Whitetail Way.
- Does not require urban utilities or infrastructure expansion.

The site is appropriate in size, location, and physical characteristics to support the proposed designation.

D. Consistency with Capital Facilities and Transportation Elements

The proposal does not require expansion of public capital facilities.

- Water will be provided by individual wells.
- Wastewater will be managed by on-site septic systems.
- Access is existing and adequate.
- Traffic generation from potential RR5 parcels will remain consistent with rural residential levels.

The amendment does not conflict with adopted transportation or capital facilities planning.

E. No Adverse Impact to Surrounding Land Uses

The surrounding area consists of rural residential properties and large-acreage parcels. The proposed RR5 designation:

- Maintains rural residential character.
- Does not introduce commercial or industrial uses.
- Preserves compatibility with surrounding properties.

The amendment will not create adverse impacts to neighboring landowners.

F. No Adverse Impact to Resource Lands or Critical Areas

The property is not designated as long-term commercial agricultural, forest, or mineral resource land. The proposed amendment:

- Does not convert designated resource lands.
- Will comply with critical areas regulations at time of development.
- Does not create unavoidable impacts to environmentally sensitive areas.

G. No Adverse Effect on Land Supply

The proposal does not reduce the County's ability to meet projected rural land needs. Instead, it allows modest rural residential density consistent with long-term planning policies.

The 21.6-acre parcel remains rural in character and continues to support low-density development consistent with rural land supply projections.

H. Serves the Public Interest

The proposed amendment serves the public interest by:

- Allowing reasonable and economically viable use of private property.
- Supporting rural housing opportunities.
- Maintaining public health and safety through compliance with well and septic standards.
- Preserving rural character outside the UGA.

For these reasons, the proposed Comprehensive Plan Map Amendment from RR10 to RR5 meets the criteria of Chelan County Code 14.14.060(1).

Please let me know if additional information is needed to complete the review.

Thanks,
Shawn Sanderson

On Wed, Feb 25, 2026 at 12:25 PM Susan Dretke <Susan.Dretke@co.chelan.wa.us> wrote:

Hi-

We've received the application, however, it looks as if you're missing responses to the following:

- Pursuant to Chelan County Code, Section 14.14.060 (1), Amendment review criteria for comprehensive plan maps, urban growth area and county-adopted plans, shall be comply with the following: 1. General Review Criteria. Proposed amendments to the Chelan County comprehensive plan maps and county-adopted city comprehensive plan maps as these plans relate to the unincorporated portions of each city's urban growth area (UGA) must meet the following criteria:

- A. The proposal is consistent with the goals of the Growth Management Act (Chapter 36.70A RCW), and any applicable county-wide planning policies; and,

- B. The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies; and,

- C. The amendment complies with comprehensive plan land use designation/siting criteria; and,

- D. The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended; and,

- E. The amendment does not adversely affect the surrounding land uses; and,

- F. The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated; and,

- G. The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan; and,

- H. The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

-

-

Susan Dretke

Senior Planner

Chelan County Community Development

316 Washington Street, Suite 301

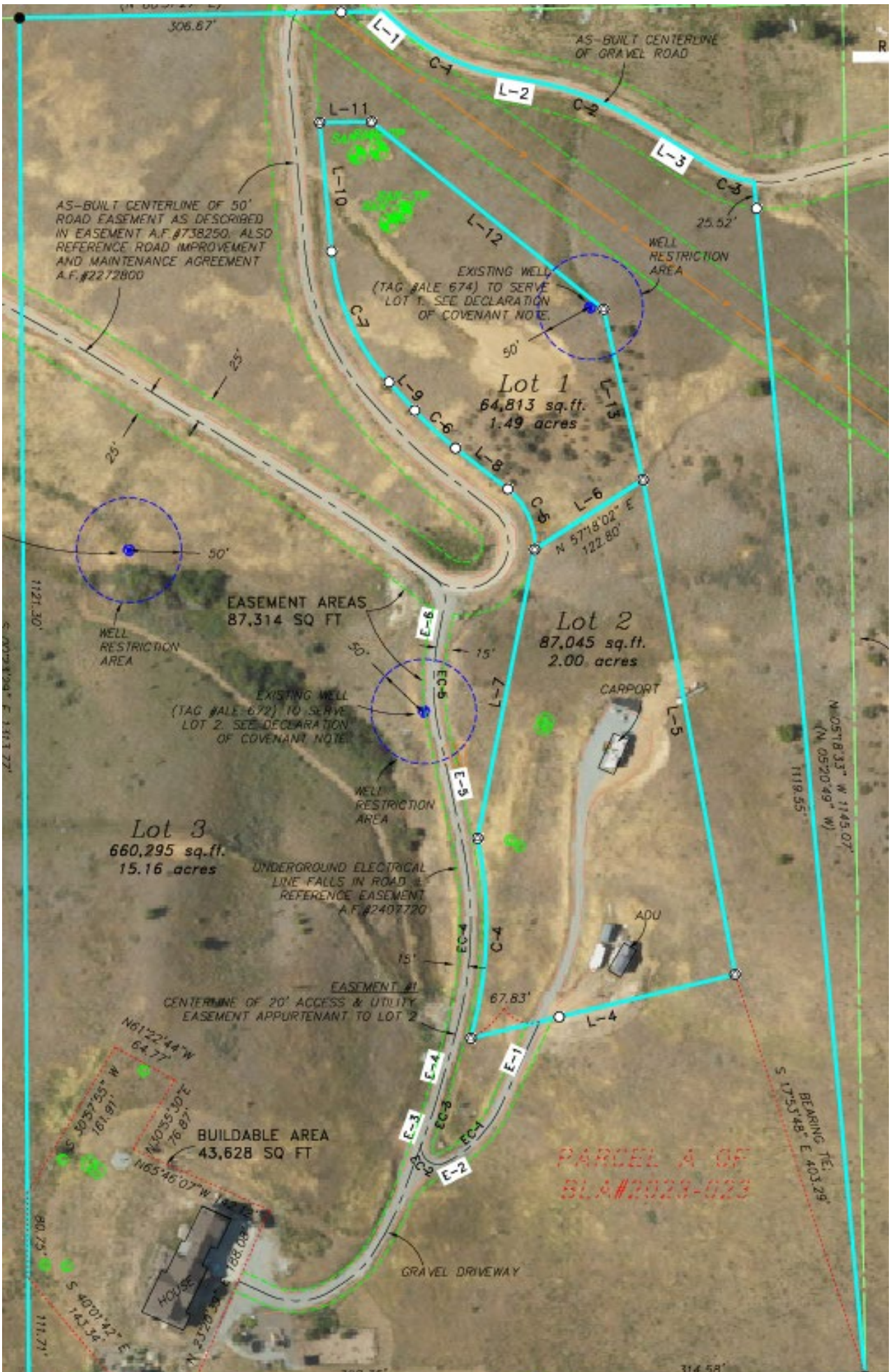
Wenatchee, WA 98801

Main Office: (509) 667-6225

Direct Line: (509) 667-6586

Susan.Dretke@CO.CHELAN.WA.US

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey: https://www.surveymonkey.com/r/XP7NYJZ


306.67'
AS-BUILT CENTERLINE OF GRAVEL ROAD
L-1
C-1
L-2
C-2
L-3
C-3
25.52'
L-11
L-10
L-12
AS-BUILT CENTERLINE OF 50' ROAD EASEMENT AS DESCRIBED IN EASEMENT A.F.#738250. ALSO REFERENCE ROAD IMPROVEMENT AND MAINTENANCE AGREEMENT A.F.#2272800
EXISTING WELL (TAG #ALE 674) TO SERVE LOT 1. SEE DECLARATION OF COVENANT NOTE.
WELL RESTRICTION AREA
50'
C-7
L-9
C-6
L-8
C-5
L-6
L-13
Lot 1
64,813 sq.ft.
1.49 acres
N 57°18'02" E
122.80'
25'
25'
50'
1121.30'
EASEMENT AREAS
87,314 SQ FT
WELL RESTRICTION AREA
E-6
15'
EC-5
50'
EXISTING WELL (TAG #ALE 672) TO SERVE LOT 2. SEE DECLARATION OF COVENANT NOTE.
WELL RESTRICTION AREA
L-7
E-5
Lot 2
87,045 sq.ft.
2.00 acres
CARPORT
L-5
N 05°18'33" W 1145.07'
(N 05°20'49" W)
1119.55'
Lot 3
660,295 sq.ft.
15.16 acres
UNDERGROUND ELECTRICAL LINE FALLS IN ROAD & REFERENCE EASEMENT A.F.#2407720
ADU
EC-4
C-4
15'
EASEMENT #1
CENTERLINE OF 20' ACCESS & UTILITY EASEMENT APPURTENANT TO LOT 2
67.83'
L-4
N61°22'44"W
64.77'
S 30°37'55" W
161.91'
N 40°55'10" E
76.87'
BUILDABLE AREA
43,628 SQ FT
N65°46'07"W
E-4
E-1
E-3
EC-3
EC-1
EC-2
E-2
PARCEL A OF BLA#2023-023
BEARING TIE: S 17°53'48" E 403.29'
GRAVEL DRIVEWAY
HOUSE
80.73'
S 40°01'42" E
143.34'
111.71'
314.58'

Susan Dretke

From: Shawn Sanderson <chelansitedevelopment@gmail.com>
Sent: Wednesday, February 25, 2026 10:49 PM
To: Susan Dretke
Subject: Re: Comprehensive Plan Map Amendment

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

A. Consistency with the Growth Management Act (Chapter 36.70A RCW)

The proposal is consistent with the goals of the Growth Management Act (GMA) because it:

- Maintains rural character consistent with lands outside the UGA.
- Does not introduce urban-level densities or services.
- Allows orderly, low-density rural development.
- Utilizes individual well and septic systems, consistent with rural infrastructure standards.

The proposed RR5 designation remains a rural classification and does not promote urban sprawl or premature extension of urban services.

B. Consistency with Chelan County Comprehensive Plan Goals and Policies

The proposed amendment supports Comprehensive Plan goals by:

- Promoting efficient and logical rural land division.
- Maintaining large-lot rural residential development.
- Supporting housing opportunities consistent with rural land use policies.
- Preserving rural character while allowing reasonable property use.

Reducing the minimum lot size from 10 acres to 5 acres remains fully consistent with rural land use objectives and does not introduce incompatible densities.

C. Compliance with Comprehensive Plan Land Use Designation/Siting Criteria

The 21.6-acre parcel is physically suitable for division into RR5-sized lots. The property:

- Meets minimum acreage thresholds under RR5.
- Is capable of accommodating individual wells and septic systems.
- Has legal access via Whitetail Way.
- Does not require urban utilities or infrastructure expansion.

The site is appropriate in size, location, and physical characteristics to support the proposed designation.

D. Consistency with Capital Facilities and Transportation Elements

The proposal does not require expansion of public capital facilities.

- Water will be provided by individual wells.
- Wastewater will be managed by on-site septic systems.
- Access is existing and adequate.
- Traffic generation from potential RR5 parcels will remain consistent with rural residential levels.

The amendment does not conflict with adopted transportation or capital facilities planning.

E. No Adverse Impact to Surrounding Land Uses

The surrounding area consists of rural residential properties and large-acreage parcels. The proposed RR5 designation:

- Maintains rural residential character.
- Does not introduce commercial or industrial uses.
- Preserves compatibility with surrounding properties.

The amendment will not create adverse impacts to neighboring landowners.

F. No Adverse Impact to Resource Lands or Critical Areas

The property is not designated as long-term commercial agricultural, forest, or mineral resource land. The proposed amendment:

- Does not convert designated resource lands.
- Will comply with critical areas regulations at time of development.
- Does not create unavoidable impacts to environmentally sensitive areas.

G. No Adverse Effect on Land Supply

The proposal does not reduce the County's ability to meet projected rural land needs. Instead, it allows modest rural residential density consistent with long-term planning policies.

The 21.6-acre parcel remains rural in character and continues to support low-density development consistent with rural land supply projections.

H. Serves the Public Interest

The proposed amendment serves the public interest by:

- Allowing reasonable and economically viable use of private property.
- Supporting rural housing opportunities.
- Maintaining public health and safety through compliance with well and septic standards.
- Preserving rural character outside the UGA.

For these reasons, the proposed Comprehensive Plan Map Amendment from RR10 to RR5 meets the criteria of Chelan County Code 14.14.060(1).

Please let me know if additional information is needed to complete the review.

Thanks,
Shawn Sanderson

On Wed, Feb 25, 2026 at 12:25 PM Susan Dretke <Susan.Dretke@co.chelan.wa.us> wrote:

Hi-

We've received the application, however, it looks as if you're missing responses to the following:

- Pursuant to Chelan County Code, Section 14.14.060 (1), Amendment review criteria for comprehensive plan maps, urban growth area and county-adopted plans, shall be comply with the following: 1. General Review Criteria. Proposed amendments to the Chelan County comprehensive plan maps and county-adopted city comprehensive plan maps as these plans relate to the unincorporated portions of each city's urban growth area (UGA) must meet the following criteria:

- A. The proposal is consistent with the goals of the Growth Management Act (Chapter 36.70A RCW), and any applicable county-wide planning policies; and,

- B. The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies; and,

- C. The amendment complies with comprehensive plan land use designation/siting criteria; and,

- D. The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended; and,

- E. The amendment does not adversely affect the surrounding land uses; and,

- F. The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated; and,

- G. The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan; and,

- H. The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

-

-

Susan Dretke

Senior Planner

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Main Office: (509) 667-6225

Direct Line: (509) 667-6586

Susan.Dretke@CO.CHELAN.WA.US

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey: https://www.surveymonkey.com/r/XP7NYJZ

SEPA[1] Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A. Background

Find help answering background questions[2]

1. **Name of proposed project, if applicable:**
   Sanderson Short Plat
2. **Name of applicant:**
   Shawn & DeAnne Sanderson
3. **Address and phone number of applicant and contact person:**
   172 Whitetail Way Chelan, WA 98816, Shawn S. (509) 860-8649
4. **Date checklist prepared:**
   Feb 2026
5. **Agency requesting checklist:**
   Chelan County
6. **Proposed timing of schedule (including phasing, if applicable):**
   ASAP
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**
   Our eventual goal is to change zoning from current RR10 to RR5.
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.** Parcel was approved for Cluster Short Plat NO SP 2023-409
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.**
   Open in ground swimming pool permit BP 250540 To be finished in the Spring.
10. **List any government approvals or permits that will be needed for your proposal, if known.**
    Comprehensive Plan Amendment, re zone, Short Plat approval.
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.)** Trying to have flexibility to sell off a few acres of our property to help cover our rapidly rising property taxes.
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,**
    21.65 acres @ 172 Whitetail Way Chelan, Parcel # 282234410100

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

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.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. **General description of the site:**
Rolling hills

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. **What is the steepest slope on the site (approximate percent slope)?**
25 - 30% in a couple smaller areas.

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.** 12" - 36" well draining topsoil on top of decomposed granite and solid granite under decomposed.

d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.** No. Nelson Geotechnical has done 3 site visits & reports for various projects starting in 2014. most recently in 2025.

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.**
3 - Flat areas have been cut out of hilly areas to access well heads, build an ADU.

f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**
If precaution is taken groundwater absorbs very quickly in large grass & brush areas.

g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**
No plans at this time for more impervious surfaces.

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**
We annually clean out ditches and add rock & gravel to control erosion.

2. Air

Find help answering air questions[4]

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.**
No plans of further construction at this time.

b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.** No nearby emissions or odors we're aware of.

c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**
No emissions would occur as part of this approval.

3. Water

Find help answering water questions[5]

a. **Surface:**
Find help answering surface water questions[6]

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.** There is no surface water, streams etc anywhere on or near our property.

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.**
No water nearby.

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.**
No wetlands or surface water on our parcel.

---

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air
[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water
[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**
   No surface water.

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.** Not in 100-year floodplain.

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.**
   NO discharges of waste materials to surface water would occur.

b. **Ground:**
   Find help answering ground water questions[7]

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 a general description, purpose, and approximate quantities if known.**
   We have 4 wells on our property but only one is active for exsisting residence + ADU.
2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.** We have 2 permitted septic systems on our property and 2 approved site evaluations for future.

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.** Any rain or snow melt runs into ditches which disperse in large well draining grass fields. No other water sources nearby.
2. **Could waste materials enter ground or surface waters? If so, generally describe.**
   NO waste materials or surface water present.

3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.** Not at this time.

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

d. **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

No surface, ground, or runoff water impacts would occur as a direct result of this approval.

4. Plants

Find help answering plants questions

a. **Check the types of vegetation found on the site:**

- ☐ **deciduous tree: alder, maple, aspen, other**
- ☒ **evergreen tree: fir, cedar, pine, other**
- ☒ **shrubs**
- ☒ **grass**
- ☐ **pasture**
- ☐ **crop or grain**
- ☐ **orchards, vineyards, or other permanent crops.**
- ☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- ☐ **water plants: water lily, eelgrass, milfoil, other**
- ☐ **other types of vegetation**

b. **What kind and amount of vegetation will be removed or altered?**

None at this time or in the near future.

c. **List threatened and endangered species known to be on or near the site.**

No endangered species on or near the site.

d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.** We've tried to leave as much natural landscape around our buildings except for fire buffer.

e. **List all noxious weeds and invasive species known to be on or near the site.**

We try to remove - Dalmation toadflax, Russian knapweed

5. Animals

Find help answering animal questions[8]

a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include: Hawks, crows, songbirds.
Deer, coyote.

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:** Nope

b. List any threatened and endangered species known to be on or near the site.
Not aware of any threatned or endangered on or nearby.

c. Is the site part of a migration route? If so, explain.
No migration route.

d. Proposed measures to preserve or enhance wildlife, if any.
Mostly natural landscape, deer visit close to our house.

e. List any invasive animal species known to be on or near the site.
Starlings

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

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. No additional energy needs at this time.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. wouldn't affect any future solar on or nearby.

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.
"Green Building", solar panels.

7. Environmental health

Health Find help with answering environmental health questions[10]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe. Not that we're aware of.

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou
[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

1. **Describe any known or possible contamination at the site from present or past uses.** None as far as we know.

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.**
No hazardous chemicals/conditions nearby.

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.** only gas, oil, propane.

4. **Describe special emergency services that might be required.**
Wildland Fire protection.

5. **Proposed measures to reduce or control environmental health hazards, if any.**
Future silt fences, straw, limiting to normal construction hours.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?** Very quiet, occasional tractors, mowing, animals.

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)?**
None at this time or in the near future.

3. **Proposed measures to reduce or control noise impacts, if any:**
Standard work hours.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

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.**
Currently in its natural state around exsisting structures.

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 because of the proposal, if any? If resource lands have**
Not forest land. No irrigation so probably never farmed.

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?
Never had farm or forest tax breaks

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?**
No farming or forestry nearby.

c. **Describe any structures on the site.** Single family home & seperate ADU. Garden shed, chicken coop, open sided tractor & hay storage.

d. **Will any structures be demolished? If so, what?**
No demolishing.

e. **What is the current zoning classification of the site?** RR10

f. **What is the current comprehensive plan designation of the site?** Rural Residential

g. **If applicable, what is the current shoreline master program designation of the site?**
No shoreline.

h. **Has any part of the site been classified as a critical area by the city or county? If so, specify.** No critical areas.

i. **Approximately how many people would reside or work in the completed project?**
No additional people at this time.

j. **Approximately how many people would the completed project displace?**
Nobody will be displaced.

k. **Proposed measures to avoid or reduce displacement impacts, if any.**
Nobody will be displaced.

l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**
Plan to remain residential

m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**
No forest, no agriculture

9. Housing

Find help answering housing questions[12]

a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**
No added residences at this time.

b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**
No units will be eliminated.

c. **Proposed measures to reduce or control housing impacts, if any:**
Low density housing.

10. Aesthetics

Find help answering aesthetics questions[13]

a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**
No proposed structures at this time.

b. **What views in the immediate vicinity would be altered or obstructed?**
No proposed structures at this time.

c. **Proposed measures to reduce or control aesthetic impacts, if any:**
No proposed structures at this time.

11. Light and glare

Find help answering light and glare questions[14]

a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?** No lighting or windows will be added at this time.

b. **Could light or glare from the finished project be a safety hazard or interfere with views?** No added lighting at this time.

c. **What existing off-site sources of light or glare may affect your proposal?**
None

d. **Proposed measures to reduce or control light and glare impacts, if any:**
Dim or downward facing outside lights to protect night sky.

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing
[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics
[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

12. Recreation

Find help answering recreation questions

a. **What designated and informal recreational opportunities are in the immediate vicinity?** Numerous recreational opportunities are readily available nearby including hiking, biking, boating, swimming.

b. **Would the proposed project displace any existing recreational uses? If so, describe.** No existing recreational uses would be displaced.

c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:** Recreation won't be impacted.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

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.** No old buildings etc.

b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.** No evidence of any Indian or historic use.

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.** No potential impacts to cultural or historical.

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.** No disturbance would occur.

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

14. Transportation

Find help with answering transportation questions[16]

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.**
Access to property is Boyd Rd off Hwy 150. Right on Purtteman Gulch, rt on Chelan Ranch rd. Right on Whitetail Way.

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?** Hwy 150 at intersection of Boyd rd has a public bus stop aprox 1.6 miles away.

c. **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).**
No, rural gravel & dirt road access.

d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**
No water, rail, or air transportation nearby.

e. **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?**
No extra traffic in this proposal.

f. **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.**
No agriculture or forestry work nearby.

g. **Proposed measures to reduce or control transportation impacts, if any:**
No transportation impacts at this time.

15. Public services

Find help answering public service questions[17]

a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.** Not at this time.

---

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation
[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services

b. Proposed measures to reduce or control direct impacts on public services, if any.
No added impacts in the near future.

16. Utilities

Find help answering utilities questions[18]

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. Nothing proposed at this time.

C.Signature

Find help about who should sign[19]

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.

X Shawn Sanderson

Type name of signee: Shawn Sanderson

Position and agency/organization: owner

Date submitted: 2/25/26

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section 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.

[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities
[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature
[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

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?** Increased but minimal impervious surfaces.

   - **Proposed measures to avoid or reduce such increases are:**
     Smaller foot print homes with less impervious surfaces.

2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**
   Deer, coyote & birds adapt well.

   - **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**
     Natural (native) landscape.

3. **How would the proposal be likely to deplete energy or natural resources?**
   Each parcel would potentially have a residence.

   - **Proposed measures to protect or conserve energy and natural resources are:**
     "Green building" practices, solar panels.

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 sensitive areas on our parcel.

   - **Proposed measures to protect such resources or to avoid or reduce impacts are:**
     No sensitive areas.

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 shorline on our parcel.

   - **Proposed measures to avoid or reduce shoreline and land use impacts are:**
     No shorline on or near our parcel.

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?** None at this time or near future.

   - **Proposed measures to reduce or respond to such demand(s) are:**
     This proposal will not directly increase transportation demand.

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

The proposal is consistent with Ecology requirements.

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 282234410100 Lot Size: 21.65 (Acres)
Parcel Address: 172 Whitetail Way City/Zip Code: Chelan / 98816
Property Owner(s): Shawn, DeAnne Sanderson Zoning: RR10
Mailing Address: 172 Whitetail Way
City/State/Zip Code: Chelan, WA 98816
Phone: (509) 860-8649 E-mail: chelansitedevelopment@gmail.com

Applicant/Agent (if different than owner): _____
Company and Mailing Address: _____
City/State/Zip: _____ Phone: _____
E-mail: _____
For multiple owners, applicants, or agents, provide additional sheets.

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ❑ Administrative Modification
- ❑ Administrative Determination
- ❑ Administrative Interpretation
- ❑ Binding Site Plan
- ☒ Comprehensive Plan Map Amendment
- ❑ Comprehensive Plan Text Amendment
- ❑ Conditional Use Permit
- ❑ Forest Practice/Conversion
- ❑ Open Space: Public Benefit Rating System
- ❑ Major Subdivision
- ❑ Master Planned Development
- ❑ Planned Development
- ❑ Plat Alteration or Vacation
- ❑ Short Plat
- ❑ Variance (zoning or critical areas)
- ❑ Zoning Change-Text Amendment/ Map Amendment
- ❑ Critical Area Determination
- ❑ Other: _____

APPLICABILITY SECTION

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership (Title holder signature is required on all applications. Properties being purchased on a Real Estate Contract require title holder signature.)
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

File(s) No. _____

GENERAL INFORMATION

Please provide a narrative of the proposed project including, but not limited to, all proposed activities, uses and development (attach additional sheets if needed):

Going through the lengthy process to eventually re zone from current RR10 to RR5. Currently have an approved cluster short plat SP 2023-409.

☐ Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): _____
2. Is the subject property located within an Urban Growth Area (UGA)? ☒ No ☐ Yes
   If "yes", which UGA? _____
3. Please describe adjacent land uses in all directions around the subject property:
   North: residential
   South: residential
   East: residential
   West: residential
4. What is the current use of the property? Single residence & ADU
5. Sanitation Disposal: ☐ N/A ☒ Septic Permit ☐ Sewer District: _____
6. Water Source: ☐ N/A ☒ Single Private Well ☐ Shared Private Well ☐ Group B
   ☐ Public Water Supplier: _____
7. Irrigation Water:
   ☒ N/A ☐ Yes (Private) ☐ Yes (Public) Irrigation District/Purveyor: NA
8. Fire District: Chelan School District: Chelan
9. Power Service: Chelan County PUD
10. Are there critical areas or critical area buffers on the property? NO
    ☐ Airport Overlay: _____
    ☐ Aquifer Recharge Area (see attached)
    ☐ Floodplain / Floodway _____
    Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:
    ☐ Alluvial Fan (250') ☐ Known Historic Hazardous Area (250') ☐ Slopes > 40% (250')
    ☐ Erosive soils (on-site) ☐ Landslide ☐ Snow Avalanche (500')
    ☐ Habitat/Riparian Area, protected species/area: _____
    ☐ Streams / Waterbodies: _____ ☐Shoreline Environment Designation: _____
    ☐ Drainage or Seasonal Stream: _____ ☐ Wetland, if so what category: _____
    ☐ Cultural or Archeological: _____
11. Will landfill be required? ☒ No ☐ Yes, approximate _____(cubic yards)
12. Will excavation be required? ☒ No ☐ Yes, approximate _____(cubic yards)
13. Has site preparation been started on the site? If so, to what extent?
    NA
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?
    NA

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:
NA -> No projects planned at this time.

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property coverd by this proposal? ☒ No ☐ Yes, please list:

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Pursuant to Chelan County Code (CCC), Section 11.82.030: An applicant seeking to develop property which requires a development permit, not otherwise exempted from the requirements of this chapter, shall submit with the application this certified statement, which lists criteria (5)(A) through (5)(D), (6), and (7) as set forth in CCC, Section 11.82.040 and indicate whether the criteria apply or do not apply to the site or development.

*****Any development application that fails to contain this statement or fails to indicate whether any one of the criteria apply or do not apply shall be rejected and only accepted upon resubmission of the completed statement. "Unknown" or similar responses will not be accepted.*****

If the administrator determines the development meets one or more of criteria (1) through (4) of CCC, Section 11.82.040, or if the administrator determines the development meets criterion (5) of CCC, Section 11.82.040 and the applicant indicates the development meets one or more of criteria (5)(A) through (5)(D), or if the applicant indicates the development meets one or more of criteria (6) or (7) of CCC, Section 11.82.040, the development shall require a hydrogeologic evaluation as described in CCC, Section 11.82.050. If the development has a medium or high vulnerability rating, the development shall be subject to the performance standards of CCC, Section 11.82.060.

If the administrator determines that criteria (1) through (5) of CCC, Section 11.82.040 do not apply to the development and an applicant's statement asserts that criteria (6) and (7) of CCC, Section 11.82.040 do not apply to the development, the administrator will accept the statement and proceed with the permitting or approval process, except if the administrator has or obtains information prior to the permit or approval being finalized, which clearly establishes the applicant's statement is incorrect. In which case, the applicant will be advised in writing of the inconsistent information and advised to either (A) provide an amended statement adding the evaluation criteria as being applicable and complete a hydrogeologic evaluation of the development pursuant to CCC, Section 11.82.050, or (B) present sufficient countering information clearly establishing that the basis for the department's concern is incorrect. If the applicant selects to proceed under (B), upon receipt of the applicant's information, the administrator shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the administrator.

EVALUATION CRITERIA:

The applicant is required to determine the vulnerability rating for any development permit, not otherwise exempted, and meets any one of the criteria below. Please check the boxes that apply to your project:

- ☐ 1.Within a wellhead protection area designated under WAC 246-290-135
- ☐ 2. Within a critical aquifer recharge area mapped and identified by a qualified groundwater professional
- ☐ 3. Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act
- ☐ 4. Within an area established for special protection pursuant to a groundwater management program, Chapters 90.44, 90.48, and 90.54 RCW, and Chapters 173-100 and 173-200 WAC
- ☐ 5. The site contains highly permeable soils, which include types 1 ,2 and 3 under WAC 246-272A-0220, Table V or soils mapped by US Department of Agriculture Natural Resources Conservation Service as having saturated hydraulic conductivity (Ksat) classification of Moderately High or identified as Hydrologic Soil Group "A" and:
  - ☐ A. The site will be utilized for hazardous substance (defined in Chapter 70.105 RCW) processing, storage or handling in applications or quantities larger than is typical of household use; or
  - ☐ B. The site is currently or will be utilized for commercial or industrial activities listed in the US Environmental Protection Agency's Potential Sources of Drinking Water Contamination Index that can be found in Appendix A to Department of Ecology's Critical Aquifer Recharge Area Guidance Document; or
  - ☐ C. The development involves a major subdivision and includes present or future plans to construct dwelling units that will not be connected to a public sewer system and any of the lots are less than one net acre in size; or
  - ☐ D. The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds four thousand square feet;
- ☐ 6. The proposed use is as a commercial feedlot, landfill, junkyard, salvage yard, or auto wrecking yard, or
- ☐ 7. The site will be used for above ground application of sewage or sludge.

Development proposals for a single-family residential dwelling, accessory dwelling unit, or accessory building that is connected to a public sewer system or has a septic permit approved by the Chelan-Douglas health district shall be exempt from hydrogeologic evaluation under CCC, Section 11.82.050.

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there **IS NOT** or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled "**IS NOT**" above, proceed to Sub-Section III of this form.

If you circled "**IS**" above, proceed to Sub-Section II of this form.

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.

____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.

____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.

____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

☒ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis- related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

- ❑ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.
- ❑ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).
- ❑ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.
- ❑ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.
- ❑ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.
- ❑ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

- ❑ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ❑ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ❑ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ❑ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ❑ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- ❑ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ❑ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ❑ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ❑ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ❑ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ❑ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEGEMENT SECTION

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

By submitting this application, I acknowledge and certify the following:

Initials
(Owner and, if applicable, Applicant)

SS _____ 1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.

SS _____ 2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.

SS _____ 3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.

SS _____ 4. Additional permit applications and approvals may be necessary to conduct specific activities.

SS _____ 5. Application fees are non-refundable, except when approve by the Board.

SS _____ 6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

File(s) No. _____

SS ____ 7. Chelan County is hereby given consent to enter the property(ies) listed above.

SS ____ 8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.

SS ____ 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.

SS ____ 10. I certify that this application has been made with the consent of the lawful property owner(s).

SS ____ 11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.

SS ____ 12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature: Shawn Sanderson **Place:** 172 Whitetail Way **Date:** 2/24/26

Print Name: Shawn Sanderson

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

Property owners:
Shawn and DeAnne Sanderson
172 Whitetail Way
Chelan, WA 98816
509-860-8649
Parcel number: 282234410100

i.) Statement of What is Proposed and Why

The applicants (Shawn and DeAnne Sanderson) propose to amend the Comprehensive Plan land use designation and zoning classification from Rural Residential/Resource (RR10) to Rural Residential (RR5) for the 21.65-acre parcel located at 172 Whitetail Way, Chelan, WA. The requested amendment would allow a 4-lot residential short plat consistent with a 5-acre minimum lot size.

The purpose of the amendment is to allow modest rural residential development that aligns with the property's size, existing access, surrounding parcel patterns, and long-term residential character of the area. The proposed 4-lot configuration maintains rural densities while making efficient use of the land.

We have a conditional cluster short plat (SP 2023-409) approval for three lots on our 21.65 acres. However, the open space requirements were significantly restrictive for us to be able to enjoy the freedom of our property. We feel re-zoning to RR5 will enable us to fulfil our potential objectives without the restrictions.of the open space requirements.

ii.) Consistency with the Washington Growth Management Act (RCW 36.70A)

The proposed amendment is consistent with the goals of the Washington State Growth Management Act (GMA), including:

Urban Growth Goal: The property is outside the UGA and the proposed density remains rural in character, consistent with GMA provisions that allow limited rural development that does not create urban-level densities.
Rural Element: The proposal maintains rural character, preserves open space between homes, and avoids sprawl.
Housing Goal: The amendment modestly increases rural housing supply in a manner consistent with existing development patterns.
Property Rights Goal: The proposal allows reasonable use of private property consistent with surrounding land uses.

The requested RR5 zoning maintains low-density rural development and does not create urban services demand.

The RR10 and RR5 guidelines are relatively the same other than the lot size.

iii.) Compliance with Comprehensive Plan Goals and Policies

The amendment supports Chelan County Comprehensive Plan goals related to:

* Encouraging rural development at appropriate densities.
* Maintaining rural character and open space.
* Supporting incremental housing opportunities.
* Ensuring compatibility with surrounding land uses.

The proposal reflects the established rural residential pattern in the surrounding area and does not introduce incompatible uses.

iv.) Compliance with Land Use Designation Criteria

The requested RR5 designation is appropriate because:

* The parcel size (21.65 acres) comfortably supports four 5-acre lots.
* The property is currently used for single-family residential purposes.
* No critical areas or designated resource lands are present.
* The proposed density is consistent with surrounding lot sizes.
* The change does not require extension of urban-level infrastructure.

v.) Consistency with Capital Facilities and Transportation Elements

The proposed 4-lot short plat will not create significant demand on capital facilities.

Transportation: Access is available via Whitetail Way. Traffic generated by four rural residential lots is minimal and consistent with rural road standards.
Schools and Emergency Services: The increase of three additional dwelling units (beyond the existing home) will have negligible impact on public services.
Utilities: Development will rely on individual wells and septic systems consistent with rural service levels.

The proposal does not require expansion of public infrastructure beyond rural service standards.

vi.) Surrounding Land Uses and Appropriateness of Amendment

Surrounding properties are characterized by rural residential uses and large-lot development patterns. The proposed RR5 designation remains consistent with:

* Existing rural residential character
* Similar lot sizes in the vicinity
* Low-density residential use

The proposed amendment is more appropriate than the existing RR10 zoning because it better reflects the parcel's size and allows logical subdivision while maintaining rural spacing and open character. Two of the adjoining properties are 5 acres and 5.88 acres.

Vii.) Impact on Resource Lands or Critical Areas

The property does not contain or impact designated agricultural, forest, or mineral resource lands. No mapped critical areas (wetlands, fish and wildlife habitat, geologic hazards, or shorelines) are present on the site.

The proposal therefore does not negatively impact long-term commercial resource lands or environmentally sensitive areas.

viii.) Impact on 20-Year Land Supply

The amendment provides a modest increase in rural residential land supply by allowing up to four lots rather than limiting development to two under RR10 standards.

This incremental increase supports projected population growth while maintaining rural densities and does not undermine the County's allocation of growth to Urban Growth Areas.

ix.) Public Health, Safety, and Welfare

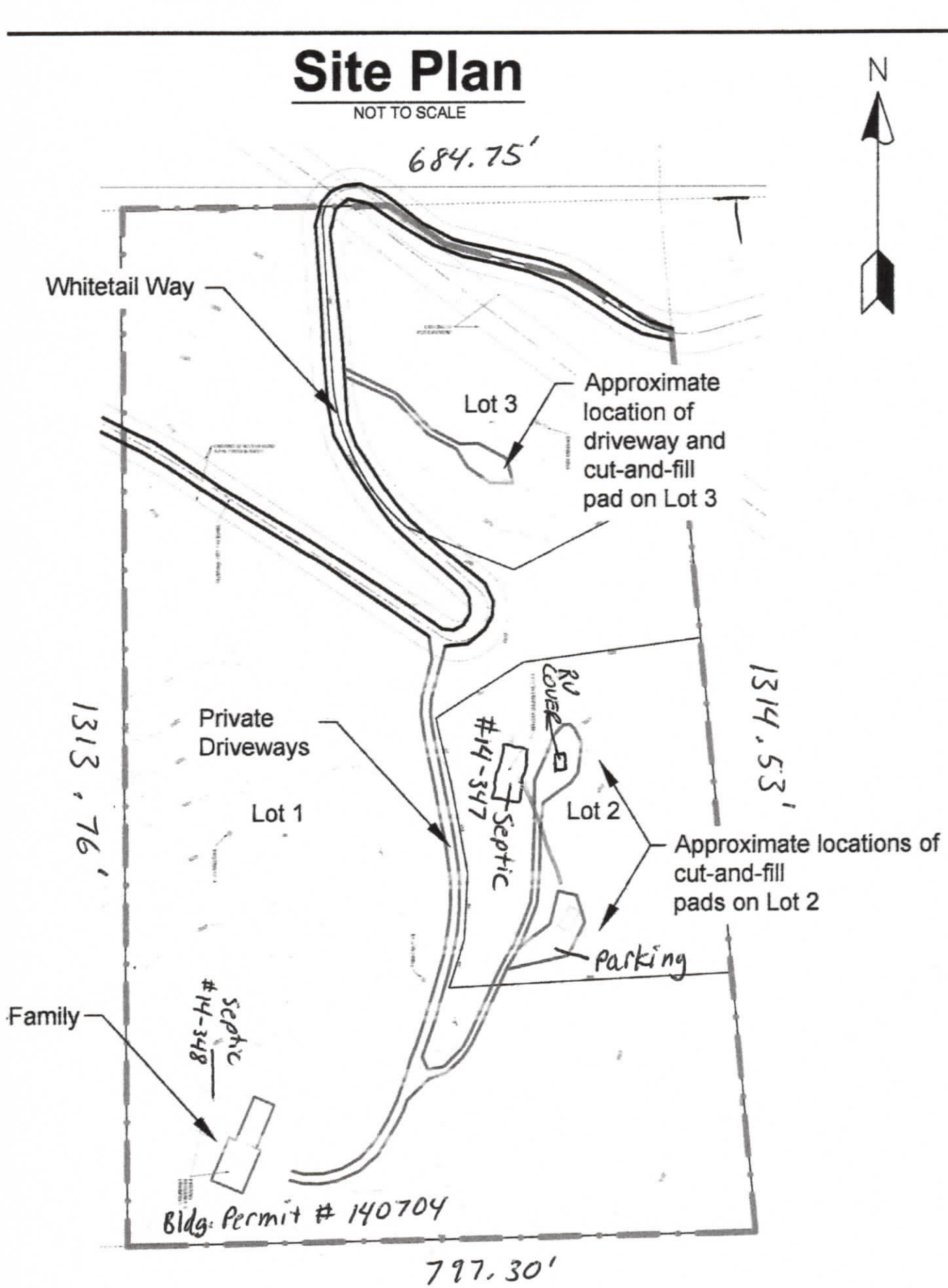
The proposed amendment serves the public interest by:

* Allowing orderly rural development consistent with established patterns.
* Supporting housing availability in Chelan County.
* Maintaining rural character and low-density design.
* Avoiding impacts to critical areas or resource lands.
* Ensuring development remains within rural infrastructure capacity.
* Added parcels would contribute more to the local tax base, helping fund schools, fire districts, etc.

The proposal balances private property rights with community planning goals and promotes the health, safety, and welfare of the public as a whole.

Site Plan

NOT TO SCALE



LEGEND

- Property line

Desktop\Site Plan.dwg

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 282234410100 Lot Size: 21.65 (Acres)
Parcel Address: 172 Whitetail Way City/Zip Code: Chelan / 98816
Property Owner(s): Shawn, DeAnne Sanderson Zoning: RR10
Mailing Address: 172 Whitetail Way
City/State/Zip Code: Chelan, WA 98816
Phone: (509) 860-8649 E-mail: chelansitedevelopment@gmail.com

Applicant/Agent (if different than owner): _____
Company and Mailing Address: _____
City/State/Zip: _____ Phone: _____
E-mail: _____
For multiple owners, applicants, or agents, provide additional sheets.

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ❑ Administrative Modification
- ❑ Administrative Determination
- ❑ Administrative Interpretation
- ❑ Binding Site Plan
- ☒ Comprehensive Plan Map Amendment
- ❑ Comprehensive Plan Text Amendment
- ❑ Conditional Use Permit
- ❑ Forest Practice/Conversion
- ❑ Open Space: Public Benefit Rating System
- ❑ Major Subdivision
- ❑ Master Planned Development
- ❑ Planned Development
- ❑ Plat Alteration or Vacation
- ❑ Short Plat
- ❑ Variance (zoning or critical areas)
- ❑ Zoning Change-Text Amendment/ Map Amendment
- ❑ Critical Area Determination
- ❑ Other: _____

APPLICABILITY SECTION

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership (Title holder signature is required on all applications. Properties being purchased on a Real Estate Contract require title holder signature.)
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

File(s) No. _____

GENERAL INFORMATION

Please provide a narrative of the proposed project including, but not limited to, all proposed activities, uses and development (attach additional sheets if needed):

Going through the lengthy process to eventually re zone from current RR10 to RR5. Currently have an approved cluster short plat SP 2023-409.

☐ Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): _____
2. Is the subject property located within an Urban Growth Area (UGA)? ☒ No ☐ Yes
   If "yes", which UGA? _____
3. Please describe adjacent land uses in all directions around the subject property:
   North: residential
   South: residential
   East: residential
   West: residential
4. What is the current use of the property? Single residence & ADU
5. Sanitation Disposal: ☐ N/A ☒ Septic Permit ☐ Sewer District: _____
6. Water Source: ☐ N/A ☒ Single Private Well ☐ Shared Private Well ☐ Group B
   ☐ Public Water Supplier: _____
7. Irrigation Water:
   ☒ N/A ☐ Yes (Private) ☐ Yes (Public) Irrigation District/Purveyor: NA
8. Fire District: Chelan School District: Chelan
9. Power Service: Chelan County PUD
10. Are there critical areas or critical area buffers on the property? NO
    ☐ Airport Overlay: _____
    ☐ Aquifer Recharge Area (see attached)
    ☐ Floodplain / Floodway _____
    Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:
    ☐ Alluvial Fan (250') ☐ Known Historic Hazardous Area (250') ☐ Slopes > 40% (250')
    ☐ Erosive soils (on-site) ☐ Landslide ☐ Snow Avalanche (500')
    ☐ Habitat/Riparian Area, protected species/area: _____
    ☐ Streams / Waterbodies: _____ ☐Shoreline Environment Designation: _____
    ☐ Drainage or Seasonal Stream: _____ ☐ Wetland, if so what category: _____
    ☐ Cultural or Archeological: _____
11. Will landfill be required? ☒ No ☐ Yes, approximate _____(cubic yards)
12. Will excavation be required? ☒ No ☐ Yes, approximate _____(cubic yards)
13. Has site preparation been started on the site? If so, to what extent?
    NA
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?
    NA

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:
NA -> No projects planned at this time.

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property coverd by this proposal? ☒ No ☐ Yes, please list:

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Pursuant to Chelan County Code (CCC), Section 11.82.030: An applicant seeking to develop property which requires a development permit, not otherwise exempted from the requirements of this chapter, shall submit with the application this certified statement, which lists criteria (5)(A) through (5)(D), (6), and (7) as set forth in CCC, Section 11.82.040 and indicate whether the criteria apply or do not apply to the site or development.

*****Any development application that fails to contain this statement or fails to indicate whether any one of the criteria apply or do not apply shall be rejected and only accepted upon resubmission of the completed statement. "Unknown" or similar responses will not be accepted.*****

If the administrator determines the development meets one or more of criteria (1) through (4) of CCC, Section 11.82.040, or if the administrator determines the development meets criterion (5) of CCC, Section 11.82.040 and the applicant indicates the development meets one or more of criteria (5)(A) through (5)(D), or if the applicant indicates the development meets one or more of criteria (6) or (7) of CCC, Section 11.82.040, the development shall require a hydrogeologic evaluation as described in CCC, Section 11.82.050. If the development has a medium or high vulnerability rating, the development shall be subject to the performance standards of CCC, Section 11.82.060.

If the administrator determines that criteria (1) through (5) of CCC, Section 11.82.040 do not apply to the development and an applicant's statement asserts that criteria (6) and (7) of CCC, Section 11.82.040 do not apply to the development, the administrator will accept the statement and proceed with the permitting or approval process, except if the administrator has or obtains information prior to the permit or approval being finalized, which clearly establishes the applicant's statement is incorrect. In which case, the applicant will be advised in writing of the inconsistent information and advised to either (A) provide an amended statement adding the evaluation criteria as being applicable and complete a hydrogeologic evaluation of the development pursuant to CCC, Section 11.82.050, or (B) present sufficient countering information clearly establishing that the basis for the department's concern is incorrect. If the applicant selects to proceed under (B), upon receipt of the applicant's information, the administrator shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the administrator.

EVALUATION CRITERIA:

The applicant is required to determine the vulnerability rating for any development permit, not otherwise exempted, and meets any one of the criteria below. Please check the boxes that apply to your project:

- ☐ 1.Within a wellhead protection area designated under WAC 246-290-135
- ☐ 2. Within a critical aquifer recharge area mapped and identified by a qualified groundwater professional
- ☐ 3. Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act
- ☐ 4. Within an area established for special protection pursuant to a groundwater management program, Chapters 90.44, 90.48, and 90.54 RCW, and Chapters 173-100 and 173-200 WAC
- ☐ 5. The site contains highly permeable soils, which include types 1 ,2 and 3 under WAC 246-272A-0220, Table V or soils mapped by US Department of Agriculture Natural Resources Conservation Service as having saturated hydraulic conductivity (Ksat) classification of Moderately High or identified as Hydrologic Soil Group "A" and:
  - ☐ A. The site will be utilized for hazardous substance (defined in Chapter 70.105 RCW) processing, storage or handling in applications or quantities larger than is typical of household use; or
  - ☐ B. The site is currently or will be utilized for commercial or industrial activities listed in the US Environmental Protection Agency's Potential Sources of Drinking Water Contamination Index that can be found in Appendix A to Department of Ecology's Critical Aquifer Recharge Area Guidance Document; or
  - ☐ C. The development involves a major subdivision and includes present or future plans to construct dwelling units that will not be connected to a public sewer system and any of the lots are less than one net acre in size; or
  - ☐ D. The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds four thousand square feet;
- ☐ 6. The proposed use is as a commercial feedlot, landfill, junkyard, salvage yard, or auto wrecking yard, or
- ☐ 7. The site will be used for above ground application of sewage or sludge.

Development proposals for a single-family residential dwelling, accessory dwelling unit, or accessory building that is connected to a public sewer system or has a septic permit approved by the Chelan-Douglas health district shall be exempt from hydrogeologic evaluation under CCC, Section 11.82.050.

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there **IS NOT** or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled "**IS NOT**" above, proceed to Sub-Section III of this form.

If you circled "**IS**" above, proceed to Sub-Section II of this form.

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.

____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.

____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.

____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

☒ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis- related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

- ❑ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.
- ❑ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).
- ❑ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.
- ❑ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.
- ❑ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.
- ❑ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

- ❑ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ❑ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ❑ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ❑ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ❑ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- ❑ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ❑ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ❑ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ❑ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ❑ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ❑ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEGEMENT SECTION

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

By submitting this application, I acknowledge and certify the following:

Initials
(Owner and, if applicable, Applicant)

SS _____ 1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.

SS _____ 2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.

SS _____ 3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.

SS _____ 4. Additional permit applications and approvals may be necessary to conduct specific activities.

SS _____ 5. Application fees are non-refundable, except when approve by the Board.

SS _____ 6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

File(s) No. _____

SS ____ 7. Chelan County is hereby given consent to enter the property(ies) listed above.

SS ____ 8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.

SS ____ 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.

SS ____ 10. I certify that this application has been made with the consent of the lawful property owner(s).

SS ____ 11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.

SS ____ 12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature: Shawn Sanderson **Place:** 172 Whitetail Way **Date:** 2/24/26

Print Name: Shawn Sanderson

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

File: SEPA 26-063

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

I, Ashley Fernandez, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on April 27, 2026, I personally mailed true and correct copies of the attached SEPA DETERMINATION OF NON-SIGNIFIGANCE to the following parties:

****SEE ATTACHED EMAIL****

Signature

4.27.2026
Date

ACKNOWLEDGEMENT

This is to certify that on 27th day of April, 2026.

Ashley Fernandez to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

Ashley Fernandez

From: Ashley Fernandez
Sent: Monday, April 27, 2026 2:23 PM
To: FMO; 'ehsupport@cdhd.wa.gov'; Cindy Grubb; 'realestateservices@chelanpud.org'; 'aquaticleasing.rivers@dnr.wa.gov'; 'ECYreSEAsmp@ecy.wa.gov'; 'jajax@cityofchelan.us'; 'mayor@cityofchelan.us'; 'enviroreview@yakama.com'; 'amelia.stanger.hsy@colvilletribes.com'; 'tracey.peone.hsy@colvilletribes.com'
Cc: Susan Dretke
Subject: Additional comment period for a SEPA Determination regarding CPA 26-063-Sanderson - Chelan County Dept. of Community Development
Attachments: CPA 26-063 Sanderson - SEPA - DNS.pdf

Good afternoon,

Please see the attached SEPA Determination of Non-significance regarding Shawn & DeAnne Sanderson's application, File# CPA 26-063. This is a notification of a decision that was made regarding the application. The comment period ends on May 14, 2026.

If you have any questions pertaining to this application please feel free to contact the Chelan County Planner associated with this file, Susan Dretke, at 509-667-6225 or susan.dretke@co.chelan.wa.us.

Have a great week!

Cheers,

Ashley Fernandez
Noticing Clerk
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
Ashley.Fernandez@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey: https://www.surveymonkey.com/r/FC638WT

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: jdL8NbWKaxgbkhXGXlae | **Proof Updated: Apr. 27, 2026 at 08:31am PDT**
Notice Name: CPA - SEPA - DNS

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Ashley Fernandez	Wenatchee World
ashley.fernandez@co.chelan.wa.us	
(509) 667-6225	

Columns Wide: 2 **Ad Class:** Legals

Total Column Inches: 9.14

Number of Lines: 47

4/30/2026: Custom notice (Thursday Rate)	231.55
Subtotal	$231.55
Tax	$0.00
Processing Fee	$23.16
Total	**$254.71**

See Proof on Next Page

DETERMINATION OF NON-SIGNIFICANCE

PURSUANT to R.C.W 43.21C, NOTICE IS HEREBY GIVEN THAT on April 30, 2026 Chelan County Community Development (LEAD AGENCY) did issue a determination of non-signif icance relative to the environmental impact for the applications listed below. The lead agency for these proposals has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.C.030 (2)(c). This decision was made after review of completed environmental checklist and other information on file with the lead agency.

CPA 26-063 Sanderson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 10 (RR10) to Rural Residential Resource 5 (RR5). **Site Address:** 172 Whitetail Way Chelan, WA 98816; **Parcel Numbers:** 28-22-34-410-100

CPA 26-067 WA DNR- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 20 (RR20) to Rural Residential Resource 10 (RR10). **Site Address:** Unassigned, Wenatchee, WA 98801; **Parcel Numbers:** 23-20-16-100-000

CPA 26-060 McMahon - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 10 (RR10) to Rural Residential Resource 2.5 (RR2.5). **Site Address:** 7948 East Leavenworth Rd. Leavenworth, WA 98826; **Parcel Numbers:** 24-17-23-510-480

CPA 26-054 Hellickson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). **Site Address:** 10705 Fox Rd. Leavenworth, WA 98826; **Parcel Numbers:** 25-18-32-330-200

CPA 26-041 Campbell- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5) **Site Address:** 24 Hugo Rd. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-330-175

CPA 26-048 HMJD-Collins LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 to Rural Residential/ Resource 2.5 (RR2.5) **Site Address:** Unassigned. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-430-050

CPA 26-026 G&B Properties East LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) to Rural Commercial (RC). **Site Address:** 18625 Beaver Valley Rd., Plain, WA 98826; **Parcel Numbers:** 26-17-13-720-007

CPA 26-007 Heart for Homes - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC). **Site Address:** 85 Chestnut St., Chelan Falls, WA 98817; **Parcel Numbers:** 27-23-32-515-096

This information is available to the public on request and may be reviewed at Chelan County Community Development, 316 Washington Street, #301, Wenatchee, WA, during normal business hours. **Comments on these determinations should be sent to the above listed address and must be received by May 14, 2026 at 5:00 PM.**

Date: April 30, 2026

#######

Skip navigation

DEPARTMENT OF ECOLOGY State of Washington

SEPA Record Submittal

My agency records Add a SEPA record Help My account

Resources

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit Copy Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-063

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:
172 Whitetail Way
Chelan WA 98816

Parcel number:
28-22-34-410-100

Coordinates (Lat, Long):
47.876975 , -120.058411

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:
Nonproject

Related Ecology SEPA numbers:
202600913

Important dates

Issued date:
4/30/2026

Comments due to lead agency:
5/14/2026

SEPA Number: 202600913

Applicant name:
Shawn and DeAnne Sanderson

Applicant contact information:

Document type:
CONSULT

Document sub type:
DNS

Proposal name:
Sanderson Comprehensive Plan Map Amendment

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 5 (RR5).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Ashley Fernandez

Date submitted to Ecology:
4/28/2026

Published date:

Attached files

File name	File description
Application.pdf	Application Materials
CPA 26-063 Sanderson - SEPA - DNS.pdf	Issuance of DNS

Ecology home Ecology's SEPA website SEPA Register public search
Version: 1.0.0.0 Contact admin Privacy notice
Accessibility Copyright © Washington State Department of Ecology

File: CPA 26-063

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

Jessica Thompson, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on 3/11/2026, I personally mailed true and correct copies of the hereto attached:

- ☐ Notice of Shoreline Application
- ☑ Notice of Application
- ☐ Other _____

to all property owners within 360 feet (excluding 60 feet of Street rights of way pursuant to Section 14.08.060 (1)(B), Chelan County Code) of the project boundary in accordance with the records of property ownership of the Chelan County Assessor and any other interested parties. A copy of the mailing list is attached to this affidavit.

Signature

3/11/26
Date

ACKNOWLEDGEMENT

This is to certify that on 11th day of March, 2026

Jessica Thompson to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Breanne Hensley
Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit | Copy | Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-063 Sanderson

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:
172 Whitetail Way
Chelan WA 98816

Parcel number:

Coordinates (Lat, Long):
47.876975 , -120.058411

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:

Related Ecology SEPA numbers:

Applicant name:

Important dates

Issued date:
3/12/2026

Comments due to lead agency:

Shawn and DeAnne Sanderson

Applicant contact information:

Document type:
CONSULT

Document sub type:

Proposal name:
CPA 26-063 Sanderson

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 5 (RR5).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Jessica Thompson

3/26/2026

Date submitted to Ecology:
3/10/2026

Published date:

Attached files

File name	File description
Application.pdf	Application Materials
CPA 26-063 narrative.pdf	Application Materials
CPA 26-063 Sanderson NOA.pdf	Notice of Application
Environmental checklist.pdf	Application Materials
General Land Use App.pdf	Application Materials
Geotech site condition review.pdf	Application Materials
Property Comprehensive Plan Amendment.pdf	Application Materials

 Copyright © Washington State Department of Ecology

Jessica K. Thompson

From:	Jessica K. Thompson
Sent:	Tuesday, March 10, 2026 1:03 PM
To:	FMO; 'EHSupport'; Cindy Grubb; 'Real Estate Services'; 'AquaticLeasing.Rivers@dnr.wa.gov'; 'ECY RE CRO SEPA Coordinator'; 'jajax@cityofchelan.us'; 'Mayor McCardle'; 'ENVIROREVIEW@YAKAMA.COM'; 'guy.moura@colvilletribes.com'
Cc:	Susan Dretke
Subject:	Request for Comments – CPA 26-063 – Chelan County Dept. of Community Development
Attachments:	CPA 26-063 Sanderson NOA.pdf; Application.pdf; Environmental checklist.pdf; General Land Use App.pdf; Property Comprehensive Plan Amendment.pdf; site map.pdf; Geotech site condition review.pdf

Greetings,

Chelan County has a **Comprehensive Plan Amendment** application in which we are requesting comments from agencies and special districts. Attached are all the materials for your review and the Notice of Application. Please respond by **5:00 pm on March 26, 2026.**

Project File No.:	CPA 26-063
Project Location:	172 Whitetail Way, Chelan, WA 98816
Parcel Number:	28-22-34-410-100
Applicant/Owner:	Shawn & DeAnne Sanderson
Application Date:	February 26, 2026
Determination of Complete:	March 2, 2026
Notice of Application Date:	March 12, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 5 (RR5).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Application Materials: Attached to this email or may be found on the Chelan County Public Notice Portal: https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

Return Comments To: **Susan Dretke**
Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Email: Susan.Dretke@co.chelan.wa.us

Sincerely,
Jessica Thompson
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

Jessica K. Thompson

From: Jessica K. Thompson
Sent: Tuesday, March 10, 2026 2:23 PM
To: 'chelansitedevelopment@gmail.com'
Cc: Susan Dretke
Subject: Notice of Application for CPA 26-063 Sanderson - Chelan County Dept. of Community Development
Attachments: CPA 26-063 Sanderson NOA.pdf; Affidavit of posting NOA.pdf

Greetings,

Please find the attached Notice of Application for a Comprehensive Plan Amendment regarding Sanderson's property, File# CPA 26-063. This notice should be posted on the subject property by March 12, or as soon as possible. Please place in a prominent position on site and maintain it for 14 days, starting from the first day of posting. If you need a sign for posting, you may pick one up at our office.

Also attached is the affidavit of posting that needs to be filled out with the appropriate information after the 14-day comment period, signed before a notary, and the original returned to your planner. If your affidavit of posting is not returned to your planner, your file may be placed on hold.

If you have any questions pertaining to your application please contact the Chelan County Planner associated with this file, Susan Dretke, at 509-667-6225 or Susan.Dretke@co.chelan.wa.us.

Thank you,

Jessica Thompson
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

Owner_Name CPA 26-063	Address_1	Address_2	Address_3	City	State	Country	Zip
ANDRIST JEREMY & AGA NATALIE	8022 38TH PL SE			SNOHOMISH	WA		98290
BAGGENSTOS DANIEL M MARITAL TRT	BRINKMAN LESLIE & BAGGENSTOS BRYAN CO-TRTEE	329 BAGGENSTOS LN		CHELAN	WA		98816
BENSON JEFFREY P & MEGAN B	505 CHELAN RANCH RD			CHELAN	WA		98816
BRENTON JON M	PO BOX 1377			KINGSTON	WA	USA	98346
CHASE REED	C/O SUSAN NORTON	223 S CAMANO RIDGE RD		CAMANO ISLAND	WA	USA	98282
CHEN SIDING & ZHONG JIANCHENG	6428 224TH AVE NE			REDMOND	WA		98053
CONNELL JOHN B & GLEIM AMY	164 OLD BURN LN			CHELAN	WA	USA	98816
CRIPPEN TERRENCE M & KRYSTIN LINDSTROM	21639 SE 253RD PL			MAPLE VALLEY	WA		98038
FISCHER BRADLEY J & JENNIFER	PO BOX 1148			CHELAN	WA	US	98816
FRENCH ALEXANDER W & CHRISTINE M EVANS	8581 SE 82ND ST			MERCER ISLAND	WA		98040
GALLAGHER FAMILY TRUST	GALLAGHER STEPHEN & SHERMAN KIMBERLEE TRUSTEES	PO BOX 2768		CHELAN	WA		98816
GALLAGHER RONAN	11257 SE 186TH ST			RENTON	WA	US	98055
HEINRICH CARRIE & MATHEW	20716 MENZEL LAKE RD			GRANITE FALLS	WA		98252
HENDERSON HIGHLANDS INC	C/O GAIL WARD	83239 E REATA RD		KENNEWICK	WA		99338
HOFSTRA JONATHAN C	250 WHITETAIL WAY			CHELAN	WA		98816
KOENS MICHAEL & THERESA ETAL	PO BOX 981			CHELAN	WA		98816
KRIEG ERIC M & LESLIE K NAKAGAWA	6745 24TH AVE NW UNIT B			SEATTLE	WA		98117
LOURIE DANIEL H	PO BOX 98258			DES MOINES	WA	USA	98198
RACHEY PAUL & DALE WENCHE	PO BOX 1017			CHELAN	WA		98816
REIMERS MARK & KARLA	PO BOX 2367			CHELAN	WA		98816
REINER JASON & MELISSA	10515 196TH ST SE			SNOHOMISH	WA		98296
SANDERSON SHAWN P & DEANNE M	172 WHITETAIL WAY			CHELAN	WA		98816
SHULL DEL	C/O JACOB MELBY	400 150TH AVE UNIT 406		MADEIRA BEACH	FL	USA	33708
SPECTACLE RANCH INC	100 HENDERSON RD			CHELAN	WA		98816
STUIT HAILEY C & LAYFIELD CALEB H	PO BOX 143			CHELAN	WA		98816
ZIMNISKY BRADLEY J & MARY	PO BOX 3033			CHELAN	WA		98816

Date Referral Sent: _____ File Number: CPA 26-063

Agency Referrals	Date Received	Comments Received
☐ Assessor		Yes/No
☑ Fire Marshal		Yes/No
☐ Building Official		Yes/No
☑ CD Health District		Yes/No
☐ Water		Yes/No
☐ Septic		Yes/No
☐ Solid Waste		Yes/No
☐ Food Service		Yes/No
☑ Public Works		Yes/No
☑ PUD		Yes/No
☐ Power/Water		Yes/No
☐ Property		Yes/No
☐ Sewer		Yes/No
☑ WA State Dept of Natural Resources		Yes/No
☐ Aquatic		Yes/No
☐ Forest		Yes/No
☑ WA State Dept of Ecology		Yes/No
☐ Shorelines/Wetlands		Yes/No
☐ FEMA		Yes/No
☐ WA Dept of Fish & Wildlife		Yes/No
☐ US Fish & Wildlife		Yes/No
☐ WA State Dept of Transportation		Yes/No
☐ US Army Corps of Engineers		Yes/No
☐ Fire District # _____		Yes/No
☐ Sewer Purveyor: _____		Yes/No
☐ Water Purveyor: _____		Yes/No
☐ Irrigation District: _____		Yes/No
☐ Water District: _____		Yes/No
☐ School District: _____		Yes/No
☐ Hospital District: _____		Yes/No
☐ City of: Chelan		Yes/No
☐ Community Council: _____		Yes/No
☐ WA State Archaeology		Yes/No
☑ Yakima Nation		Yes/No
☑ Confederated Tribes of Colville		Yes/No
☐ Noxious Weed Control Board		Yes/No
☐ Port of Chelan County		Yes/No
☑ SEPA Register		Yes/No
☐ Bureau of Land Management		Yes/No
☐ Other: _____		Yes/No

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: duA2I1z42BR74U0gOUMt | **Proof Updated: Mar. 10, 2026 at 08:32am PDT**
Notice Name: Mar. 12th Non. Op.

See Proof on Next Page

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Jessica Thompson	Wenatchee World
jessicak.thompson@co.chelan.wa.us	
(509) 667-6225	

Columns Wide: 2 **Ad Class:** Legals

Total Column Inches: 6.01

Number of Lines: 31

3/12/2026: Custom notice (Thursday Rate)	95.98
Subtotal	$95.98
Tax	$0.00
Processing Fee	$9.60
Total	**$105.58**

NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

Notice is hereby given that the Chelan County Department of Community Development has received and found the following land use application to be complete and ready for processing, public review, and comment. We have further determined that this proposal is unlikely to have a significant adverse impact on the environment. The department expects to issue a Determination of Non-Significance (DNS) in accordance with the DNS process found in WAC 197-11-340(2). The proposal may include mitigation measures under applicable codes and public review processes. Mitigation measures may be required regardless of whether an EIS is prepared; however, possible mitigation measures are unknown at the issuance of this notice. A copy of the subsequent threshold determination for this proposal may be obtained upon request to this department. **This may be the only opportunity to comment on the environmental impact of this proposal.**

CPA 26-063 Sanderson - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/ Resource 10 (RR10) to Rural Residential/Resource 5 (RR5). 172 Whitetail Way, Chelan, WA 98816 APN: 28-22-34-410-100.

CPA 26-067 WA DNR - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/ Resource 20 (RR20) to Rural Residential/Resource 10 (RR10). Unassigned, Wenatchee, WA 98801; APN: 23-20-16-100-000.

On March 12, 2026, this application was noticed to the public, and no action will be taken on this project until the agency comment period ends March 26, 2026.

All reports and file of record are available at 316 Washington St., Suite 301, Wenatchee, WA 98801 for review. Public comments will be accepted at any time prior to the close of the public record on project permits. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, and original signature, should be as specific as possible, and may be mailed or personally delivered at the address listed above. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision, and appeal the decision as provided by law.

Date: March 12, 2026

######

CHELAN COUNTY

Department of Community Development
316 Washington Street, Suite 301, Wenatchee, WA 98801
Telephone: (509) 667-6225

VIA EMAIL

DETERMINATION OF APPLICATION STATUS

Pursuant to Title 14, Development Permit Procedures & Administration Section 14.08.030, Determination of Completeness, Chelan County Board of County Commissioners Resolution No. 2004-16, as amended.

Project Description:

File Number:	PL 26-063
Related Files:	SP 23-409
Parcel Address:	172 Whitetail Way, Chelan, WA 98816
Parcel Zoning:	Rural Residential/Resource 10 (RR10)
Applicant/Owner:	Shawn and DeAnne Sanderson
Mailing Address:	172 Whitetail Way, Chelan, WA 98816
Date Submitted:	February 26, 2026
Date Completed:	March 2, 2026

Upon Initial Review, The Above Referenced Application is Found To Be: **COMPLETE**

The required components of an application are present and are judged by the review authority to be technically accurate and contain sufficient information necessary to allow the processing of the application(s). All submittal fees have been paid.

Your application has been determined to be complete as of the date of this letter. Pursuant to Chelan County Code Section 14.08.030(5), a Determination of Completeness shall not preclude the department from requesting additional information or studies if the need for more information becomes apparent during processing of the proposed development.

Review Authority: Susan Dretke
Chelan County Department of Community Development
316 Washington St., Suite 301, Wenatchee, WA 98801
Email: susan.dretke@co.chelan.wa.us
Phone: 509-667-6586

Sincerely,

Susan Dretke 03/02/2026

Chelan-Douglas Health District
200 Valley Mall Parkway, East Wenatchee, WA 98802

Memorandum

To: Susan Dretke, Chelan County

From: Richmond Petty, REHS

Date: 03/30/26

RE: Sanderson (CPA 26-063) Comments

I have reviewed the above development proposal for a Comprehensive Plan Map Amendment. The request to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 5 (RR5). The subject property is located at 172 Whitetail Way, Chelan, WA 98816 (county tax parcel: 282234410100)

As proposed, I have no objections to further approval of this project.

- 3-Lot Short plat proposal at Blue Line stage – SP 2023-409, existing parcel at 21.65 acres.
- Proposed Lots 1 & 2 have existing permitted septic systems, Permit 14-348 and Permit 14-347 respectively.
- Individual Private Wells – ALE 672 and Well 673, have been reviewed and approved.

Any changes to the project may require additional Health District review.

Fees for review of land-use applications have been established by the Chelan-Douglas Health District Board of Health. The District will bill the applicant upon receipt of our comments (attached).

Project	CDHD 2026 fees
Other Land Use review (per hour)	$125
Administration Fee	$5

From: Chris Pedersen
To: Susan Dretke
Subject: CPA 26-063
Date: Tuesday, March 10, 2026 1:38:56 PM

Susan,
The fire marshals office has no comment on the above mentioned project.

Chris Pedersen, CFI²
Chelan County Fire Marshal
Department of Fire Prevention and Investigation
400 Douglas St.
Wenatchee, WA 98801
Cell: 509-630-9259
Email: chris.pedersen@co.chelan.wa.us

Susan Dretke

From: Shawn Sanderson <chelansitedevelopment@gmail.com>
Sent: Wednesday, February 25, 2026 10:49 PM
To: Susan Dretke
Subject: Re: Comprehensive Plan Map Amendment

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

A. Consistency with the Growth Management Act (Chapter 36.70A RCW)

The proposal is consistent with the goals of the Growth Management Act (GMA) because it:

- Maintains rural character consistent with lands outside the UGA.
- Does not introduce urban-level densities or services.
- Allows orderly, low-density rural development.
- Utilizes individual well and septic systems, consistent with rural infrastructure standards.

The proposed RR5 designation remains a rural classification and does not promote urban sprawl or premature extension of urban services.

B. Consistency with Chelan County Comprehensive Plan Goals and Policies

The proposed amendment supports Comprehensive Plan goals by:

- Promoting efficient and logical rural land division.
- Maintaining large-lot rural residential development.
- Supporting housing opportunities consistent with rural land use policies.
- Preserving rural character while allowing reasonable property use.

Reducing the minimum lot size from 10 acres to 5 acres remains fully consistent with rural land use objectives and does not introduce incompatible densities.

C. Compliance with Comprehensive Plan Land Use Designation/Siting Criteria

The 21.6-acre parcel is physically suitable for division into RR5-sized lots. The property:

- Meets minimum acreage thresholds under RR5.
- Is capable of accommodating individual wells and septic systems.
- Has legal access via Whitetail Way.
- Does not require urban utilities or infrastructure expansion.

The site is appropriate in size, location, and physical characteristics to support the proposed designation.

D. Consistency with Capital Facilities and Transportation Elements

The proposal does not require expansion of public capital facilities.

- Water will be provided by individual wells.
- Wastewater will be managed by on-site septic systems.
- Access is existing and adequate.
- Traffic generation from potential RR5 parcels will remain consistent with rural residential levels.

The amendment does not conflict with adopted transportation or capital facilities planning.

E. No Adverse Impact to Surrounding Land Uses

The surrounding area consists of rural residential properties and large-acreage parcels. The proposed RR5 designation:

- Maintains rural residential character.
- Does not introduce commercial or industrial uses.
- Preserves compatibility with surrounding properties.

The amendment will not create adverse impacts to neighboring landowners.

F. No Adverse Impact to Resource Lands or Critical Areas

The property is not designated as long-term commercial agricultural, forest, or mineral resource land. The proposed amendment:

- Does not convert designated resource lands.
- Will comply with critical areas regulations at time of development.
- Does not create unavoidable impacts to environmentally sensitive areas.

G. No Adverse Effect on Land Supply

The proposal does not reduce the County's ability to meet projected rural land needs. Instead, it allows modest rural residential density consistent with long-term planning policies.

The 21.6-acre parcel remains rural in character and continues to support low-density development consistent with rural land supply projections.

H. Serves the Public Interest

The proposed amendment serves the public interest by:

- Allowing reasonable and economically viable use of private property.
- Supporting rural housing opportunities.
- Maintaining public health and safety through compliance with well and septic standards.
- Preserving rural character outside the UGA.

For these reasons, the proposed Comprehensive Plan Map Amendment from RR10 to RR5 meets the criteria of Chelan County Code 14.14.060(1).

Please let me know if additional information is needed to complete the review.

Thanks,
Shawn Sanderson

On Wed, Feb 25, 2026 at 12:25 PM Susan Dretke <Susan.Dretke@co.chelan.wa.us> wrote:

Hi-

We've received the application, however, it looks as if you're missing responses to the following:

- Pursuant to Chelan County Code, Section 14.14.060 (1), Amendment review criteria for comprehensive plan maps, urban growth area and county-adopted plans, shall be comply with the following: 1. General Review Criteria. Proposed amendments to the Chelan County comprehensive plan maps and county-adopted city comprehensive plan maps as these plans relate to the unincorporated portions of each city's urban growth area (UGA) must meet the following criteria:

- A. The proposal is consistent with the goals of the Growth Management Act (Chapter 36.70A RCW), and any applicable county-wide planning policies; and,

- B. The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies; and,

- C. The amendment complies with comprehensive plan land use designation/siting criteria; and,

- D. The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended; and,

- E. The amendment does not adversely affect the surrounding land uses; and,

- F. The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated; and,

- G. The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan; and,

- H. The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

-

-

Susan Dretke

Senior Planner

Chelan County Community Development

316 Washington Street, Suite 301

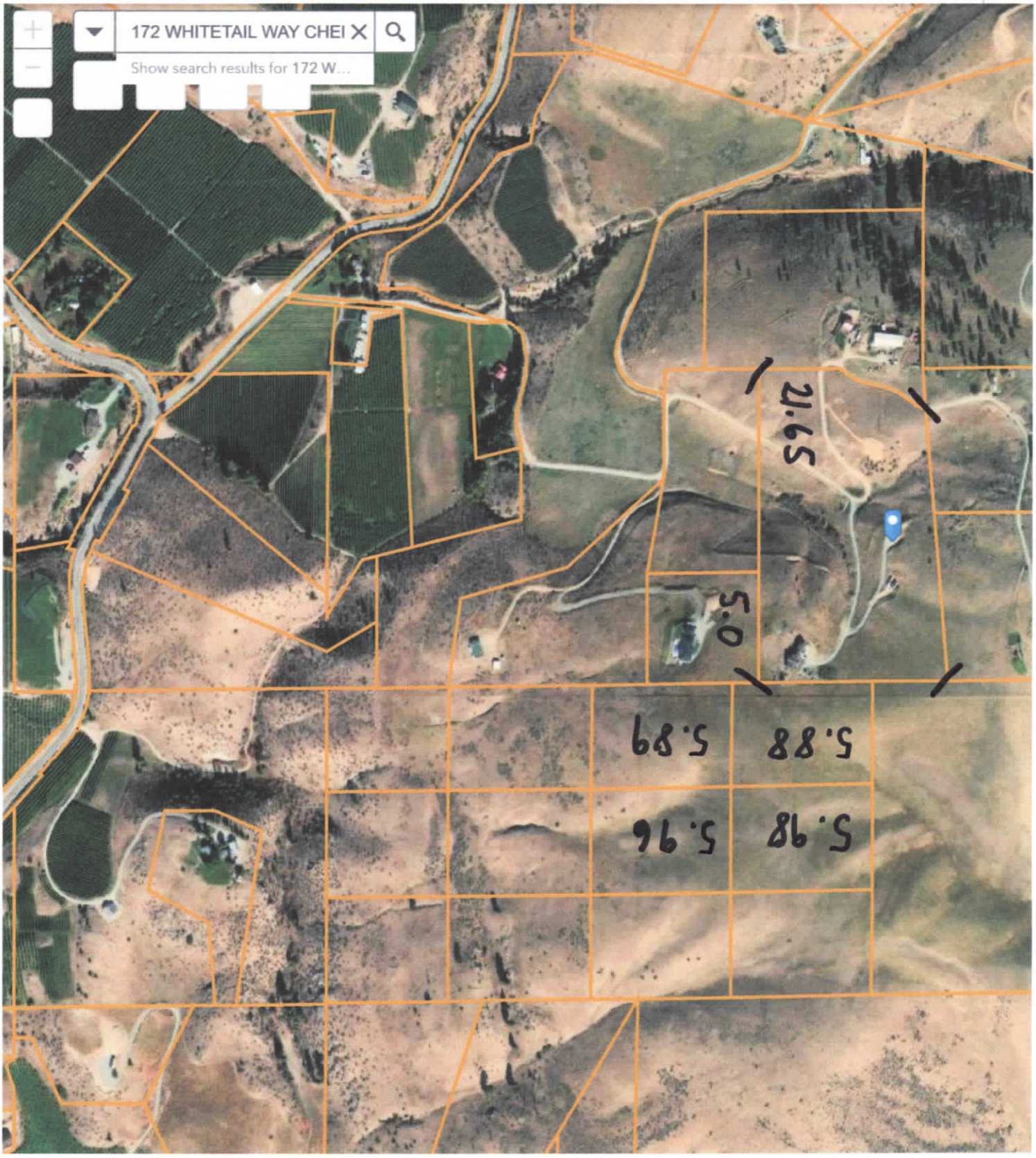
Wenatchee, WA 98801

Main Office: (509) 667-6225

Direct Line: (509) 667-6586

Susan.Dretke@CO.CHELAN.WA.US

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey: https://www.surveymonkey.com/r/XP7NYJZ


172 WHITETAIL WAY CHEI
Show search results for 172 W...
21.65
5.0
5.88
5.89
5.98
5.96

1:9028

Site Plan

NOT TO SCALE



LEGEND

Property line

Reference: Site Plan based on a plan dated October 28, 2022, titled "Proposed Cluster Short Plat," and prepared by Erlandsen, Inc.

Project Number								
910214	172 Whitetail Way Short Plat Site Plan	NELSON GEOTECHNICAL ASSOCIATES, INC	No.	Date	Revision	By	CK
Figure 1			1	6/19/24	Original	CWG	ABR

Woodinville Office
17311-135th Ave. NE, A-500
Woodinville, WA 98072
(425) 486-1669 / Fax: 481-2510

Wenatchee Office
105 Palouse St.
Wenatchee, WA 98801
(509) 665-7696 / Fax: 665-7692

www.nelsongeotech.com

C:\Users\ChrisWard-Guthrie\OneDrive - NGA\Desktop\Site Plan.dwg

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225 FAX: (509) 667-6475

IN THE MATTER OF	)	**FINDINGS OF FACT,**
SHORT PLAT NO. SP 2023-409	)	**CONCLUSIONS OF LAW**
Shawn and Deanne Sanderson, OWNERS	)	**AND DECISION**

THIS MATTER, an application submitted by Jesse Redell of Erlandsen (agent) to subdivide an existing parcel of land approximately 21.65 acres in size located in the Rural Residential/Resource 10 (RR10) zoning district into two (2) residential lots with a residential open space tract using the cluster provision in Section 11.10.020(1)(A) of the Chelan County Code. Proposed Lot 1 would be at 1.77 acres in size and is currently vacant with the exception of an existing well. Proposed Lot 2 would be at 2.31 acres in size and contains an existing accessory dwelling unit (ADU). The proposed open space tract would be at 17.57 acres in size and contains an existing residence within a proposed 2.34-acre buildable area within the open space tract. Primary access to both lots and the open space tract would continue to be from a private access easement; potable water for all lots would be provided from existing exempt wells; and sanitation for all lots would consist of private septic systems located on each individual lot. This proposed Short Plat was received and decided upon, pursuant to the Chelan County Subdivision Code Title 11, Title 12 and other applicable codes adopted by Chelan County.

DECISION

Based upon the following Findings of Fact and Conclusions of Law, Short Plat SP 2023-409 is hereby **CONDITIONALLY APPROVED,** subject to the conditions noted herein. Unless otherwise noted, the conditions of approval shall be accomplished by the applicant and/or authorized agent prior to recording the final short plat.

Deanna Walter, Director
Department of Community Development

1/16/25
Date

This administrative decision is final unless appealed within ten (10) working days to the Hearing Examiner as provided for in the provisions of Chelan County Code Chapter 14.12, Development Permit Procedures, and Administration, from the date this Administrative Decision was issued.

Standing to appeal is limited to the applicant or owner of the property on which the subdivision is proposed, or any property owner who deems himself/herself aggrieved by the Administrator's decision and who will suffer direct and substantial impacts from the proposed short subdivision. Said appeal shall require the applicable appeal fee as provided for in the Chelan County Department of Community Development Fee Schedule. The complete case file, Findings of Fact, Conclusions of Law, Decision, and Conditions of Approval are available for inspection at the office of the Chelan County Department of Community Development, Monday through Friday during the normal business hours at 316 Washington Street Suite 301, Wenatchee, WA 98801.

FINDINGS OF FACT

1. Pursuant to Section 14.04.020(3), unless otherwise directed in an applicable regulation, the Director is responsible for issuing administrative decisions and is vested with the authority to summarily approve, conditionally approve or disapprove proposed subdivisions.
2. On September 29, 2023, Jesse Redell of Erlandsen (agent) on behalf of Shawn and Deanne Sanderson (owners) requested a short plat of approximately 21.65 acres into two (2) residential building lots and one (1) open space tract with a residential building envelopment.
   - 2.1. Proposed Lot 1 would be at 1.77 acres in size and is currently vacant.
   - 2.2. Proposed Lot 2 would be at 2.31 acres in size and contains an existing 336 sq.ft. accessory dwelling unit (ADU) that received an after-the-fact building permit in 2024 (BP 240719).
   - 2.3. The proposed open space tract would be at 17.57 acres in size and contains an existing residence within a proposed 2.34-acre buildable area within the open space tract.
3. The subject property is currently located at 172 Whitetail Way, Chelan, WA and identified by Chelan County Assessor's Parcel Number 28-22-34-410-100.
4. The subject site is located within the Rural Residential/Resource 10 (RR10) zoning district and corresponding Comprehensive Land Use Designation.
5. The surrounding properties are zoned:
   - 5.1. North: Rural Residential/Resource 10 (RR10)
   - 5.2. East: Rural Residential/Resource 10 (RR10)
   - 5.3. South: Rural Residential/Resource 20 (RR20)
   - 5.4. West: Rural Residential/Resource 10 (RR10)
6. The existing property is currently accessed off of Whitetail Way. The proposed access for all three lots would continue to be from Whitetail Way.
   - 6.1. Whitetail Way, which is a 50' private access easement and is classified as a private road in the county road system. Whitetail Way is a 14'-18' graveled two lane roadway, which provides single lanes for traffic in each direction with no curb, gutter or sidewalk. Whitetail Way would serve 7 parcels with this subdivision included.
7. The site plan of record is date stamped September 29, 2023.
8. The subject parcel is legally described as *"T 28N R 22EWM S 34; LOT 6 SURVEY 3/76; PT NWSE; 21.6500 ACRES"*, but is also known as Parcel A of BLA 2023-023, recorded January 23, 2023 under AFN: 2577966.
9. Pursuant to Chelan County Code (CCC) Section 14.98.1090 definition of 'legal lot of record,' the subject parcel is a legal lot of record having been created prior to October 17, 2000, which is when Chelan County became GMA compliant.
10. Corrected Warranty Deed, recorded October 23, 2014 under AFN: 2408069, identifies Shawn and Deanne Sanderson as owners.
11. Pursuant to CCC Section 14.08.030, a Determination of Complete Application was issued on January 31, 2024, establishing that the application was complete for processing.
12. An Affidavit of Mailing was completed showing that notices were mailed to all property owners within 300 feet, excluding 60 feet of street right-of-way, of the project boundary on February 8, 2024.
13. An Affidavit of Posting was submitted by Shawn Sanderson (owner), showing that the subject property was posted February 8, 2024 through February 22, 2024.
14. Chelan County Comprehensive Plan, Chapter 3 page 9, states the purpose of the Rural Residential/Resource 10 (RR10) designation is to *"To allow for rural development, forestry and agricultural uses consistent with the rural character and rural development provisions outlined in the goals and policies of the comprehensive plan. These areas can function as areas of transition between resource lands and areas of more intense rural or urban development. These areas also provide opportunities for protecting sensitive environmental areas and creating open space typical of a rural setting."*

Uses appropriate for these areas include: open space; residential; agriculture; and forestry."

15. CCC Section 11.10.020: Standards.

    15.1. (1)(A): The minimum required size for the RR10 zoning district is 10 acres, which may be modified one time for cluster subdivisions.

        15.1.1. Proposed Lot 1 would be at 1.77 acres in size and is currently vacant with the exception of an existing well.

        15.1.2. Proposed Lot 2 would be at 2.31 acres in size and contains an existing ADU.

        15.1.3. The proposed open space tract would be at 17.57 acres in size and contains an existing residence within a proposed 2.34-acre buildable area that is part of the open space tract. The applicants are proposing to use the Open Space Exemption pursuant to CCC 12.12.050(4)(A) and a draft open space management plan was submitted along with the application materials (Exhibit B).

    15.2. (2): Access for both residential lots and the open space tract would be from a private access easement off of Whitetail Way. The site plan, date stamped September 29, 2023, demonstrates that both proposed lots and the buildable area in the open space tract exceed the 150-foot minimum lot width requirement at the front building line; therefore the 150-foot lot width at front building line is satisfied

    15.3. (3) & (4): Proposed Lot 1 allows for approximately 26,985 sq.ft. of lot coverage and proposed Lot 2 allows for approximately 35,675 sq. ft. of lot coverage each; the existing structures on the buildable area of the open space tract does not exceed the maximum lot coverage based on the Assessor's records for existing building square footages.

    Building height and lot coverage would be reviewed at the time of building permit submittal for new structure(s).

    15.4. (5) & (6): Based on the site plan of record, the existing residence within the buildable area of the open space tract meets the required setbacks. Per BP 240719, the existing ADU also meets the required setbacks of the short plat.

    Setbacks for new structure(s) on any of the proposed lots would be reviewed at the time of building permit

16. The proposed lots are not on any shorelines of the state; therefore, the provisions of the current Shoreline Master Program do not apply.

17. Pursuant to the Washington State Department of Fish and Wildlife, Priority Habitat and Species Maps, there are protected habitat areas (mule deer habitat and shrubsteppe) within the subject property; therefore, the provisions of CCC Chapter 11.78 Fish & Wildlife Overlay District, as related to known habitat areas, do apply.

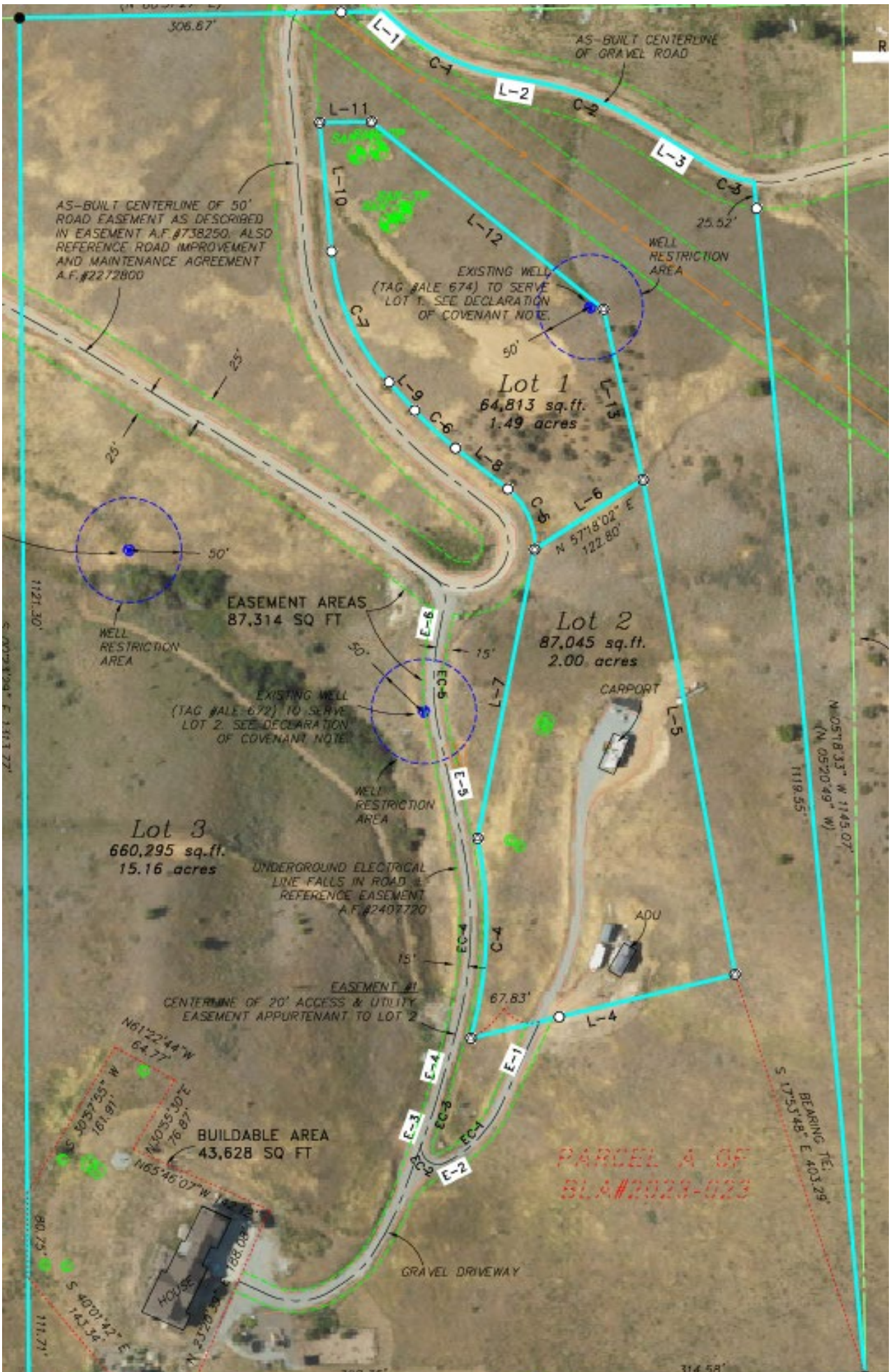
    17.1. No comment letter was received from the Department of Fish and Wildlife; however, with the proposed open space management plan (Exhibit B), the open space tract ensures that the existing habitats on the subject property would remain in an undisturbed state.

18. There are no wetlands on or adjacent to the subject property; therefore, the provisions of the CCC Chapter 11.80 Wetland Areas Overlay Districts, do not apply.

19. The proposed lots do not contain flood areas on or adjacent to the property; therefore, the provisions of the CCC Chapter 11.84 Frequently Flooded Areas Overlay Districts, do not apply.

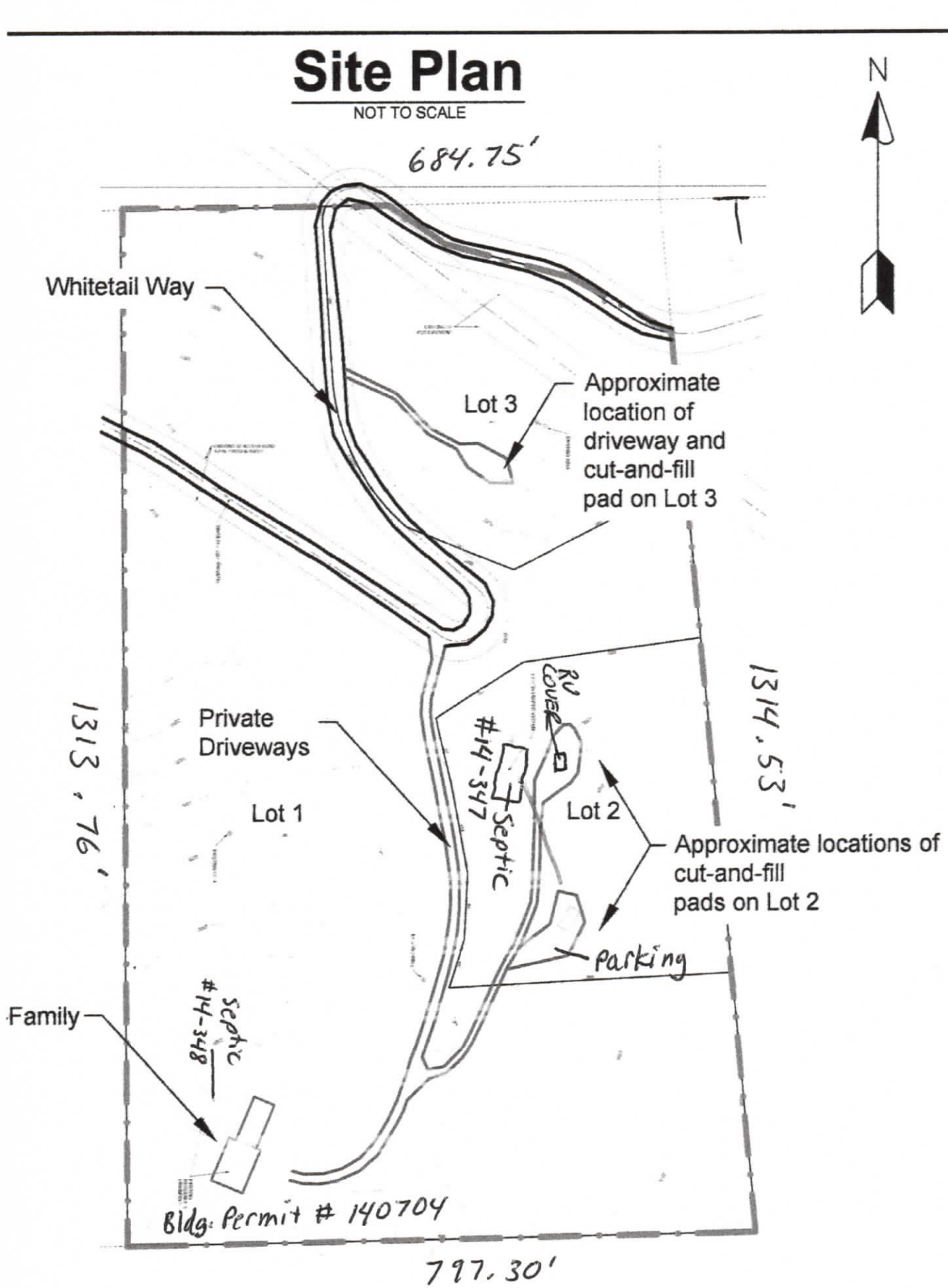
20. The proposed lots are within an area identified by Chelan County as containing highly erodible soils; therefore, the provisions of the CCC Chapter 11.86, Geologically Hazardous Areas Overlay District, do apply.

    20.1. An Engineering Geologic Hazard Assessment, dated October 16, 2023, was prepared by Nelson Geotechnical Associates, Inc for the proposed Short Plat. This evaluation found that the subject property meets the classification of "No Risk" and is not a Geologically Hazardous Area in accordance with the definitions and provisions of Chapter 11.86 and any future proposed development should not adversely affect geologic conditions as long as all recommendations are followed, which include:


306.67'
AS-BUILT CENTERLINE OF GRAVEL ROAD
L-1
C-1
L-2
C-2
L-3
C-3
25.52'
L-11
L-10
L-12
AS-BUILT CENTERLINE OF 50' ROAD EASEMENT AS DESCRIBED IN EASEMENT A.F.#738250. ALSO REFERENCE ROAD IMPROVEMENT AND MAINTENANCE AGREEMENT A.F.#2272800
EXISTING WELL (TAG #ALE 674) TO SERVE LOT 1. SEE DECLARATION OF COVENANT NOTE.
WELL RESTRICTION AREA
50'
C-7
L-9
C-6
L-8
C-5
L-6
L-13
Lot 1
64,813 sq.ft.
1.49 acres
N 57°18'02" E
122.80'
25'
25'
50'
1121.30'
EASEMENT AREAS
87,314 SQ FT
WELL RESTRICTION AREA
E-6
15'
EC-5
50'
EXISTING WELL (TAG #ALE 672) TO SERVE LOT 2. SEE DECLARATION OF COVENANT NOTE.
WELL RESTRICTION AREA
L-7
E-5
Lot 2
87,045 sq.ft.
2.00 acres
CARPORT
L-5
N 05°18'33" W 1145.07'
(N 05°20'49" W)
1119.55'
Lot 3
660,295 sq.ft.
15.16 acres
UNDERGROUND ELECTRICAL LINE FALLS IN ROAD & REFERENCE EASEMENT A.F.#2407720
ADU
EC-4
C-4
15'
EASEMENT #1
CENTERLINE OF 20' ACCESS & UTILITY EASEMENT APPURTENANT TO LOT 2
67.83'
L-4
N61°22'44"W
64.77'
S 30°37'55" W
161.91'
N 40°55'10" E
76.87'
BUILDABLE AREA
43,628 SQ FT
N65°46'07"W
E-4
E-1
E-3
EC-3
EC-1
EC-2
E-2
PARCEL A OF BLA#2023-023
BEARING TIE: S 17°53'48" E 403.29'
GRAVEL DRIVEWAY
HOUSE
80.73'
S 40°01'42" E
143.34'
111.71'
314.58'

Site Plan

NOT TO SCALE



LEGEND

- Property line

Desktop\Site Plan.dwg

Susan Dretke

From: Shawn Sanderson <chelansitedevelopment@gmail.com>
Sent: Wednesday, February 25, 2026 10:49 PM
To: Susan Dretke
Subject: Re: Comprehensive Plan Map Amendment

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

A. Consistency with the Growth Management Act (Chapter 36.70A RCW)

The proposal is consistent with the goals of the Growth Management Act (GMA) because it:

- Maintains rural character consistent with lands outside the UGA.
- Does not introduce urban-level densities or services.
- Allows orderly, low-density rural development.
- Utilizes individual well and septic systems, consistent with rural infrastructure standards.

The proposed RR5 designation remains a rural classification and does not promote urban sprawl or premature extension of urban services.

B. Consistency with Chelan County Comprehensive Plan Goals and Policies

The proposed amendment supports Comprehensive Plan goals by:

- Promoting efficient and logical rural land division.
- Maintaining large-lot rural residential development.
- Supporting housing opportunities consistent with rural land use policies.
- Preserving rural character while allowing reasonable property use.

Reducing the minimum lot size from 10 acres to 5 acres remains fully consistent with rural land use objectives and does not introduce incompatible densities.

C. Compliance with Comprehensive Plan Land Use Designation/Siting Criteria

The 21.6-acre parcel is physically suitable for division into RR5-sized lots. The property:

- Meets minimum acreage thresholds under RR5.
- Is capable of accommodating individual wells and septic systems.
- Has legal access via Whitetail Way.
- Does not require urban utilities or infrastructure expansion.

The site is appropriate in size, location, and physical characteristics to support the proposed designation.

D. Consistency with Capital Facilities and Transportation Elements

The proposal does not require expansion of public capital facilities.

- Water will be provided by individual wells.
- Wastewater will be managed by on-site septic systems.
- Access is existing and adequate.
- Traffic generation from potential RR5 parcels will remain consistent with rural residential levels.

The amendment does not conflict with adopted transportation or capital facilities planning.

E. No Adverse Impact to Surrounding Land Uses

The surrounding area consists of rural residential properties and large-acreage parcels. The proposed RR5 designation:

- Maintains rural residential character.
- Does not introduce commercial or industrial uses.
- Preserves compatibility with surrounding properties.

The amendment will not create adverse impacts to neighboring landowners.

F. No Adverse Impact to Resource Lands or Critical Areas

The property is not designated as long-term commercial agricultural, forest, or mineral resource land. The proposed amendment:

- Does not convert designated resource lands.
- Will comply with critical areas regulations at time of development.
- Does not create unavoidable impacts to environmentally sensitive areas.

G. No Adverse Effect on Land Supply

The proposal does not reduce the County's ability to meet projected rural land needs. Instead, it allows modest rural residential density consistent with long-term planning policies.

The 21.6-acre parcel remains rural in character and continues to support low-density development consistent with rural land supply projections.

H. Serves the Public Interest

The proposed amendment serves the public interest by:

- Allowing reasonable and economically viable use of private property.
- Supporting rural housing opportunities.
- Maintaining public health and safety through compliance with well and septic standards.
- Preserving rural character outside the UGA.

For these reasons, the proposed Comprehensive Plan Map Amendment from RR10 to RR5 meets the criteria of Chelan County Code 14.14.060(1).

Please let me know if additional information is needed to complete the review.

Thanks,
Shawn Sanderson

On Wed, Feb 25, 2026 at 12:25 PM Susan Dretke <Susan.Dretke@co.chelan.wa.us> wrote:

Hi-

We've received the application, however, it looks as if you're missing responses to the following:

- Pursuant to Chelan County Code, Section 14.14.060 (1), Amendment review criteria for comprehensive plan maps, urban growth area and county-adopted plans, shall be comply with the following: 1. General Review Criteria. Proposed amendments to the Chelan County comprehensive plan maps and county-adopted city comprehensive plan maps as these plans relate to the unincorporated portions of each city's urban growth area (UGA) must meet the following criteria:

- A. The proposal is consistent with the goals of the Growth Management Act (Chapter 36.70A RCW), and any applicable county-wide planning policies; and,

- B. The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies; and,

- C. The amendment complies with comprehensive plan land use designation/siting criteria; and,

- D. The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended; and,

- E. The amendment does not adversely affect the surrounding land uses; and,

- F. The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated; and,

- G. The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan; and,

- H. The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

-

-

Susan Dretke

Senior Planner

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Main Office: (509) 667-6225

Direct Line: (509) 667-6586

Susan.Dretke@CO.CHELAN.WA.US

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey: https://www.surveymonkey.com/r/XP7NYJZ

SEPA[1] Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A. Background

Find help answering background questions[2]

1. **Name of proposed project, if applicable:**
   Sanderson Short Plat
2. **Name of applicant:**
   Shawn & DeAnne Sanderson
3. **Address and phone number of applicant and contact person:**
   172 Whitetail Way Chelan, WA 98816, Shawn S. (509) 860-8649
4. **Date checklist prepared:**
   Feb 2026
5. **Agency requesting checklist:**
   Chelan County
6. **Proposed timing of schedule (including phasing, if applicable):**
   ASAP
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**
   Our eventual goal is to change zoning from current RR10 to RR5.
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.** Parcel was approved for Cluster Short Plat NO SP 2023-409
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.**
   Open in ground swimming pool permit BP 250540 To be finished in the Spring.
10. **List any government approvals or permits that will be needed for your proposal, if known.**
    Comprehensive Plan Amendment, re zone, Short Plat approval.
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.)** Trying to have flexibility to sell off a few acres of our property to help cover our rapidly rising property taxes.
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,**
    21.65 acres @ 172 Whitetail Way Chelan, Parcel # 282234410100

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

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.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. **General description of the site:**
Rolling hills

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. **What is the steepest slope on the site (approximate percent slope)?**
25 - 30% in a couple smaller areas.

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.** 12" - 36" well draining topsoil on top of decomposed granite and solid granite under decomposed.

d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.** No. Nelson Geotechnical has done 3 site visits & reports for various projects starting in 2014. most recently in 2025.

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.**
3 - Flat areas have been cut out of hilly areas to access well heads, build an ADU.

f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**
If precaution is taken groundwater absorbs very quickly in large grass & brush areas.

g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**
No plans at this time for more impervious surfaces.

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**
We annually clean out ditches and add rock & gravel to control erosion.

2. Air

Find help answering air questions[4]

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.**
No plans of further construction at this time.

b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.** No nearby emissions or odors we're aware of.

c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**
No emissions would occur as part of this approval.

3. Water

Find help answering water questions[5]

a. **Surface:**
Find help answering surface water questions[6]

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.** There is no surface water, streams etc anywhere on or near our property.

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.**
No water nearby.

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.**
No wetlands or surface water on our parcel.

---

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air
[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water
[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**
   No surface water.

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.** Not in 100-year floodplain.

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.**
   NO discharges of waste materials to surface water would occur.

b. **Ground:**
   Find help answering ground water questions[7]

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 a general description, purpose, and approximate quantities if known.**
   We have 4 wells on our property but only one is active for exsisting residence + ADU.
2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.** We have 2 permitted septic systems on our property and 2 approved site evaluations for future.

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.** Any rain or snow melt runs into ditches which disperse in large well draining grass fields. No other water sources nearby.
2. **Could waste materials enter ground or surface waters? If so, generally describe.**
   NO waste materials or surface water present.

3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.** Not at this time.

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

d. **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

No surface, ground, or runoff water impacts would occur as a direct result of this approval.

4. Plants

Find help answering plants questions

a. **Check the types of vegetation found on the site:**

- ☐ **deciduous tree: alder, maple, aspen, other**
- ☒ **evergreen tree: fir, cedar, pine, other**
- ☒ **shrubs**
- ☒ **grass**
- ☐ **pasture**
- ☐ **crop or grain**
- ☐ **orchards, vineyards, or other permanent crops.**
- ☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- ☐ **water plants: water lily, eelgrass, milfoil, other**
- ☐ **other types of vegetation**

b. **What kind and amount of vegetation will be removed or altered?**

None at this time or in the near future.

c. **List threatened and endangered species known to be on or near the site.**

No endangered species on or near the site.

d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.** We've tried to leave as much natural landscape around our buildings except for fire buffer.

e. **List all noxious weeds and invasive species known to be on or near the site.**

We try to remove - Dalmation toadflax, Russian knapweed

5. Animals

Find help answering animal questions[8]

a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include: Hawks, crows, songbirds.
Deer, coyote.

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:** Nope

b. List any threatened and endangered species known to be on or near the site.
Not aware of any threatned or endangered on or nearby.

c. Is the site part of a migration route? If so, explain.
No migration route.

d. Proposed measures to preserve or enhance wildlife, if any.
Mostly natural landscape, deer visit close to our house.

e. List any invasive animal species known to be on or near the site.
Starlings

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

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. No additional energy needs at this time.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. wouldn't affect any future solar on or nearby.

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.
"Green Building", solar panels.

7. Environmental health

Health Find help with answering environmental health questions[10]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe. Not that we're aware of.

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou
[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

1. **Describe any known or possible contamination at the site from present or past uses.** None as far as we know.

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.**
No hazardous chemicals/conditions nearby.

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.** only gas, oil, propane.

4. **Describe special emergency services that might be required.**
Wildland Fire protection.

5. **Proposed measures to reduce or control environmental health hazards, if any.**
Future silt fences, straw, limiting to normal construction hours.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?** Very quiet, occasional tractors, mowing, animals.

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)?**
None at this time or in the near future.

3. **Proposed measures to reduce or control noise impacts, if any:**
Standard work hours.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

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.**
Currently in its natural state around exsisting structures.

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 because of the proposal, if any? If resource lands have**
Not forest land. No irrigation so probably never farmed.

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?
Never had farm or forest tax breaks

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?**
No farming or forestry nearby.

c. **Describe any structures on the site.** Single family home & seperate ADU. Garden shed, chicken coop, open sided tractor & hay storage.

d. **Will any structures be demolished? If so, what?**
No demolishing.

e. **What is the current zoning classification of the site?** RR10

f. **What is the current comprehensive plan designation of the site?** Rural Residential

g. **If applicable, what is the current shoreline master program designation of the site?**
No shoreline.

h. **Has any part of the site been classified as a critical area by the city or county? If so, specify.** No critical areas.

i. **Approximately how many people would reside or work in the completed project?**
No additional people at this time.

j. **Approximately how many people would the completed project displace?**
Nobody will be displaced.

k. **Proposed measures to avoid or reduce displacement impacts, if any.**
Nobody will be displaced.

l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**
Plan to remain residential

m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**
No forest, no agriculture

9. Housing

Find help answering housing questions[12]

a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**
No added residences at this time.

b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**
No units will be eliminated.

c. **Proposed measures to reduce or control housing impacts, if any:**
Low density housing.

10. Aesthetics

Find help answering aesthetics questions[13]

a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**
No proposed structures at this time.

b. **What views in the immediate vicinity would be altered or obstructed?**
No proposed structures at this time.

c. **Proposed measures to reduce or control aesthetic impacts, if any:**
No proposed structures at this time.

11. Light and glare

Find help answering light and glare questions[14]

a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?** No lighting or windows will be added at this time.

b. **Could light or glare from the finished project be a safety hazard or interfere with views?** No added lighting at this time.

c. **What existing off-site sources of light or glare may affect your proposal?**
None

d. **Proposed measures to reduce or control light and glare impacts, if any:**
Dim or downward facing outside lights to protect night sky.

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing
[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics
[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

12. Recreation

Find help answering recreation questions

a. **What designated and informal recreational opportunities are in the immediate vicinity?** Numerous recreational opportunities are readily available nearby including hiking, biking, boating, swimming.

b. **Would the proposed project displace any existing recreational uses? If so, describe.** No existing recreational uses would be displaced.

c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:** Recreation won't be impacted.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

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.** No old buildings etc.

b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.** No evidence of any Indian or historic use.

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.** No potential impacts to cultural or historical.

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.** No disturbance would occur.

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

14. Transportation

Find help with answering transportation questions[16]

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.**
Access to property is Boyd Rd off Hwy 150. Right on Purtteman Gulch, rt on Chelan Ranch rd. Right on Whitetail Way.

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?** Hwy 150 at intersection of Boyd rd has a public bus stop aprox 1.6 miles away.

c. **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).**
No, rural gravel & dirt road access.

d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**
No water, rail, or air transportation nearby.

e. **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?**
No extra traffic in this proposal.

f. **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.**
No agriculture or forestry work nearby.

g. **Proposed measures to reduce or control transportation impacts, if any:**
No transportation impacts at this time.

15. Public services

Find help answering public service questions[17]

a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.** Not at this time.

---

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation
[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services

b. Proposed measures to reduce or control direct impacts on public services, if any.
No added impacts in the near future.

16. Utilities

Find help answering utilities questions[18]

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. Nothing proposed at this time.

C.Signature

Find help about who should sign[19]

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.

X Shawn Sanderson

Type name of signee: Shawn Sanderson

Position and agency/organization: owner

Date submitted: 2/25/26

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section 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.

[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities
[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature
[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

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?** Increased but minimal impervious surfaces.

   - **Proposed measures to avoid or reduce such increases are:**
     Smaller foot print homes with less impervious surfaces.

2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**
   Deer, coyote & birds adapt well.

   - **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**
     Natural (native) landscape.

3. **How would the proposal be likely to deplete energy or natural resources?**
   Each parcel would potentially have a residence.

   - **Proposed measures to protect or conserve energy and natural resources are:**
     "Green building" practices, solar panels.

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 sensitive areas on our parcel.

   - **Proposed measures to protect such resources or to avoid or reduce impacts are:**
     No sensitive areas.

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 shorline on our parcel.

   - **Proposed measures to avoid or reduce shoreline and land use impacts are:**
     No shorline on or near our parcel.

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?** None at this time or near future.

   - **Proposed measures to reduce or respond to such demand(s) are:**
     This proposal will not directly increase transportation demand.

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

The proposal is consistent with Ecology requirements.

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 282234410100 Lot Size: 21.65 (Acres)
Parcel Address: 172 Whitetail Way City/Zip Code: Chelan / 98816
Property Owner(s): Shawn, DeAnne Sanderson Zoning: RR10
Mailing Address: 172 Whitetail Way
City/State/Zip Code: Chelan, WA 98816
Phone: (509) 860-8649 E-mail: chelansitedevelopment@gmail.com

Applicant/Agent (if different than owner): _____
Company and Mailing Address: _____
City/State/Zip: _____ Phone: _____
E-mail: _____
For multiple owners, applicants, or agents, provide additional sheets.

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ❑ Administrative Modification
- ❑ Administrative Determination
- ❑ Administrative Interpretation
- ❑ Binding Site Plan
- ☒ Comprehensive Plan Map Amendment
- ❑ Comprehensive Plan Text Amendment
- ❑ Conditional Use Permit
- ❑ Forest Practice/Conversion
- ❑ Open Space: Public Benefit Rating System
- ❑ Major Subdivision
- ❑ Master Planned Development
- ❑ Planned Development
- ❑ Plat Alteration or Vacation
- ❑ Short Plat
- ❑ Variance (zoning or critical areas)
- ❑ Zoning Change-Text Amendment/ Map Amendment
- ❑ Critical Area Determination
- ❑ Other: _____

APPLICABILITY SECTION

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership (Title holder signature is required on all applications. Properties being purchased on a Real Estate Contract require title holder signature.)
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

File(s) No. _____

GENERAL INFORMATION

Please provide a narrative of the proposed project including, but not limited to, all proposed activities, uses and development (attach additional sheets if needed):

Going through the lengthy process to eventually re zone from current RR10 to RR5. Currently have an approved cluster short plat SP 2023-409.

☐ Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): _____
2. Is the subject property located within an Urban Growth Area (UGA)? ☒ No ☐ Yes
   If "yes", which UGA? _____
3. Please describe adjacent land uses in all directions around the subject property:
   North: residential
   South: residential
   East: residential
   West: residential
4. What is the current use of the property? Single residence & ADU
5. Sanitation Disposal: ☐ N/A ☒ Septic Permit ☐ Sewer District: _____
6. Water Source: ☐ N/A ☒ Single Private Well ☐ Shared Private Well ☐ Group B
   ☐ Public Water Supplier: _____
7. Irrigation Water:
   ☒ N/A ☐ Yes (Private) ☐ Yes (Public) Irrigation District/Purveyor: NA
8. Fire District: Chelan School District: Chelan
9. Power Service: Chelan County PUD
10. Are there critical areas or critical area buffers on the property? NO
    ☐ Airport Overlay: _____
    ☐ Aquifer Recharge Area (see attached)
    ☐ Floodplain / Floodway _____
    Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:
    ☐ Alluvial Fan (250') ☐ Known Historic Hazardous Area (250') ☐ Slopes > 40% (250')
    ☐ Erosive soils (on-site) ☐ Landslide ☐ Snow Avalanche (500')
    ☐ Habitat/Riparian Area, protected species/area: _____
    ☐ Streams / Waterbodies: _____ ☐Shoreline Environment Designation: _____
    ☐ Drainage or Seasonal Stream: _____ ☐ Wetland, if so what category: _____
    ☐ Cultural or Archeological: _____
11. Will landfill be required? ☒ No ☐ Yes, approximate _____(cubic yards)
12. Will excavation be required? ☒ No ☐ Yes, approximate _____(cubic yards)
13. Has site preparation been started on the site? If so, to what extent?
    NA
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?
    NA

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:
NA -> No projects planned at this time.

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property coverd by this proposal? ☒ No ☐ Yes, please list:

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Pursuant to Chelan County Code (CCC), Section 11.82.030: An applicant seeking to develop property which requires a development permit, not otherwise exempted from the requirements of this chapter, shall submit with the application this certified statement, which lists criteria (5)(A) through (5)(D), (6), and (7) as set forth in CCC, Section 11.82.040 and indicate whether the criteria apply or do not apply to the site or development.

*****Any development application that fails to contain this statement or fails to indicate whether any one of the criteria apply or do not apply shall be rejected and only accepted upon resubmission of the completed statement. "Unknown" or similar responses will not be accepted.*****

If the administrator determines the development meets one or more of criteria (1) through (4) of CCC, Section 11.82.040, or if the administrator determines the development meets criterion (5) of CCC, Section 11.82.040 and the applicant indicates the development meets one or more of criteria (5)(A) through (5)(D), or if the applicant indicates the development meets one or more of criteria (6) or (7) of CCC, Section 11.82.040, the development shall require a hydrogeologic evaluation as described in CCC, Section 11.82.050. If the development has a medium or high vulnerability rating, the development shall be subject to the performance standards of CCC, Section 11.82.060.

If the administrator determines that criteria (1) through (5) of CCC, Section 11.82.040 do not apply to the development and an applicant's statement asserts that criteria (6) and (7) of CCC, Section 11.82.040 do not apply to the development, the administrator will accept the statement and proceed with the permitting or approval process, except if the administrator has or obtains information prior to the permit or approval being finalized, which clearly establishes the applicant's statement is incorrect. In which case, the applicant will be advised in writing of the inconsistent information and advised to either (A) provide an amended statement adding the evaluation criteria as being applicable and complete a hydrogeologic evaluation of the development pursuant to CCC, Section 11.82.050, or (B) present sufficient countering information clearly establishing that the basis for the department's concern is incorrect. If the applicant selects to proceed under (B), upon receipt of the applicant's information, the administrator shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the administrator.

EVALUATION CRITERIA:

The applicant is required to determine the vulnerability rating for any development permit, not otherwise exempted, and meets any one of the criteria below. Please check the boxes that apply to your project:

- ☐ 1.Within a wellhead protection area designated under WAC 246-290-135
- ☐ 2. Within a critical aquifer recharge area mapped and identified by a qualified groundwater professional
- ☐ 3. Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act
- ☐ 4. Within an area established for special protection pursuant to a groundwater management program, Chapters 90.44, 90.48, and 90.54 RCW, and Chapters 173-100 and 173-200 WAC
- ☐ 5. The site contains highly permeable soils, which include types 1 ,2 and 3 under WAC 246-272A-0220, Table V or soils mapped by US Department of Agriculture Natural Resources Conservation Service as having saturated hydraulic conductivity (Ksat) classification of Moderately High or identified as Hydrologic Soil Group "A" and:
  - ☐ A. The site will be utilized for hazardous substance (defined in Chapter 70.105 RCW) processing, storage or handling in applications or quantities larger than is typical of household use; or
  - ☐ B. The site is currently or will be utilized for commercial or industrial activities listed in the US Environmental Protection Agency's Potential Sources of Drinking Water Contamination Index that can be found in Appendix A to Department of Ecology's Critical Aquifer Recharge Area Guidance Document; or
  - ☐ C. The development involves a major subdivision and includes present or future plans to construct dwelling units that will not be connected to a public sewer system and any of the lots are less than one net acre in size; or
  - ☐ D. The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds four thousand square feet;
- ☐ 6. The proposed use is as a commercial feedlot, landfill, junkyard, salvage yard, or auto wrecking yard, or
- ☐ 7. The site will be used for above ground application of sewage or sludge.

Development proposals for a single-family residential dwelling, accessory dwelling unit, or accessory building that is connected to a public sewer system or has a septic permit approved by the Chelan-Douglas health district shall be exempt from hydrogeologic evaluation under CCC, Section 11.82.050.

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there **IS NOT** or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled "**IS NOT**" above, proceed to Sub-Section III of this form.

If you circled "**IS**" above, proceed to Sub-Section II of this form.

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.

____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.

____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.

____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

☒ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis- related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

- ❑ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.
- ❑ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).
- ❑ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.
- ❑ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.
- ❑ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.
- ❑ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

- ❑ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ❑ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ❑ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ❑ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ❑ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- ❑ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ❑ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ❑ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ❑ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ❑ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ❑ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEGEMENT SECTION

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

By submitting this application, I acknowledge and certify the following:

Initials
(Owner and, if applicable, Applicant)

SS _____ 1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.

SS _____ 2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.

SS _____ 3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.

SS _____ 4. Additional permit applications and approvals may be necessary to conduct specific activities.

SS _____ 5. Application fees are non-refundable, except when approve by the Board.

SS _____ 6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

File(s) No. _____

SS ____ 7. Chelan County is hereby given consent to enter the property(ies) listed above.

SS ____ 8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.

SS ____ 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.

SS ____ 10. I certify that this application has been made with the consent of the lawful property owner(s).

SS ____ 11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.

SS ____ 12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature: Shawn Sanderson **Place:** 172 Whitetail Way **Date:** 2/24/26

Print Name: Shawn Sanderson

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

Property owners:
Shawn and DeAnne Sanderson
172 Whitetail Way
Chelan, WA 98816
509-860-8649
Parcel number: 282234410100

i.) Statement of What is Proposed and Why

The applicants (Shawn and DeAnne Sanderson) propose to amend the Comprehensive Plan land use designation and zoning classification from Rural Residential/Resource (RR10) to Rural Residential (RR5) for the 21.65-acre parcel located at 172 Whitetail Way, Chelan, WA. The requested amendment would allow a 4-lot residential short plat consistent with a 5-acre minimum lot size.

The purpose of the amendment is to allow modest rural residential development that aligns with the property's size, existing access, surrounding parcel patterns, and long-term residential character of the area. The proposed 4-lot configuration maintains rural densities while making efficient use of the land.

We have a conditional cluster short plat (SP 2023-409) approval for three lots on our 21.65 acres. However, the open space requirements were significantly restrictive for us to be able to enjoy the freedom of our property. We feel re-zoning to RR5 will enable us to fulfil our potential objectives without the restrictions.of the open space requirements.

ii.) Consistency with the Washington Growth Management Act (RCW 36.70A)

The proposed amendment is consistent with the goals of the Washington State Growth Management Act (GMA), including:

Urban Growth Goal: The property is outside the UGA and the proposed density remains rural in character, consistent with GMA provisions that allow limited rural development that does not create urban-level densities.
Rural Element: The proposal maintains rural character, preserves open space between homes, and avoids sprawl.
Housing Goal: The amendment modestly increases rural housing supply in a manner consistent with existing development patterns.
Property Rights Goal: The proposal allows reasonable use of private property consistent with surrounding land uses.

The requested RR5 zoning maintains low-density rural development and does not create urban services demand.

The RR10 and RR5 guidelines are relatively the same other than the lot size.

iii.) Compliance with Comprehensive Plan Goals and Policies

The amendment supports Chelan County Comprehensive Plan goals related to:

* Encouraging rural development at appropriate densities.
* Maintaining rural character and open space.
* Supporting incremental housing opportunities.
* Ensuring compatibility with surrounding land uses.

The proposal reflects the established rural residential pattern in the surrounding area and does not introduce incompatible uses.

iv.) Compliance with Land Use Designation Criteria

The requested RR5 designation is appropriate because:

* The parcel size (21.65 acres) comfortably supports four 5-acre lots.
* The property is currently used for single-family residential purposes.
* No critical areas or designated resource lands are present.
* The proposed density is consistent with surrounding lot sizes.
* The change does not require extension of urban-level infrastructure.

v.) Consistency with Capital Facilities and Transportation Elements

The proposed 4-lot short plat will not create significant demand on capital facilities.

Transportation: Access is available via Whitetail Way. Traffic generated by four rural residential lots is minimal and consistent with rural road standards.
Schools and Emergency Services: The increase of three additional dwelling units (beyond the existing home) will have negligible impact on public services.
Utilities: Development will rely on individual wells and septic systems consistent with rural service levels.

The proposal does not require expansion of public infrastructure beyond rural service standards.

vi.) Surrounding Land Uses and Appropriateness of Amendment

Surrounding properties are characterized by rural residential uses and large-lot development patterns. The proposed RR5 designation remains consistent with:

* Existing rural residential character
* Similar lot sizes in the vicinity
* Low-density residential use

The proposed amendment is more appropriate than the existing RR10 zoning because it better reflects the parcel's size and allows logical subdivision while maintaining rural spacing and open character. Two of the adjoining properties are 5 acres and 5.88 acres.

Vii.) Impact on Resource Lands or Critical Areas

The property does not contain or impact designated agricultural, forest, or mineral resource lands. No mapped critical areas (wetlands, fish and wildlife habitat, geologic hazards, or shorelines) are present on the site.

The proposal therefore does not negatively impact long-term commercial resource lands or environmentally sensitive areas.

viii.) Impact on 20-Year Land Supply

The amendment provides a modest increase in rural residential land supply by allowing up to four lots rather than limiting development to two under RR10 standards.

This incremental increase supports projected population growth while maintaining rural densities and does not undermine the County's allocation of growth to Urban Growth Areas.

ix.) Public Health, Safety, and Welfare

The proposed amendment serves the public interest by:

* Allowing orderly rural development consistent with established patterns.
* Supporting housing availability in Chelan County.
* Maintaining rural character and low-density design.
* Avoiding impacts to critical areas or resource lands.
* Ensuring development remains within rural infrastructure capacity.
* Added parcels would contribute more to the local tax base, helping fund schools, fire districts, etc.

The proposal balances private property rights with community planning goals and promotes the health, safety, and welfare of the public as a whole.

NELSON GEOTECHNICAL
ASSOCIATES, INC.

105 Palouse Street
Wenatchee, WA 98801
(509) 665-7696
www.nelsongeotech.com

June 25, 2024

Shawn Sanderson
Via E-mail: chelansitedevelopment@gmail.com

Site Conditions Review Letter
172 Whitetail Way Short Plat
Chelan County, Washington
NGA File No. 910214

Dear Shawn:

This letter documents our review of the current site conditions and prior geotechnical recommendations for **the property located at 172 Whitetail Way near Chelan in Chelan County, Washington**. The Chelan County parcel number is **282234410100**.

INTRODUCTION

The project area consists of an irregularly shaped 21.65-acre parcel that slopes to the north, west, and southeast along a historical drainage swale that runs downhill to the northwest. We previously prepared an engineering geologic assessment letter for the property titled **"Engineering Geologic Assessment – Parcel No. 282234410100 – Chelan County, Washington," dated October 16, 2014.** A new site plan titled, "Proposed Cluster Short Plat," dated October 28, 2022, and prepared by Erlandsen Inc. of East Wenatchee, Washington, was provided to us, showing the locations of two new lots to be created in the proposed short plat, attached as Figure 1. Per Chelan County Code Section 11.86.070 (3), geologic hazard assessments are valid for a period of five years and may acquire a five-year extension, provide the qualified professional submits a letter stating the validity of the existing document. Accordingly, we have been requested to review the current site conditions and provide an extension letter.

SITE CONDITIONS

We visited the site on June 17, 2024, to assess any changes in the surrounding land use activity or site conditions. In our prior geologic hazard assessment letter, the site is described as an undeveloped parcel surrounded by large-tract rural residential properties. As described in our previous letter, a single-family residence was constructed in the southwest corner of the property. Other changes that have occurred on the site include the grading of three small pads and associated driveways on the western half of the

property, as indicated on the attached Site Plan (Figure 1). These pads appear to be primarily constructed though cutting into the hillside; however, some amount of undocumented fill may be present at the downhill edges of the pads.

Other than the construction of the primary single-family residence in the southwest corner of the property and cut-and-fill grading associated with preparing the three building pads, there appears to be no significant change to the geologic conditions within the site or nearby vicinity since our October 16, 2014 letter. As such, it is our opinion that the previous geologic hazard assessment letter, dated October 16, 2014, remains valid and applicable to the site conditions and project plans.

USE OF THIS LETTER

This letter was prepared for **Shawn Sanderson** and his agents, for use in planning and budgeting the above-referenced project only. Within the limitations of scope, schedule, and budget, our services have been performed in accordance with generally accepted geotechnical engineering practices in effect in this area at the time this letter was prepared. No other warranty, expressed or implied, is made. Our observations, findings, and opinions are a means to identify and reduce the inherent risks to the owner.

o-o-o

We trust this letter should satisfy your needs at this time. Please contact us if you have any questions or require additional services.

Sincerely,

NELSON GEOTECHNICAL ASSOCIATES, INC.

Chris Ward-Guthrie, GIT
Project Geologist

State of Washington
Alex Rinaldi
20120239
Licensed Geologist
6/25/2024

Alex B. Rinaldi
Alex B. Rinaldi, LG, EIT
Project Manager

CWG:ABR:as

Attachment: One Figure

Property owners:
Shawn and DeAnne Sanderson
172 Whitetail Way
Chelan, WA 98816
509-860-8649
Parcel number: 282234410100

i.) Statement of What is Proposed and Why

The applicants (Shawn and DeAnne Sanderson) propose to amend the Comprehensive Plan land use designation and zoning classification from Rural Residential/Resource (RR10) to Rural Residential (RR5) for the 21.65-acre parcel located at 172 Whitetail Way, Chelan, WA. The requested amendment would allow a 4-lot residential short plat consistent with a 5-acre minimum lot size.

The purpose of the amendment is to allow modest rural residential development that aligns with the property's size, existing access, surrounding parcel patterns, and long-term residential character of the area. The proposed 4-lot configuration maintains rural densities while making efficient use of the land.

We have a conditional cluster short plat (SP 2023-409) approval for three lots on our 21.65 acres. However, the open space requirements were significantly restrictive for us to be able to enjoy the freedom of our property. We feel re-zoning to RR5 will enable us to fulfil our potential objectives without the restrictions.of the open space requirements.

ii.) Consistency with the Washington Growth Management Act (RCW 36.70A)

The proposed amendment is consistent with the goals of the Washington State Growth Management Act (GMA), including:

Urban Growth Goal: The property is outside the UGA and the proposed density remains rural in character, consistent with GMA provisions that allow limited rural development that does not create urban-level densities.
Rural Element: The proposal maintains rural character, preserves open space between homes, and avoids sprawl.
Housing Goal: The amendment modestly increases rural housing supply in a manner consistent with existing development patterns.
Property Rights Goal: The proposal allows reasonable use of private property consistent with surrounding land uses.

The requested RR5 zoning maintains low-density rural development and does not create urban services demand.

The RR10 and RR5 guidelines are relatively the same other than the lot size.

iii.) Compliance with Comprehensive Plan Goals and Policies

The amendment supports Chelan County Comprehensive Plan goals related to:

* Encouraging rural development at appropriate densities.
* Maintaining rural character and open space.
* Supporting incremental housing opportunities.
* Ensuring compatibility with surrounding land uses.

The proposal reflects the established rural residential pattern in the surrounding area and does not introduce incompatible uses.

iv.) Compliance with Land Use Designation Criteria

The requested RR5 designation is appropriate because:

* The parcel size (21.65 acres) comfortably supports four 5-acre lots.
* The property is currently used for single-family residential purposes.
* No critical areas or designated resource lands are present.
* The proposed density is consistent with surrounding lot sizes.
* The change does not require extension of urban-level infrastructure.

v.) Consistency with Capital Facilities and Transportation Elements

The proposed 4-lot short plat will not create significant demand on capital facilities.

Transportation: Access is available via Whitetail Way. Traffic generated by four rural residential lots is minimal and consistent with rural road standards.
Schools and Emergency Services: The increase of three additional dwelling units (beyond the existing home) will have negligible impact on public services.
Utilities: Development will rely on individual wells and septic systems consistent with rural service levels.

The proposal does not require expansion of public infrastructure beyond rural service standards.

vi.) Surrounding Land Uses and Appropriateness of Amendment

Surrounding properties are characterized by rural residential uses and large-lot development patterns. The proposed RR5 designation remains consistent with:

* Existing rural residential character
* Similar lot sizes in the vicinity
* Low-density residential use

The proposed amendment is more appropriate than the existing RR10 zoning because it better reflects the parcel's size and allows logical subdivision while maintaining rural spacing and open character. Two of the adjoining properties are 5 acres and 5.88 acres.

Vii.) Impact on Resource Lands or Critical Areas

The property does not contain or impact designated agricultural, forest, or mineral resource lands. No mapped critical areas (wetlands, fish and wildlife habitat, geologic hazards, or shorelines) are present on the site.

The proposal therefore does not negatively impact long-term commercial resource lands or environmentally sensitive areas.

viii.) Impact on 20-Year Land Supply

The amendment provides a modest increase in rural residential land supply by allowing up to four lots rather than limiting development to two under RR10 standards.

This incremental increase supports projected population growth while maintaining rural densities and does not undermine the County's allocation of growth to Urban Growth Areas.

ix.) Public Health, Safety, and Welfare

The proposed amendment serves the public interest by:

* Allowing orderly rural development consistent with established patterns.
* Supporting housing availability in Chelan County.
* Maintaining rural character and low-density design.
* Avoiding impacts to critical areas or resource lands.
* Ensuring development remains within rural infrastructure capacity.
* Added parcels would contribute more to the local tax base, helping fund schools, fire districts, etc.

The proposal balances private property rights with community planning goals and promotes the health, safety, and welfare of the public as a whole.

First American Title™

First American Title Insurance Company

16 South Mission
Wenatchee, WA 98801

April 16, 2025

Shawn Sanderson
172 Whitetail Way
Chelan, WA 98816

Phone:
Fax:

Title Officer:	Hannah Rayfield
Phone:	(509)665-7331
Fax No.:	(866)635-0234
E-Mail:	Hrayfield@firstam.com
Order Number:	4260360

Escrow Number: 4260360

Buyer:	Sanderson
Owner:	Sanderson
Property:	172 Whitetail Way Chelan, Washington 98816

Attached please find the following item(s):

Guarantee

Thank You for your confidence and support. We at First American Title Insurance Company maintain the fundamental principle:

Customer First!

First American Title™

Guarantee

Subdivision Guarantee

ISSUED BY
First American Title Insurance Company

GUARANTEE NUMBER
5003353-4260360

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND THE CONDITIONS AND STIPULATIONS OF THIS GUARANTEE,

FIRST AMERICAN TITLE INSURANCE COMPANY
a Nebraska corporation, herein called the Company

GUARANTEES

Shawn Sanderson

the Assured named in Schedule A against actual monetary loss or damage not exceeding the liability stated in Schedule A, which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: _____
Kenneth D. DeGiorgio, President

By: _____
Lisa W. Cornehl, Secretary

This jacket was created electronically and constitutes an original document

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurances are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
   (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
   (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
   (c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
   (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
   (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
   (c) The identity of any party shown or referred to in Schedule A.
   (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.
The following terms when used in the Guarantee mean:
   (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
   (b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
   (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
   (d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
   (e) "date": the effective date.

2. Notice of Claim to be Given by Assured Claimant.
An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. No Duty to Defend or Prosecute.
The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.
Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:
   (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
   (b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
   (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
   (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all

reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. Proof of Loss or Damage.

In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosection of any litigation for which the Company has exercised its options under Paragraph 4.

7. Determination and Extent of Liability.

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

(a) the amount of liability stated in Schedule A or in Part 2;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or

(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance assured against by this Guarantee.

8. Limitation of Liability.

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by

any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

9. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

10. Payment of Loss.

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

12. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is $2,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of $2,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

13. Liability Limited to This Guarantee; Guarantee Entire Contract.

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

14. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, California 92707 Claims.NIC@firstam.com Phone: 888-632-1642 Fax: 877-804-7606**



First American Title

First American Title™

Schedule A

Subdivision Guarantee

ISSUED BY
First American Title Insurance Company

GUARANTEE NUMBER
4260360

Order No.: 4260360 | Liability: $2,000.00 | Fee: $350.00 Tax: $30.80

Name of Assured: Shawn Sanderson

Date of Guarantee: April 14, 2025

The assurances referred to on the face page hereof are:

1. Title is vested in:

   SHAWN P. SANDERSON AND DEANNE M. SANDERSON, HUSBAND AND WIFE

2. That, according to the public records relative to the land described in Schedule C attached hereto (including those records maintained and indexed by name), there are no other documents affecting title to said land or any portion thereof, other than those shown under Record Matters in Schedule B.

3. The following matters are excluded from the coverage of this Guarantee

   A. Unpatented Mining Claims, reservations or exceptions in patents or in acts authorizing the issuance thereof.

   B. Water rights, claims or title to water.

   C. Tax Deeds to the State of Washington.

   D. Documents pertaining to mineral estates.

4. No guarantee is given nor liability assumed with respect to the validity, legal effect or priority of any matter shown herein.

5. This Guarantee is restricted to the use of the Assured for the purpose of providing title evidence as may be required when subdividing land pursuant to the provisions of Chapter 58.17, R.C.W., and the local regulations and ordinances adopted pursuant to said statute. It is not to be used as a basis for closing any transaction affecting title to said property.

6. Any sketch attached hereto is done so as a courtesy only and is not part of any title commitment, guarantee or policy. It is furnished solely for the purpose of assisting in locating the premises and First American expressly disclaims any liability which may result from reliance made upon it.

First American Title™

Subdivision Guarantee

ISSUED BY
First American Title Insurance Company

GUARANTEE NUMBER
4260360

Schedule B

RECORD MATTERS

1. General Taxes for the year 2025. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.
   Tax Account No.: 282234410100

1st Half		
Amount Billed:	$	4,720.26
Amount Paid:	$	0.00
Amount Due:	$	4,720.26
Assessed Land Value:	$	294,350.00
Assessed Improvement Value:	$	1,052,845.00
2nd Half		
Amount Billed:	$	4,720.15
Amount Paid:	$	0.00
Amount Due:	$	4,720.15
Assessed Land Value:	$	294,350.00
Assessed Improvement Value:	$	1,052,845.00

2. Deed of Trust and the terms and conditions thereof.

Grantor/Trustor:	Shawn P Sanderson and Deanne M Sanderson, husband and wife
Grantee/Beneficiary:	Mortgage Electronic Registration Systems, Inc., "MERS" solely as a nominee for Guild Mortgage Company, its successors and assigns
Trustee:	Fidelity National Title Company of Washington, a Washington Corp.
Amount:	$407,000.00
Dated:	September 15, 2020
Recorded:	September 23, 2020
Recording Information:	2525324

   Affects said premises and other property

3. Easement, including terms and provisions contained therein:

Recording Information:	389101
In Favor of:	The Washington Water Power Company
For:	Electric Transmission and/or distribution line, together with necessary appurtenances

4. Easement, including terms and provisions contained therein:

Recording Information:	389102
In Favor of:	The Washington Water Power Company
For:	Electric Transmission and/or distribution line, together with necessary appurtenances

5. Easement, including terms and provisions contained therein:

   In Favor Of: Public Utility District 1 of Chelan County

Purpose:	Electric transmission and/or distribution system
Recorded:	February 27, 1974
Recording No.:	738250

6. Conditions, notes, easements, provisions and/or encroachments contained or delineated on the face of the Survey recorded under Recording No. 764226.

7. Easement, including terms and provisions contained therein:
   Recording Information: 764227
   For: ingress, egress and utilities

8. Road Improvement and Maintenance Agreement and the terms and conditions thereof:

Between:	Lisa L. Ward, a single person, Violet L. Williams, a single person, Mark Reimers and Karla Reimers, husband and wife
And:	Lois K. Champion, a married woman dealing in her sole and separate property, and Reed Chase and Tuy Van Chase, husband and wife
Recording Information:	2272800

9. Easement, including terms and provisions contained therein:

In Favor Of:	Public Utility District 1 of Chelan County
Purpose:	Electric transmission and/or distribution system
Recorded:	October 15, 2014
Recording No.:	2407720

10. The terms and provisions contained in the document entitled "Declaration of Notice"
    Recorded: October 27, 2014
    Recording No.: 2408197

11. Terms, covenants, conditions, restrictions, easements, boundary discrepancies and encroachments as contained in recorded Lot Line Adjustment (Boundary Line Revisions):
    Recorded: January 23, 2023
    Recording Information: 2577955

12. Rights and liabilities under customary agreement for water right in Lake Chelan Reclamation Irrigation District, including the restriction of the use of said water to irrigation, stock and domestic purposes, the granting of an easement for lateral ditches and pipelines used in connection therewith, and the creation of a lien upon the land for assessments therein.

Informational Notes, if any

First American Title™

Schedule C

Subdivision Guarantee

ISSUED BY
First American Title Insurance Company

GUARANTEE NUMBER
4260360

The land in the County of Chelan, State of Washington, described as follows:

Tract 6, as delineated on survey, recorded September 3, 1976 in Book 3 of surveys, Page 76 and 77, recorded under auditor's File No. 764226, being a portion of the Northwest Quarter of the Southeast Quarter of Section 34, Township 28 North, Range 22 East of the Willamette Meridian, Chelan County, Washington;

Except that portion Commencing at the Northeast corner of said Tract 6; thence with the North line of said Tract 6 South 88°58'25" West a distance of 344.30 feet, more or less, to the centerline of Whitetail Way; thence Southeasterly with the centerline of said Whitetail Way to the East line of said Tract 6; thence with the East line of said Tract 6 North 5°22'37" West 168.93 feet, more or less, to the Point of Beginning.

(also known as Parcel A of boundary Line Adjustment No. 2023-023 recorded January 23, 2023 under auditor's File No. 2577955 in the records of Chelan County.).

First American Title™

First American Title Insurance Company
16 South Mission
Wenatchee, WA 98801

Illegal Restrictive Covenants

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

SEPA[1] Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A. Background

Find help answering background questions[2]

1. **Name of proposed project, if applicable:**
   Sanderson Short Plat
2. **Name of applicant:**
   Shawn & DeAnne Sanderson
3. **Address and phone number of applicant and contact person:**
   172 Whitetail Way Chelan, WA 98816, Shawn S. (509) 860-8649
4. **Date checklist prepared:**
   Feb 2026
5. **Agency requesting checklist:**
   Chelan County
6. **Proposed timing of schedule (including phasing, if applicable):**
   ASAP
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**
   Our eventual goal is to change zoning from current RR10 to RR5.
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.** Parcel was approved for Cluster Short Plat NO SP 2023-409
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.**
   Open in ground swimming pool permit BP 250540 To be finished in the Spring.
10. **List any government approvals or permits that will be needed for your proposal, if known.**
    Comprehensive Plan Amendment, re zone, Short Plat approval.
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.)** Trying to have flexibility to sell off a few acres of our property to help cover our rapidly rising property taxes.
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,**
    21.65 acres @ 172 Whitetail Way Chelan, Parcel # 282234410100

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

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.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. **General description of the site:**
Rolling hills

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. **What is the steepest slope on the site (approximate percent slope)?**
25 - 30% in a couple smaller areas.

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.** 12" - 36" well draining topsoil on top of decomposed granite and solid granite under decomposed.

d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.** No. Nelson Geotechnical has done 3 site visits & reports for various projects starting in 2014. most recently in 2025.

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.**
3 - Flat areas have been cut out of hilly areas to access well heads, build an ADU.

f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**
If precaution is taken groundwater absorbs very quickly in large grass & brush areas.

g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**
No plans at this time for more impervious surfaces.

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**
We annually clean out ditches and add rock & gravel to control erosion.

2. Air

Find help answering air questions[4]

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.**
No plans of further construction at this time.

b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.** No nearby emissions or odors we're aware of.

c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**
No emissions would occur as part of this approval.

3. Water

Find help answering water questions[5]

a. **Surface:**
Find help answering surface water questions[6]

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.** There is no surface water, streams etc anywhere on or near our property.

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.**
No water nearby.

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.**
No wetlands or surface water on our parcel.

---

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air
[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water
[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**
   No surface water.

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.** Not in 100-year floodplain.

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.**
   NO discharges of waste materials to surface water would occur.

b. **Ground:**
   Find help answering ground water questions[7]

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 a general description, purpose, and approximate quantities if known.**
   We have 4 wells on our property but only one is active for exsisting residence + ADU.
2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.** We have 2 permitted septic systems on our property and 2 approved site evaluations for future.

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.** Any rain or snow melt runs into ditches which disperse in large well draining grass fields. No other water sources nearby.
2. **Could waste materials enter ground or surface waters? If so, generally describe.**
   NO waste materials or surface water present.

3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.** Not at this time.

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

d. **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

No surface, ground, or runoff water impacts would occur as a direct result of this approval.

4. Plants

Find help answering plants questions

a. **Check the types of vegetation found on the site:**

- ☐ **deciduous tree: alder, maple, aspen, other**
- ☒ **evergreen tree: fir, cedar, pine, other**
- ☒ **shrubs**
- ☒ **grass**
- ☐ **pasture**
- ☐ **crop or grain**
- ☐ **orchards, vineyards, or other permanent crops.**
- ☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- ☐ **water plants: water lily, eelgrass, milfoil, other**
- ☐ **other types of vegetation**

b. **What kind and amount of vegetation will be removed or altered?**

None at this time or in the near future.

c. **List threatened and endangered species known to be on or near the site.**

No endangered species on or near the site.

d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.** We've tried to leave as much natural landscape around our buildings except for fire buffer.

e. **List all noxious weeds and invasive species known to be on or near the site.**

We try to remove - Dalmation toadflax, Russian knapweed

5. Animals

Find help answering animal questions[8]

a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include: Hawks, crows, songbirds.
Deer, coyote.

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:** Nope

b. List any threatened and endangered species known to be on or near the site.
Not aware of any threatned or endangered on or nearby.

c. Is the site part of a migration route? If so, explain.
No migration route.

d. Proposed measures to preserve or enhance wildlife, if any.
Mostly natural landscape, deer visit close to our house.

e. List any invasive animal species known to be on or near the site.
Starlings

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

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. No additional energy needs at this time.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. wouldn't affect any future solar on or nearby.

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.
"Green Building", solar panels.

7. Environmental health

Health Find help with answering environmental health questions[10]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe. Not that we're aware of.

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou
[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

1. **Describe any known or possible contamination at the site from present or past uses.** None as far as we know.

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.**
No hazardous chemicals/conditions nearby.

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.** only gas, oil, propane.

4. **Describe special emergency services that might be required.**
Wildland Fire protection.

5. **Proposed measures to reduce or control environmental health hazards, if any.**
Future silt fences, straw, limiting to normal construction hours.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?** Very quiet, occasional tractors, mowing, animals.

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)?**
None at this time or in the near future.

3. **Proposed measures to reduce or control noise impacts, if any:**
Standard work hours.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

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.**
Currently in its natural state around exsisting structures.

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 because of the proposal, if any? If resource lands have**
Not forest land. No irrigation so probably never farmed.

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?
Never had farm or forest tax breaks

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?**
No farming or forestry nearby.

c. **Describe any structures on the site.** Single family home & seperate ADU. Garden shed, chicken coop, open sided tractor & hay storage.

d. **Will any structures be demolished? If so, what?**
No demolishing.

e. **What is the current zoning classification of the site?** RR10

f. **What is the current comprehensive plan designation of the site?** Rural Residential

g. **If applicable, what is the current shoreline master program designation of the site?**
No shoreline.

h. **Has any part of the site been classified as a critical area by the city or county? If so, specify.** No critical areas.

i. **Approximately how many people would reside or work in the completed project?**
No additional people at this time.

j. **Approximately how many people would the completed project displace?**
Nobody will be displaced.

k. **Proposed measures to avoid or reduce displacement impacts, if any.**
Nobody will be displaced.

l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**
Plan to remain residential

m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**
No forest, no agriculture

9. Housing

Find help answering housing questions[12]

a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**
No added residences at this time.

b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**
No units will be eliminated.

c. **Proposed measures to reduce or control housing impacts, if any:**
Low density housing.

10. Aesthetics

Find help answering aesthetics questions[13]

a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**
No proposed structures at this time.

b. **What views in the immediate vicinity would be altered or obstructed?**
No proposed structures at this time.

c. **Proposed measures to reduce or control aesthetic impacts, if any:**
No proposed structures at this time.

11. Light and glare

Find help answering light and glare questions[14]

a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?** No lighting or windows will be added at this time.

b. **Could light or glare from the finished project be a safety hazard or interfere with views?** No added lighting at this time.

c. **What existing off-site sources of light or glare may affect your proposal?**
None

d. **Proposed measures to reduce or control light and glare impacts, if any:**
Dim or downward facing outside lights to protect night sky.

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing
[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics
[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

12. Recreation

Find help answering recreation questions

a. **What designated and informal recreational opportunities are in the immediate vicinity?** Numerous recreational opportunities are readily available nearby including hiking, biking, boating, swimming.

b. **Would the proposed project displace any existing recreational uses? If so, describe.** No existing recreational uses would be displaced.

c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:** Recreation won't be impacted.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

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.** No old buildings etc.

b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.** No evidence of any Indian or historic use.

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.** No potential impacts to cultural or historical.

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.** No disturbance would occur.

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

14. Transportation

Find help with answering transportation questions[16]

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.**
Access to property is Boyd Rd off Hwy 150. Right on Purtteman Gulch, rt on Chelan Ranch rd. Right on Whitetail Way.

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?** Hwy 150 at intersection of Boyd rd has a public bus stop aprox 1.6 miles away.

c. **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).**
No, rural gravel & dirt road access.

d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**
No water, rail, or air transportation nearby.

e. **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?**
No extra traffic in this proposal.

f. **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.**
No agriculture or forestry work nearby.

g. **Proposed measures to reduce or control transportation impacts, if any:**
No transportation impacts at this time.

15. Public services

Find help answering public service questions[17]

a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.** Not at this time.

---

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation
[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services

b. Proposed measures to reduce or control direct impacts on public services, if any.
No added impacts in the near future.

16. Utilities

Find help answering utilities questions[18]

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. Nothing proposed at this time.

C.Signature

Find help about who should sign[19]

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.

X Shawn Sanderson

Type name of signee: Shawn Sanderson

Position and agency/organization: owner

Date submitted: 2/25/26

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section 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.

[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities
[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature
[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

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?** Increased but minimal impervious surfaces.

   - **Proposed measures to avoid or reduce such increases are:**
     Smaller foot print homes with less impervious surfaces.

2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**
   Deer, coyote & birds adapt well.

   - **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**
     Natural (native) landscape.

3. **How would the proposal be likely to deplete energy or natural resources?**
   Each parcel would potentially have a residence.

   - **Proposed measures to protect or conserve energy and natural resources are:**
     "Green building" practices, solar panels.

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 sensitive areas on our parcel.

   - **Proposed measures to protect such resources or to avoid or reduce impacts are:**
     No sensitive areas.

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 shorline on our parcel.

   - **Proposed measures to avoid or reduce shoreline and land use impacts are:**
     No shorline on or near our parcel.

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?** None at this time or near future.

   - **Proposed measures to reduce or respond to such demand(s) are:**
     This proposal will not directly increase transportation demand.

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

The proposal is consistent with Ecology requirements.

Chelan County
Department of Community Development

Receipt Number: 26-00363

316 WASHINGTON ST. SUITE 301
Wenatchee, WA 98801
(509) 667-6225

Payer/Payee: SANDERSON SHAWN P & DEANNE M
172 WHITETAIL WAY
CHELAN WA 98816

Cashier: SUSAN DRETKE

Date: 02/26/2026

PL 26-063 COMPREHENSIVE PLAN AMENDMENT 172 Whitetail Way Chelan, WA 98816

Fee Description	BARS Number	Fee Amount	Amount Paid	Fee Balance
Comp Plan Amendment(GMA/Map)	010.020.32210.05.000	$2,475.00	$2,475.00	$0.00
Environmental Review (SEPA)	010.020.34589.03.000	$243.00	$243.00	$0.00
		$2,718.00	**$2,718.00**	**$0.00**
			TOTAL PAID:	**$2,718.00**

Payment Method	Reference Number	Payment Amount
CREDIT CARD	192608521	$2,718.00
Total:		**$2,718.00**

Notes :

Project Information

License #	License Type	Parcel #
PL 26-063	CPA	282234410100

Project Contacts

License #	Name	Association	Address
PL 26-063	SANDERSON SHAWN P & DEANNE M	APPLICANT	172 WHITETAIL WAY, CHELAN, WA 98816
	SANDERSON SHAWN P & DEANNE M	OWNER	172 WHITETAIL WAY, CHELAN, WA 98816

Payment Entry Form

Result: Payment Authorized
Confirmation Number: 192608521

Your payment has been authorized successfully and payment will be processed.

Chelan County Community Development thanks you for your payment. For questions about your account, please call 509-667-6225 Thank you for using our bill payment services.

Please save or print a copy of this receipt for record keeping purposes.

My Bills

Description	Payment Amount
Planning Permit payment of $2,718.00 on Permit Number CPA 26-063	$2,718.00

Subtotal:	$2,718.00
Convenience Fee:	$73.39
Total Payment:	**$2,791.39**

Customer Information

First Name:	SHAWN
Last Name:	SANDERSON
Address Line 1:	172 WHITETAIL WAY
City:	CHELAN
State:	Washington
Zip Code:	98816
Phone Number:	5098608649
Email Address:	CHELANSITEDEVELOPMENT@GMAIL.COM

Payment Information

Payment Date:	02/26/2026
Card Type:	Visa
Card Number:	**********4329

Signature:_____ **Date:**_____/_____/_____
By signing this receipt you agree to the terms and conditions of this service.

You will see one line item on your credit or debit card statement indicating the amount you paid and will be identified as *Chelan Co Comm Dev*. If you have any questions about the charges please call 1-888-891-6064.

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301
WENATCHEE, WA 98801
(509) 667-6225

TO: Chelan County Board of County Commissioners
FROM: Chelan County Community Development
HEARING DATE: November 10, 2026
FILE NUMBER: CPA 26-067 WA DNR

RECOMMENDED MOTION

The Chelan County Planning Commission, at their duly advertised public hearing on September 23, 2026 made a motion to recommend denial (Attachment 1) of CPA 26-067 requested comprehensive plan map amendment from Rural Residential/Resource 20 (RR20) to Rural Residential/Resource 10 (RR10).

GENERAL INFORMATION

Applicant	Washington State Department of Natural Resources
Planning Commission Notice of Hearing Published	October 3, 2026
Planning Commission Hearing	October 14, 2026
Board of County Commissioners Hearing	November 10, 2026
60-day State agency review	July 20, 2026
SEPA Determination	April 30, 2026

SEPA Environmental Review

A Determination of Non-Significance was issued under WAC 107-11-340 on April 30, 2026. The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after a review of a completed environmental checklist and other information on file with the lead agency.

Agency Comments:

Comments submitted by the Chelan Douglas Health District indicated they have no objections to approval of the proposal.
The Colville Tribe provided comment indicating that they will be reviewing any future development permits.

The Chelan County Fire Marshal's office has indicated they have no comments regarding the proposal.

Public Comment:
Comments were received from two neighboring property owners. Their comments are summarized below. The full text of these comments has been entered in the file and can be found in Attachment 2.

Ivey, Bert and Meilyn – Opposes the approval of the application due to the following reasons: impact on neighborhood character, traffic and safety, environmental and infrastructure concerns.

Farnus, Bob – Questioned why DNR is rezoning public land property, and what it has to do with the CDLT trying to access this land in connection with the Lookout trail system above Ohme Gardens.

60-Day Notice
Sent to Department of Commerce July 20, 2026.

PROJECT DESCRIPTION – CPA 26-067 WA DNR
The applicant is requesting a comprehensive plan map amendment to change the designation of the 119-acre property from Rural Residential/Resource 20 (RR20) to Rural Residential/Resource 10 (RR10). The property is located northwest of the City of Wenatchee's urban growth area and is undeveloped. Burch Mountain Road bisects the parcel in a north/south orientation in the western portion of the site. The site is also known as parcel number 28-22-34-410-100.

COMPREHENSIVE PLAN
Chelan County conducts an annual concurrent review of proposals to amend the Comprehensive Plan. The Plan represents the long-term vision for future land uses and development. Applicants must demonstrate the merits of the requested change as being consistent with adopted goals and policies.

The following Comprehensive Plan policies are relevant to the proposed request:

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Goal RE 1: Maintain a balance between human uses and the natural environment in rural areas of the County.

Policy RE 1.3: Establish a variety of rural land use designations that would accommodate a wide variety of rural uses and densities consistent with the County's rural character.

Goal RE 2: Maintain natural environment features that support and enhance natural resource-based economic activities, wildlife habitats, traditional rural lifestyles, outdoor recreation, and open space.

Goal H 1: Encourage the availability of affordable housing to all economic segments of the population of the county.

Goal H 2: Promote a variety of residential densities and housing types.

REVIEW CRITERIA
The map amendment was analyzed based on information provided by the applicant or when readily available, within existing County resources. Agency and public comment also play a role in understanding how the amendment may advance the Comprehensive Plan goals and policies and how it may serve the general public's interest.

Pursuant to Chelan County Code (CCC) Section 14.14.060(1), the following general review criteria were used to evaluate the proposed amendment:

(A) The proposal is consistent with the goals of the Growth Management Act (Chapter 36.70A RCW), and any applicable county-wide planning policies.

Finding of Fact: The Growth Management Act under RCW 36.70A.020 contains planning goals that include, but are not limited to, 1) Urban Growth, 2) Reduce Sprawl, 3) Transportation, 4) Housing, and 5) Economic Development. The Growth Management Act (GMA) encourages the provision of a variety of densities in order to accommodate projected growth while maintaining the rural character.

The requested map amendment to RR10 would provide for the site to be divided to provide additional single-family residential lots. The Chelan County Comprehensive Plan purpose for the RR10 zone is "to allow for rural development, forestry and agricultural uses consistent with the rural character and rural development provisions outlined in the goals and policies of the comprehensive plan. These areas can function as areas of transition between resource lands and areas of more intense rural or urban development." Properties in the immediate vicinity of the parcel are zoned RR2.5, RV, RS and RR10

Conclusion: The proposal would be consistent with the goals of the Growth Management Act and the applicable county-wide planning policies.

(B) The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies.

Finding of Fact: The proposed land use change would support the comprehensive plan goals and policies which encourage a variety of housing densities in the rural area.

Conclusion: The proposal would be consistent with the GMA goals and with County-wide Planning Policies.

(C) The amendment complies with comprehensive plan land use designation/siting criteria.

Finding of Fact: The comprehensive plan states that the RR10 should be located in areas that are predominantly rural in character. Soil characteristics, steep slopes or other physical constraints to development may be present.
Significant areas of undeveloped open space may exist.". Although the subject parcel is located in a rapidly developing area, it is characterized by the steep slopes of Burch Mountain which may limit future development.

Conclusion: The amendment would comply with comprehensive plan land use designation/siting criteria.

(D) The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended.

Finding of Fact: The subject parcel is served by Burch Mountain Road, a public road.

Conclusion: No change in the Capital Facility Element or Transportation Element has been identified. The proposed amendment would be supported by and consistent with the existing capital facility element and transportation element.

(E) The amendment does not adversely affect the surrounding land uses.

Finding of Fact: The areas surrounding the subject property are zoned a wide variety of both urban and rural zones and are developed with single family residences.

Conclusion: The designation of the site from RR20 to RR10 would not adversely affect the surrounding area.

(F) The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

Finding of Fact: The RR10 designation is considered compatible with dispersed single-family residence, farms or forestry uses.

Conclusion: The amendment would not adversely affect resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

(G) The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan.

Finding of Fact: The proposed amendment would allow development of additional single-family residential lots. The total number of new lots would be dependent upon the method of subdivision proposed.

Conclusion: The proposed amendment would not have an adverse impact on projected growth; and would not contribute to the possibility of sprawl.

(H) The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

Finding of Fact: The proposed amendment could increase the availability of additional housing at rural densities.

Conclusion: The proposed amendment could provide additional housing opportunities while retaining the rural character of the area.

FINDINGS OF FACT

1. Chelan County adopted Title 14, Development Permit Procedures and Administration outlining provisions relating to the amendment of the Comprehensive Plan consistent with RCW 36.70A. The County followed the procedures required for amendment of the Comprehensive Plan.
2. Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and Chelan County Code outline provisions relating to the adoption and amendments to the Comprehensive Plan. The County used the applicable guidelines and regulatory review criteria for each amendment.
3. RCW 36.70A.210 requires that the Comprehensive Plan be consistent with the provisions of the adopted County-Wide Planning Policies.
4. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11, SEPA Rules, have been satisfied. To comply with the requirements of the State Environmental Policy Act for environmental review of a non-project action, the County, as lead agency issued a Determination of Non-significance for the application on April 30, 2026.
5. The required State agency review with the Department of Commerce (COM) and other State agencies was initiated on July 20, 2026, pursuant to RCW 36.70A.106.
6. The location and characteristics are consistent with Chelan County Comprehensive Plan designation for Rural Residential/Resource 5 as outlined in this staff report.

CONCLUSIONS OF LAW

1. The amendment to the Chelan County Comprehensive Plan would be consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.
2. The amendment would comply with the Comprehensive Plan designation/siting criteria.
3. The amendment would not adversely affect the surrounding land uses.
4. The amendment would not adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
5. The amendment would not adversely affect the supply of land for various purposes available to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.
6. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.
7. The amendments are consistent with Chelan County Code Title 14 Development Permit Procedures and Administration.
8. The requirements of RCW 43.21C, the State Environmental Policy Act and WAC 197-11, SEPA Rules have been satisfied.

ATTACHMENTS

1. Planning Commission Recommendation

CHELAN COUNTY
PLANNING COMMISSION

District 1	District 2	District 3
Nik Moushon	Cherie' Warren, Chair	Doug England, Vice Chair
James W. Wiggs	Nelson Brinckerhoff	Chris Willoughby
Tammy Donaghue	Ken Hemberry	Jesse Redell

FILE NUMBER:	CPA 26-067
APPLICANT:	WA Department of Natural Resources
60-DAY STATE AGENCY REVIEW:	July 20, 2026
SEPA DETERMINATION & DATE:	April 30, 2026
PC PUBLIC HEARING DATE:	October 14, 2026
PUBLIC COMMENT:	Yes
AGENCY COMMENT:	Yes

PLANNING COMMISSION RECOMMENDATION:

Motion by: Nik

Motion to: deny ~~change~~ CPA 26-067 as proposed

2nd to motion – Ken

Vote – 5 aye - 0 opposed

Vice Doug England
CHAIR
CHELAN COUNTY PLANNING COMMISSION

14 Oct 2026
DATE

Attachments: Staff Report

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

2026 Comprehensive Plan Map Amendment
Staff Report

TO:	Chelan County Planning Commission
FROM:	Chelan County Community Development
HEARING DATE:	October 14, 2026
FILE NUMBER:	CPA 26-067 WA Department of Natural Resources

RECOMMENDED MOTION

The Chelan County Planning Commission may make a motion to recommend approval or denial of the proposed Comprehensive Plan Amendments to the Chelan County Board of County Commissioners, pursuant to Chelan County Code Section 14.10.050. Suggested Findings of Fact and Conclusions of Law, which may be modified, are included in this staff report. Staff finds:

A. Re-designation of the site from Rural Residential/Resource 20 (RR20) to Rural Residential/Resource 10 (RR10) would comply with applicable Chelan County goals and policies for LAMIRD's pursuant to the findings of fact and conclusions of law cited below.

GENERAL INFORMATION

Planning Commission Workshop	August 26, 2026
Notice of Application to Surrounding Properties	March 4, 2026
Planning Commission Notice of Hearing Published	October 3, 2026
Planning Commission Hearing on	October 14, 2026
60-day State agency review	July 20, 2026
SEPA Determination	April 30, 2026

SEPA Environmental Review

A Determination of Non-Significance (DNS) was issued under WAC 197-11-340(2) for CPA 26-067 on April 30, 2026 (Attachment 1). The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2)(c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency.

Agency Comments:

Comments submitted by the Chelan Douglas Health District indicated they have no objections to approval of the proposal.

The Colville Tribe provided comment indicating that they will be reviewing any future development permits.

The Chelan County Fire Marshal's office has indicated they have no comments regarding the proposal.

Public Comment:

Comments were received from two neighboring property owners. Their comments are summarized below. The full text of these comments has been entered in the file and can be found in Attachment 2.

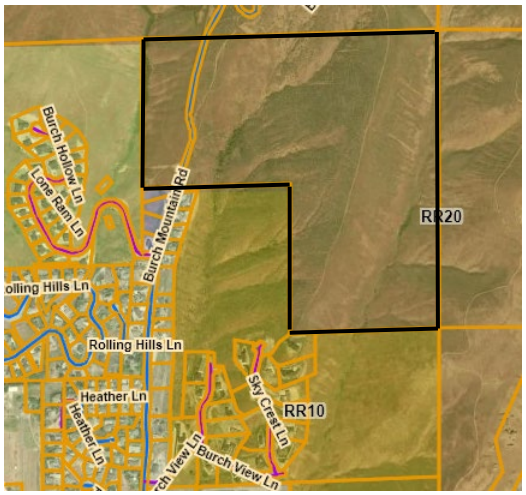
Ivey, Bert and Meilyn – Opposes the approval of the application due to the following reasons: impact on neighborhood character, traffic and safety, environmental and infrastructure concerns.

Farnus, Bob – Questioned why DNR is rezoning public land property, and what it have to do with the CDLT trying to access this land in connection with the Lookout trail system above Ohme Gardens.

PROJECT DESCRIPTION – CPA 26-067 WA DNR

Proposal: The applicant is requesting a comprehensive plan map amendment to change the designation of the 119-acre property from Rural Residential/Resource 20 (RR20) to Rural Residential/Resource 10 (RR10). The property is located northwest of the City of Wenatchee's urban growth area and is undeveloped. Burch Mountain Road bisects the parcel in a north/south orientation in the western portion of the site. The site is also known as parcel number 28-22-34-410-100.

Chelan County Land Use Designation



Density: The Rural Residential/Resource 20 designation allows for one lot per 20 acres. The Rural Residential/Resource 10 designation would allow for approximately twice the density or one lot per 10 acres.

Comprehensive Plan

Chelan County conducts an annual concurrent review of proposals to amend the Comprehensive Plan. The Plan represents the long-term vision for future land uses and development. Applicants must demonstrate the merits of the requested change as being consistent with adopted goals and policies.

The following Comprehensive Plan policies are relevant to the proposed request:

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Goal RE 1: Maintain a balance between human uses and the natural environment in rural areas of the County.

Policy RE 1.3: Establish a variety of rural land use designations that would accommodate a wide variety of rural uses and densities consistent with the County's rural character.

Goal RE 2: Maintain natural environment features that support and enhance natural resource-based economic activities, wildlife habitats, traditional rural lifestyles, outdoor recreation, and open space.

Goal H 1: Encourage the availability of affordable housing to all economic segments of the population of the county.

Goal H 2: Promote a variety of residential densities and housing types.

Review Criteria
The map amendment was analyzed based on information provided by the applicant or when readily available, within existing County resources. Agency and public comment also play a role in understanding how the amendment may advance the Comprehensive Plan goals and policies and how it may serve the general public's interest.

Pursuant to Chelan County Code (CCC) Section 14.14.060(1), the following general review criteria were used to evaluate the proposed amendment:

(A) The proposal is consistent with the goals of the Growth Management Act (Chapter 36.70A RCW), and any applicable county-wide planning policies.

Finding of Fact: The Growth Management Act under RCW 36.70A.020 contains planning goals that include, but are not limited to, 1) Urban Growth, 2) Reduce Sprawl, 3) Transportation, 4) Housing, and 5) Economic Development. The Growth Management Act (GMA) encourages the provision of a variety of densities in order to accommodate projected growth while maintaining the rural character.

The requested map amendment to RR10 would provide for the site to be divided to provide additional single-family residential lots. The Chelan County Comprehensive Plan purpose for the RR10 zone is "to allow for rural development, forestry and agricultural uses consistent with the rural character and rural development provisions outlined in the goals and policies of the comprehensive plan. These areas can function as areas of transition between resource lands and areas of more intense rural or urban development." Properties in the immediate vicinity of the parcel are zoned RR2.5, RV, RS and RR10

Conclusion: The proposal would be consistent with the goals of the Growth Management Act and the applicable county-wide planning policies.

(B) The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies.

Finding of Fact: The proposed land use change would support the comprehensive plan goals and policies which encourage a variety of housing densities in the rural area.

Conclusion: The proposal would be consistent with the GMA goals and with County-wide Planning Policies.

(C) The amendment complies with comprehensive plan land use designation/siting criteria.

Finding of Fact: The comprehensive plan states that the RR10 should be located in areas that are predominantly rural in character. Soil characteristics, steep slopes or other physical constraints to development may be present.
Significant areas of undeveloped open space may exist.". Although the subject parcel is located in a rapidly developing area, it is characterized by the steep slopes of Burch Mountain which may limit future development.

Conclusion: The amendment would comply with comprehensive plan land use designation/siting criteria.

(D) The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended.

Finding of Fact: The subject parcel is served by Burch Mountain Road, a public road.

Conclusion: No change in the Capital Facility Element or Transportation Element has been identified. The proposed amendment would be supported by and consistent with the existing capital facility element and transportation element.

(E) The amendment does not adversely affect the surrounding land uses.

Finding of Fact: The areas surrounding the subject property are zoned a wide variety of both urban and rural zones and are developed with single family residences.

Conclusion: The designation of the site from RR20 to RR10 would not adversely affect the surrounding area.

(F) The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

Finding of Fact: The RR10 designation is considered compatible with dispersed single-family residence, farms or forestry uses.

Conclusion: The amendment would not adversely affect resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

(G) The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan.

Finding of Fact: The proposed amendment would allow development of additional single-family residential lots. The total number of new lots would be dependent upon the method of subdivision proposed.

Conclusion: The proposed amendment would not have an adverse impact on projected growth; and would not contribute to the possibility of sprawl.

(H) The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

Finding of Fact: The proposed amendment could increase the availability of additional housing at rural densities.

Conclusion: The proposed amendment could provide additional housing opportunities while retaining the rural character of the area.

FINDINGS OF FACT

1. Chelan County adopted Title 14, Development Permit Procedures and Administration outlining provisions relating to the amendment of the Comprehensive Plan consistent with RCW 36.70A. The County followed the procedures required for amendment of the Comprehensive Plan.
2. Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and Chelan County Code outline provisions relating to the adoption and amendments to the Comprehensive Plan. The County used the applicable guidelines and regulatory review criteria for each amendment.
3. RCW 36.70A.210 requires that the Comprehensive Plan be consistent with the provisions of the adopted County-Wide Planning Policies.
4. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11, SEPA Rules, have been satisfied. To comply with the requirements of the State Environmental Policy Act for environmental review of a non-project action, the County, as lead agency issued a Determination of Non-significance for the application on April 30, 2026.
5. The required State agency review with the Department of Commerce (COM) and other State agencies was initiated on July 20, 2026 (Attachment 3), pursuant to RCW 36.70A.106.
6. The location and characteristics of the site which is the subject this request for a Comprehensive Plan Map Amendment are consistent with Chelan County Comprehensive Plan as outlined in this staff report.

CONCLUSIONS OF LAW

1. The amendment to the Chelan County Comprehensive Plan would be consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.
2. The amendment would comply with the Comprehensive Plan designation/siting criteria.
3. The amendment would not adversely affect the surrounding land uses.
4. The amendment would not adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
5. The amendment would not adversely affect the supply of land for various purposes available to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.
6. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.
7. The amendments are consistent with Chelan County Code Title 14 Development Permit Procedures and Administration.
8. The requirements of RCW 43.21C, the State Environmental Policy Act and WAC 197-11, SEPA Rules have been satisfied.

STAFF Finding

The Chelan County Planning Commission may make a motion to recommend approval or denial of the proposed Comprehensive Plan Amendments to the Chelan County Board of County Commissioners, pursuant to Chelan County Code Section 14.10.050. Suggested Findings of Fact and Conclusions of Law, which may be modified, are included in this staff report. Staff finds:

The Comprehensive Plan Amendment to change the subject property's land use designation from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 5 (RR5), given file number CPA 2026-063, based upon the findings of fact and conclusions of law contained would comply with relevant adopted county goals and policies.

ATTACHMENTS

1. SEPA Determination
2. Comment letters
3. 60-day Review Acknowledgment Letter from WA Dept. of Commerce
4. File of Record for CPA 26-067

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301
WENATCHEE, WA 98801
(509) 667-6225

SEPA NOTICE ISSUANCE OF DETERMINATION OF NON-SIGNIFICANCE (DNS)

Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 20 (RR20) to Rural Residential Resource 10 (RR10).

File Number:	CPA 26-067
Parcel Numbers:	23-20-16-100-000
Site Address:	Unassigned, Wenatchee, WA 98801
Owners:	Washington State Department of Natural Resources 1111 Washington St SE Mailstop 47014 Olympia, WA 98504-7014
Lead Agency:	CHELAN COUNTY

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This Determination of Non-Significance is issued under WAC 197-11-340, DNS. The lead agency will not act on this proposal for fourteen (14) days from the date of publication. Comments must be submitted by May 14, 2026 for consideration.

Responsible Official:	Deanna Walter, Director / SEPA Responsible Official
Address:	Chelan County Department of Community Development 316 Washington Street, Suite 301 Wenatchee, WA 98801
Phone:	(509) 667-6225

Signature: Deanna Walter Date: 4/30/26

Deanna Walter, SEPA Responsible Official

From:	Meilyn Ivey
To:	Susan Dretke
Subject:	Opposition to Land Use Designation Change - Project File No: CPA 26-067
Date:	Thursday, March 26, 2026 11:33:02 AM

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Dretke,

I am writing as the owner of 111 Rolling Hills Lane, Wenatchee to express my strong opposition to the proposed re-designation of Parcel Number: 232016100000 from RR20 to RR10 as discussed in Project File No: CPA 26-067.

As a nearby property owner, I believe this change will have a significant negative impact on our community, specifically:

Impact on Neighborhood Character: This area consists primarily of single-family homes. Introducing a change in the designation of this land will allow for future sales and development. This development will significantly decrease the quality of life, privacy, and safety for existing residents.

Traffic and Safety: The proposed development will increase traffic on Burch Mountain Road, which is already unsuitable for high-volume or commercial vehicles. This poses a danger to families and children.

Environmental/Infrastructure Concerns: With recent developments off Burch Mountain Road, we have already lost significant land protection for steppe zone and mule deer migration. This change in designation would lead to future loss of these carefully balanced environments.

I request that the Chelan County Community Development Committee rejects this rezoning request from the Washington State Department of Natural Resources to maintain the integrity of our neighborhood and our foothill habitats.

Sincerely,

Bert and Meilyn Ivey
111 Rolling Hills Ln
Wenatchee, WA 98801

From: Chris Pedersen
To: Susan Dretke
Subject: CPA 26-067
Date: Tuesday, March 10, 2026 1:38:08 PM

Susan,
The fire marshal has no comment for the above mentioned project.

Chris Pedersen, CFI²
Chelan County Fire Marshal
Department of Fire Prevention and Investigation
400 Douglas St.
Wenatchee, WA 98801
Cell: 509-630-9259
Email: chris.pedersen@co.chelan.wa.us

From: Connor Armi
To: Susan Dretke
Cc: Amelia Stanger; Rob.Whitlam@dahp.wa.gov
Subject: CTCR consultation CPA 26-067 WA DNR
Date: Thursday, May 7, 2026 1:07:21 PM

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Susan,

This consultation is in response to CPA 26-067 WA DNR, SEPA Determination of Non-significance. This land use change allows an additional dwelling unit to be constructed with the ratio of 1 residence per 10 acres. If and when there is a planned development we look forward to reviewing those future plans.

On behalf of Amelia Stanger, Interim Tribal Historic Preservation Officer.

--
Connor Armi
Archaeologist Senior
CTCR History & Archaeology
509-634-2691

Chelan-Douglas Health District
200 Valley Mall Parkway, East Wenatchee, WA 98802

Memorandum

To: Susan Dretke, Chelan County

From: Richmond Petty, REHS

Date: 03/30/26

RE: Washington DNR (CPA 26-067) Comments

I have reviewed the above development proposal for a Comprehensive Plan Map Amendment. The request to change the land use designation for the subject property from Rural Residential/Resource 20 (RR20) to Rural Residential/Resource 10 (RR10). The subject property is located off Burch Mountain Rd., Wenatchee, WA 98801 (county tax parcel: 232016100000)

As proposed, I have no objections to further approval of this project.

- Parcel is vacant with no existing septic or drinking water records.

Any changes to the project may require additional Health District review.

Fees for review of land-use applications have been established by the Chelan-Douglas Health District Board of Health. The District will bill the applicant upon receipt of our comments (attached).

Project	CDHD 2026 fees
Other Land Use review (per hour)	$125
Administration Fee	$5

From: bobmarleyf@icloud.com
To: Susan Dretke
Subject: CPA 26-067 Question
Date: Tuesday, March 17, 2026 9:01:37 AM

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

As I searched through all of the paperwork, I'm still lookin for motive.

#1 Why does DNR care what the zoning is on public land unless it has future plans?

#2 What does this have to do with the Chelan-Douglas Land Trust tying to access this land in connection with the Lookout trail system above Ohme Gardens?

Thanks for your help,
Bob Farnus
(One of the Mountain Vista Estates owners adjoining the DNR property)

Washington State Department of Commerce

THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2026-S-13072

Submittal Date Time: 07/20/2026

Submittal Information

Jurisdiction	Chelan County
Submittal Type	60-day Notice of Intent to Adopt Amendment
Amendment Type	Comprehensive Plan Amendment

Amendment Information

Brief Description
Proposed comprehensive plan amendment for the GMA periodic update

- **Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.**
- **Yes, this is action includes changes to Urban Growth Boundaries.**

Planning Commissions Date 07/22/2026
Planning Commissions Date 08/26/2026

Anticipated/Proposed Date of Adoption 12/31/2026

Categories

Submittal Category
Comprehensive Plan

Attachments

Attachment Type	File Name	Upload Date
Comprehensive Plan Amendment - Draft	Chelan County 2026-2046 Comp Plan_Appx K_20260715.pdf	07/20/2026 10:53 AM
Comprehensive Plan Amendment - Draft	Chelan County 2026-2046 Comp Plan_Appx L_20260716.pdf	07/20/2026 10:53 AM
Comprehensive Plan Amendment - Draft	Chelan County 2026-2046 Comp Plan_Redlines_20260717.pdf	07/20/2026 10:53 AM
Comprehensive Plan Amendment - Draft	Chelan County Citizen Initiated Comp Plan Amendments.pdf	07/20/2026 10:57 AM

Contact Information

Prefix Ms.
First Name Deanna
Last Name Walter
Title Director
Work (509) 667-6225
Cell
Email deannac.walter@co.chelan.wa.us

☐ **Yes, I would like to be contacted for Technical Assistance.**

Certification

■ **I certify that I am authorized to submit this Amendment for the Jurisdiction identified in this Submittal and all information provided is true and accurate to the best of my knowledge.**

Full Name Ashley Fernandez
Email ashley.fernandez@co.chelan.wa.us

File: SPA 26-067

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

I, Ashley Fernandez, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on April 27, 2026, I personally mailed true and correct copies of the attached SEPA DETERMINATION OF NON-SIGNIFIGANCE to the following parties:

****SEE ATTACHED EMAIL****

Signature

4.27.2026
Date

ACKNOWLEDGEMENT

This is to certify that on 27th day of April, 2026.

Ashley Fernandez to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

Ashley Fernandez

From: Ashley Fernandez
Sent: Monday, April 27, 2026 2:12 PM
To: 'matthew.matulovich@dnr.wa.gov'; FMO; 'ehsupport@cdhd.wa.gov'; Cindy Grubb; 'realestateservices@chelanpud.org'; 'ECYreSEAsmp@ecy.wa.gov'; 'permitcenter@wenatcheewa.gov'; 'enviroreview@yakama.com'; 'amelia.stanger.hsy@colvilletribes.com'; 'tracey.peone.hsy@colvilletribes.com'; 'meilyn_ivey@yahoo.com'; 'bobmarleyf@icloud.com'
Cc: Susan Dretke
Subject: Additional comment period for a SEPA Determination regarding CPA 26-067- WA DNR - Chelan County Dept. of Community Development
Attachments: CPA 26-067 - WA DNR - SEPA -DNS.pdf

Good afternoon,

Please see the attached SEPA Determination of Non-significance regarding WA DNR's application, File# CPA 26-067. This is a notification of a decision that was made regarding the application. The comment period ends on May 14, 2026.

If you have any questions pertaining to this application please feel free to contact the Chelan County Planner associated with this file, Susan Dretke, at 509-667-6225 or susan.dretke@co.chelan.wa.us.

Have a great week!

Cheers,

Ashley Fernandez
Noticing Clerk
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
Ashley.Fernandez@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey: https://www.surveymonkey.com/r/FC638WT

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: jdL8NbWKaxgbkhXGXlae | **Proof Updated: Apr. 27, 2026 at 08:31am PDT**
Notice Name: CPA - SEPA - DNS

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER

Ashley Fernandez
ashley.fernandez@co.chelan.wa.us
(509) 667-6225

FILING FOR

Wenatchee World

Columns Wide: 2
Ad Class: Legals
Total Column Inches: 9.14
Number of Lines: 47

4/30/2026: Custom notice (Thursday Rate)	231.55
Subtotal	$231.55
Tax	$0.00
Processing Fee	$23.16
Total	**$254.71**

See Proof on Next Page

DETERMINATION OF NON-SIGNIFICANCE

PURSUANT to R.C.W 43.21C, NOTICE IS HEREBY GIVEN THAT on April 30, 2026 Chelan County Community Development (LEAD AGENCY) did issue a determination of non-signif icance relative to the environmental impact for the applications listed below. The lead agency for these proposals has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.C.030 (2)(c). This decision was made after review of completed environmental checklist and other information on file with the lead agency.

CPA 26-063 Sanderson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 10 (RR10) to Rural Residential Resource 5 (RR5). **Site Address:** 172 Whitetail Way Chelan, WA 98816; **Parcel Numbers:** 28-22-34-410-100

CPA 26-067 WA DNR- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 20 (RR20) to Rural Residential Resource 10 (RR10). **Site Address:** Unassigned, Wenatchee, WA 98801; **Parcel Numbers:** 23-20-16-100-000

CPA 26-060 McMahon - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 10 (RR10) to Rural Residential Resource 2.5 (RR2.5). **Site Address:** 7948 East Leavenworth Rd. Leavenworth, WA 98826; **Parcel Numbers:** 24-17-23-510-480

CPA 26-054 Hellickson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). **Site Address:** 10705 Fox Rd. Leavenworth, WA 98826; **Parcel Numbers:** 25-18-32-330-200

CPA 26-041 Campbell- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5) **Site Address:** 24 Hugo Rd. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-330-175

CPA 26-048 HMJD-Collins LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 to Rural Residential/ Resource 2.5 (RR2.5) **Site Address:** Unassigned. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-430-050

CPA 26-026 G&B Properties East LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) to Rural Commercial (RC). **Site Address:** 18625 Beaver Valley Rd., Plain, WA 98826; **Parcel Numbers:** 26-17-13-720-007

CPA 26-007 Heart for Homes - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC). **Site Address:** 85 Chestnut St., Chelan Falls, WA 98817; **Parcel Numbers:** 27-23-32-515-096

This information is available to the public on request and may be reviewed at Chelan County Community Development, 316 Washington Street, #301, Wenatchee, WA, during normal business hours. **Comments on these determinations should be sent to the above listed address and must be received by May 14, 2026 at 5:00 PM.**

Date: April 30, 2026

#######

Skip navigation

DEPARTMENT OF ECOLOGY State of Washington

SEPA Record Submittal

My agency records | Add a SEPA record | Help | My account

Resources

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit | Copy | Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-067

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:

WA

Parcel number:
23-20-16-100-000

Coordinates (Lat, Long):

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:
Nonproject

Related Ecology SEPA numbers:
202600914

Important dates

Issued date:
4/30/2026

Comments due to lead agency:
5/14/2026

SEPA Number: 202600914

Applicant name:
Washington Department of Natural Resources

Applicant contact information:

Document type:
CONSULT

Document sub type:
DNS

Proposal name:
WA DNR Comprehensive Plan Map Amendment

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 20 (RR20) to Rural Residential/Resource 10 (RR10).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Ashley Fernandez

Date submitted to Ecology:
4/28/2026

Published date:

Attached files

File name	File description
Application.pdf	Application Materials
CPA 26-067 - WA DNR - SEPA -DNS.pdf	Issuance of DNS

Ecology home Ecology's SEPA website SEPA Register public search
Version: 1.0.0.0 Contact admin Privacy notice
Accessibility Copyright © Washington State Department of Ecology

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) **CPA 26-067**
COUNTY OF CHELAN)

Matthew Matulovich for DNR being first duly sworn, deposes and says: That at all times mentioned herein she/he was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That the general notice of land use action containing the permit #, applicant name and a description of the proposal for a **Comprehensive Plan Amendment, CPA 26-067**, was maintained on the subject property, in accordance with the records of property ownership of the Chelan County Assessor, in good conditions from March 19th, 2026 (date of posting on the project site by the Chelan County Department of Community Development), through April 1st 2026 (the end of the public comment period), and affidavit returned to the Chelan County Department of Community Development on April 2nd 2026.

Signature

4.1.26
Date

ACKNOWLEDGEMENT

This is to certify that on 1st day of April, 2026.

Matthew Natulovich to me known to be the person(s), who executed the foregoing Affidavit of Posting and acknowledged to me that they signed the same as their free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Merveille Nunga Madilamba, Emerville
Notary Public in and for the State of Washington,
residing in Chelan, WA

My commission expires 03/22/2028

Notary Public
State of Washington
MERVEILLE NUNGA MADILAMBA
LICENSE # 20103190
MY COMMISSION EXPIRES
MARCH 22, 2028

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
)
COUNTY OF CHELAN)

CPA 26-048

Erin A. Burgess, being first duly sworn, deposes and says: That at all times mentioned herein she/he was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That the general notice of land use action containing the permit #, applicant name and a description of the proposal for a **Comprehensive Plan Amendment, CPA 26-048**, was maintained on the subject property, in accordance with the records of property ownership of the Chelan County Assessor, in good conditions from Wednesday March 4 2026 (date of posting on the project site by the Chelan County Department of Community Development), through March 18, 2026 (the end of the public comment period), and affidavit returned to the Chelan County Department of Community Development on March 25, 2026.

E. A. Burgess
Signature

3/25/2026
Date

ACKNOWLEDGEMENT

This is to certify that on 25 day of March, 2026.

ERIN BURGESS to me known to be the person(s), who executed the foregoing Affidavit of Posting and acknowledged to me that they signed the same as their free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Sydney Gebers
Notary Public in and for the State of Washington,
residing in Wenatchee, WA

My commission expires 7/15/28

SYDNEY GEBERS
NOTARY PUBLIC
STATE OF WASHINGTON
MY COMM. EXP. 07-15-28
COMM. NO. 24022458

File: CPA 26-067

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

Jessica Thompson, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on 3/11/2026, I personally mailed true and correct copies of the hereto attached:

- ☐ Notice of Shoreline Application
- ☑ Notice of Application
- ☐ Other _____

to all property owners within _____ feet (excluding 60 feet of Street rights of way pursuant to Section 14.08.060 (1)(B), Chelan County Code) of the project boundary in accordance with the records of property ownership of the Chelan County Assessor and any other interested parties. A copy of the mailing list is attached to this affidavit.

Signature

3/11/26
Date

ACKNOWLEDGEMENT

This is to certify that on 11th day of March, 2026

Jessica Thompson to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY PUBLIC
License Number 190561
STATE OF WASHINGTON

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit | Copy | Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-067 WA DNR

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:

WA

Parcel number:
23-20-16-100-000

Coordinates (Lat, Long):

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:
Project

Related Ecology SEPA numbers:

Important dates

Issued date:
3/12/2026

Comments due to lead agency:

Applicant name:
Washington Department of Natural Resources

Applicant contact information:

Document type:
CONSULT

Document sub type:

Proposal name:
CPA 26-067 WA DNR

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 20 (RR20) to Rural Residential/Resource 10 (RR10).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Jessica Thompson

3/26/2026

Date submitted to Ecology:
3/10/2026

Published date:

Attached files

File name	File description
Application.pdf	Application Materials
CPA 26-067 WA DNR NOA.pdf	Notice of Application
General Land Use Application Form Combined(06OCT21) Final.pdf	Application Materials
S4-032050CL.pdf	Application Materials
SEPA Checklist_nonproject 2023.pdf	Application Materials

 Copyright © Washington State Department of Ecology

Jessica K. Thompson

From:	Jessica K. Thompson
Sent:	Tuesday, March 10, 2026 1:06 PM
To:	FMO; 'EHSupport'; Cindy Grubb; 'Real Estate Services'; 'ECY RE CRO SEPA Coordinator'; 'permitcenter@wenatcheewa.gov'; 'ENVIROREVIEW@YAKAMA.COM'; 'guy.moura@colvilletribes.com'
Cc:	Susan Dretke
Subject:	Request for Comments – CPA 26-067 WA DNR – Chelan County Dept. of Community Development
Attachments:	CPA 26-067 WA DNR NOA.pdf; Application.pdf; General Land Use Application Form Combined(06OCT21) Final.pdf; SEPA Checklist_nonproject 2023.pdf; SUVT Map 2 site plan.pdf; 20251023_BurchMt.pdf

Greetings,

Chelan County has a **Comprehensive Plan Amendment** application in which we are requesting comments from agencies and special districts. Attached are all the materials for your review and the Notice of Application. Please respond by **5:00 pm on March 26, 2026.**

Project File No.:	CPA 26-067
Project Location:	Unassigned, Wenatchee, WA 98801
Parcel Number:	23-20-16-100-000
Applicant/Owner:	Washington State Dept. of Natural Resources
Application Date:	March 2, 2026
Determination of Complete:	March 4, 2026
Notice of Application Date:	March 12, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 20 (RR20) to Rural Residential/Resource 10 (RR10).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Application Materials: Attached to this email or may be found on the Chelan County Public Notice Portal: https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

Return Comments To: **Susan Dretke**
Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Email: Susan.Dretke@co.chelan.wa.us

Sincerely,
Jessica Thompson
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

Jessica K. Thompson

From: Jessica K. Thompson
Sent: Tuesday, March 10, 2026 2:25 PM
To: 'Matulovich, Matthew (DNR)'
Cc: Susan Dretke
Subject: Notice of Application for CPA 26-067 WA DNR - Chelan County Dept. of Community Development
Attachments: CPA 26-067 WA DNR NOA.pdf; Affidavit of posting NOA.pdf

Greetings,

Please find the attached Notice of Application for a Comprehensive Plan Amendment regarding WA DNR's property, File# CPA 26-067. This notice should be posted on the subject property by March 12, or as soon as possible. Please place in a prominent position on site and maintain it for 14 days, starting from the first day of posting. If you need a sign for posting, you may pick one up at our office.

Also attached is the affidavit of posting that needs to be filled out with the appropriate information after the 14-day comment period, signed before a notary, and the original returned to your planner. If your affidavit of posting is not returned to your planner, your file may be placed on hold.

If you have any questions pertaining to your application please contact the Chelan County Planner associated with this file, Susan Dretke, at 509-667-6225 or Susan.Dretke@co.chelan.wa.us.

Thank you,

Jessica Thompson
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

Owner_Name CPA 26-067	Address_1	Address_2	Address_3	City	State	Country	Zip
BAERLOCHER NATALIE	278 BURCH HOLLOW LN			WENATCHEE	WA		98801
BAKER JERRY L & JULIE R	3706 SKY CREST LN			WENATCHEE	WA		98801
BARBER THEODORE M & MARYLYNNE	3823 BURCH MOUNTAIN RD			WENATCHEE	WA		98801
BARNES JASON & SUSAN	404 W ROLLING HILLS LN			WENATCHEE	WA		98801
BEAVER WM & PAMELA	3613 MCMULLAN RD			WENATCHEE	WA	USA	98801
BERGEY MATTHEW & ELIZABETH	15 BURCH VIEW LN			WENATCHEE	WA		98801
BESCHEN TAMARA J	406 W ROLLING HILLS LN			WENATCHEE	WA	USA	98801-9161
BIRCH MOUNTAIN LLC	7700 SW RIVER RD			HILLSBORO	OR		97123
BLACK MICHAEL J & CHERYL A	15907 70TH AVE W			EDMONDS	WA		98026
BLAIR CARRISA C & JAMES C	181 BURCH VIEW LN			WENATCHEE	WA		98801
BLOCK BARTON A & JANICE L	284 ROLLING HILLS LN			WENATCHEE	WA	USA	98801
BOYLES VICTOR & NANCY	405 W ROLLING HILLS LN			WENATCHEE	WA	USA	98801
BUCHOLZ JACOB & HEIDI	289 BURCH HOLLOW LN			WENATCHEE	WA		98801-5605
BURCH MOUNTAIN ESTATES HOMEOWNERS ASSOC	19020 33RD AVE W STE 450			LYNNWOOD	WA		98036
BUSHONG JASON B	110 PHEASANT CANYON CT			WENATCHEE	WA	USA	98801-9157
C & C INVESTMENT PROPERTIES LLC	PO BOX 2874			WENATCHEE	WA		98807
CALDIROLA-DAVIS CARLO & KOKOSZKA ELIZABETH	409 W ROLLING HILLS LN			WENATCHEE	WA		98801
CALLSVIK JOYCE L	3742 SKY CREST LN			WENATCHEE	WA		98801
CAMERON RICHARD & PATRICIA LIVING TRUST	223 BURCH HOLLOW LN			WENATCHEE	WA		98801
CARTER CHRISTOPHER N & REBECCA L	200 ROLLING HILLS LN			WENATCHEE	WA		98801
CERRO ANA V	188 ROLLING HILLS LN			WENATCHEE	WA		98801
CHASE ERIC P & HELEN M	7003 BURCH MOUNTAIN RD			WENATCHEE	WA		98801
CHASE PAUL & SHELLEY	6905 BURCH MOUNTAIN RD			WENATCHEE	WA		98801
CHELAN COUNTY	316 WASHINGTON ST STE 402			WENATCHEE	WA	USA	98801
CHRISTMAN WILLIAM G & KATHLEEN	3770 SKY CREST LN			WENATCHEE	WA		98801
CHUNG STEPHEN S & S CHRISTINE TRUST	244 BURCH HOLLOW LN			WENATCHEE	WA		98801
COLE CURTIS M & CAMMIE M	291 ROLLING HILLS LN			WENATCHEE	WA		98801
CONRAD JOHN F & LINA L	268 BURCH HOLLOW LN			WENATCHEE	WA		98801
CUSTOM APPLE PACKERS INC	PO BOX 4640			WENATCHEE	WA	USA	98807
D & M KELLOGG PROPERTIES LLC	295 BURCH HOLLOW LN			WENATCHEE	WA		98801
DALBECK ERIC & ABBY	247 BURCH HOLLOW LN			WENATCHEE	WA		98801
DOUGLASS GAR	109 HEATHER LN			WENATCHEE	WA	USA	98801
ELLER HEATHER K & HEPPER CLINTON L	3785 BUCK HAVEN LN			WENATCHEE	WA		98801
EVANS DEVELOPMENT CO LLC	C/O DAVID M EVANS	14576 FISH LAKE RD		LEAVENWORTH	WA		98826
FARNUS ROBERT & MARLENE	73 BURCH VIEW LN			WENATCHEE	WA		98801
FARRAR TYLER & WADE STEPHANIE	1385 WESTVIEW DR			WENATCHEE	WA		98801
FEWEL SUNDELEAF KERRIEANN TRUST	8612 SW FAIRRIDGE WAY			PORTLAND	OR		97223
FIFE JAMES D & LAUREL L	122 E MOUNTIAN BROOK LN			WENATCHEE	WA	USA	98801
FITZGERALD TREVOR M	239 ROLLING HILL LN			WENATCHEE	WA	USA	98801
FREY ROBERT & JANET	260 BURCH HOLLOW LN			WENATCHEE	WA		98801
FRIEDRICH MARION A	235 BURCH HOLLOW LN			WENATCHEE	WA		98801
FROST BENJAMIN L	1925 DEXTER AVE N			SEATTLE	WA		98109
FULBRIGHT CAMERON & CALLEN	241 BURCH HOLLOW LN			WENATCHEE	WA		98801
GALLARDO JESUS & EDITH	1923 LION PL			WENATCHEE	WA		98801
GARETSON JAMES R & STOJSIC-GARETSON DRAGANA	95 LONE RAM LN			WENATCHEE	WA		98801
GASPERS BRETT V & PAMELA B	3828 SKY CREST LN			WENATCHEE	WA		98801
GILBERT KEVIN	3909 BURCH MOUNTAIN RD			WENATCHEE	WA	USA	98801
GJS 97A PROPERTIES LLC	PO BOX 284			CASHMERE	WA		98815
GLACE WILLIAM L & BREANN L	236 ROLLING HILLS LN			WENATCHEE	WA		98801
GODBEY CALVIN & CORINNE	1123 FULLER ST			WENATCHEE	WA		98801
GOODMAN JOCELYN	248 ROLLING HILLS LN			WENATCHEE	WA		98801
GRIFFITH SCOTT W & CARLY A	106 HEATHER LN			WENATCHEE	WA		98801
GUTIERREZ ADAN & GUTIERREZ ANDRES	3840 US HIGHWAY 97A			WENATCHEE	WA		98801
HANZLIK DOUGLAS M	284 STONEYBROOK LN			WENATCHEE	WA	USA	98801-9049
HARMON RYAN & KAITLYNN	176 ROLLING HILLS LN			WENATCHEE	WA		98801
HARMS GEOFFREY	C/O HARMS GEOFFREY	4083 BURCH MOUNTIAN RD		WENATCHEE	WA		98801
HARRISON ERIC & MARIA	296 ROLLING HILLS LN			WENATCHEE	WA		98801
HARTFORD ANDREA & TASCHUK MICHAEL	107 LONE RAM LN			WENATCHEE	WA		98801
HEWITT CHAD J & RICKIE W	3900 SKY CREST LN			WENATCHEE	WA		98801
HORNSEY JACQUELINE & BENJAMIN	229 BURCH HOLLOW LN			WENATCHEE	WA		98801
HORSEY HENRY R JR & GROMOVA SVETLANA V	301 BURCH HOLLOW LN			WENATCHEE	WA		98801
HOWELL DANIEL F	174 MORNINGWIND LN			WENATCHEE	WA	USA	98801
HWANG INKU & MICHELE L SANDBERG	272 ROLLING HILLS LN			WENATCHEE	WA		98801
IVEY BERT S & MEILYN R	111 ROLLING HILLS			WENATCHEE	WA	US	98801
JACOBSON TOMMY & SCHMIDT JACOBSON KATHRYN	152 HEATHER LN			WENATCHEE	WA		98801
JAMMERMAN LIVING TRUST	120 E MOUNTAIN BROOK LN			WENATCHEE	WA		98801
JOHNSON DEAN P	4075 BURCH MTN RD			WENATCHEE	WA	USA	98801
JONES RODERICK M & NANCY E	849 BRIARWOOD DR			EAST WENATCHEE	WA		98802
JORGENSEN REBEKAH L	312 TEAKWOOD LN			WENATCHEE	WA		98801
KALLAS TOM	PO BOX 3524			WENATCHEE	WA		98807
KELLOGG DANIEL A & AUDREY	295 BURCH HOLLOW LN			WENATCHEE	WA		98801
KELLY JONATHAN & KRISTA	88 KESSEL RUN LN			WENATCHEE	WA		98801
KIMMEL LARRY V & SUSAN L	401 W ROLLING HILLS LN			WENATCHEE	WA		98801
KIMPLE PERRY & ALEXANDER PAMELA	1536 HARRINGTON LN			EAST WENATCHEE	WA		98802
KLUMB EDWARD & LINDA	3876 SKY CREST LN			WENATCHEE	WA		98801
KRISHNAN SRIDHAR	199 BURCH HOLLOW LN			WENATCHEE	WA		98801
LEAGUE TREVOR T & MALINDA M	120 HEATHER LN			WENATCHEE	WA		98801
LIEBERG WILLIAM S & MICHELLE	284 BURCH HOLLOW LN			WENATCHEE	WA		98801
LISKE DEBRA L	211 BURCH HOLLOW LN			WENATCHEE	WA		98801
LOWE MARK & JODI	3711 SKY CREST LN			WENATCHEE	WA	USA	98801
MAAS JAMES B & TAMMI R	3933 BURCH MOUNTAIN RD			WENATCHEE	WA	USA	98801
MARKER LIVING TRUST	MARKER DUANE & KATHRYN TRUSTEES	106 PHEASANT CANYON CT		WENATCHEE	WA		98801
MARTIN JOAN M	156 HEATHER LN			WENATCHEE	WA	USA	98801
MEISSNER RICHARD J & JENI L	3908 BURCH MOUNTAIN RD			WENATCHEE	WA		98801
MEISSNER SUKHWINDER & KYLE	3900 BURCH MOUNTAIN RD			WENATCHEE	WA		98801
MELTON GARREN L & KELLY M	264 BURCH HOLLOW LN			WENATCHEE	WA		98801

MONAHAN JOSEPH T & ANGELA R	2100 W HONEYSETT RD		WENATCHEE	WA		98801
MONAHAN THOMAS J & MARY A	22005 100TH AVE W		EDMONDS	WA		98020
MOORE BRIAN C & KATHERYN L	150 BURCH VIEW LN		WENATCHEE	WA		98801
MOORE FAMILY TRUST	MICHAEL R AND MARILYN MOORE, TRTEES	3912 BURCH MTN RD	WENATCHEE	WA	US	98801
MOORE KRISTOPHER & LISA	259 BURCH HOLLOW LN		WENATCHEE	WA	US	98801
MOUNTAIN BROOK HOMEOWNERS ASSOCIATION	PO BOX 4213		WENATCHEE	WA		98807
MOUNTAIN VISTA ESTATES HOMEOWNERS ASSOC	277 BURCH VIEW LN		WENATCHEE	WA		98801
NOBLE DAVID & KATHLEEN	117 PHEASANT CANYON CT		WENATCHEE	WA	US	98801
OCHS JOLEEN & ADAM	212 BURCH VIEW LN		WENATCHEE	WA	US	98801
OHME BROTHERS LLC ETAL	2311 SW 114TH ST		SEATTLE	WA		98146
OSBORNE DONALD J III & JENNIFER S	395 STONEYBROOK LN		WENATCHEE	WA		98801
PACIFIC CREST HOLDINGS LLC	630 VALLEY MALL PKWY #435		EAST WENATCHEE	WA	USA	98802
PAPE' PROPERTIES INC	PO BOX 407		EUGENE	OR	USA	97440
PARMENTER ROWAN	4065 BURCH MOUNTAIN RD		WENATCHEE	WA		98801
PERKINS JOHN E & MARKA L	408 W ROLLING HILLS LN		WENATCHEE	WA		98801
PHILLIP R & CAMIEA L HELTON RVC TRUST	PHILLIP & CAMIEA TRUSTEES	4033 BURCH MT RD	WENATCHEE	WA		98801
PITTMAN BARBARA L	1525 CHERRY ST		WENATCHEE	WA	USA	98801
POWER TOMORROW LLC	PO BOX 1826		WENATCHEE	WA	USA	98807
POWERS ADAM & RACHEL M	3681 SKY CREST LN		WENATCHEE	WA		98801
RADFORD MEL & MARJORY TRUSTEES	PO BOX 4840		WENATCHEE	WA		98807
RAM RIDGE LLC	4300 US 97A		WENATCHEE	WA	US	98801
RAPACZ MARY ANNE	149 MORNINGWIND LN		WENATCHEE	WA	USA	98801
RECHTIN TOM	118 HEATHER LN		WENATCHEE	WA	USA	98801
REDDICK VICTOR & BONNIE	113 LONE RAM LN		WENATCHEE	WA		98801
REYES MARIO	113 PHEASANT CANYON ST		WENATCHEE	WA	USA	98801
ROMINE ROBERT T	183 ROLLING HILLS LN		WENATCHEE	WA	USA	98801
RON & MANDY PROPERTIES LLC	66 N MARY AVE		EAST WENATCHEE	WA	US	98802
ROTH JASON & SHEEETS ROTH DINA	109 PHEASANT CANYON CT		WENATCHEE	WA		98801
RUDOLPH JOHN M JR & FRIESEN MEGAN R	3852 SKY CREST LN		WENATCHEE	WA		98801
SCOVILL PETER	110 TARN PL		WENATCHEE	WA	USA	98801
SIEG MICHAEL D & KEELY M	161 MORNINGWIND LN		WENATCHEE	WA		98801
SMITH VERNON L & JULIE C	PO BOX 5360		WENATCHEE	WA		98807
SORENSEN ROBIN	3618 BURCH MT RD		WENATCHEE	WA	USA	98801
SPINDLE VALERIE M & NICHOLAS R	227 ROLLING HILLS LN		WENATCHEE	WA		98801
STAHLY GREGORY E & BROOKE E	171 ROLLING HILLS LN		WENATCHEE	WA		98801
STANGELAND KEVIN & ANDREA L	3659 SKY CREST LN		WENATCHEE	WA		98801
STARKWEATHER ROGER J	3525 BURCH MT RD		WENATCHEE	WA	USA	98801
STEBLINA VLADMIR & SUSAN	4025 BURCH MOUNTAIN RD		WENATCHEE	WA	USA	98801
TATE BROTHERS PROPERTIES LLC	1105 MONROE ST		WENATCHEE	WA		98801
TAYLOR ORCHARDS LLC	C/O TAYLOR ORCHARDS LLC	3748 SR 97A	WENATCHEE	WA		98801
THOENE MICHELLE & DANIEL	79779 CASSIA ST		LA QUINTA	CA		92253
THORNTON LIVING TRUST	C/O NITA THORNTON	224 ROLLING HILLS LN	WENATCHEE	WA		98801
THRIFTY BUILDERS SUPPLY	C/O THOMSON REUTERS	PO BOX 460069	HOUSTON	TX		77056
TYRRELL MICHAEL & PATTI	3904 BURCH MOUNTAIN RD		WENATCHEE	WA		98801
US DEPT OF INTERIOR	BUREAU OF LAND MANAGEMENT	915 N WALLA WALLA ST	WENATCHEE	WA	USA	98801
VALDEZ DENNIS L	138 MORNINGWIND LN		WENATCHEE	WA	USA	98801
VALDEZ RICARDO L & MARIA R	3522 US HWY 97A		WENATCHEE	WA		98801
VALLEY LAKE PROPERTIES LLC	203 MISSION AVE UNIT 110		CASHMERE	WA		98815
VAN SOMEREN GREVE HENRI & JUDITH	426 W ROLLING HILLS LN		WENATCHEE	WA		98801
VAUGHAN COLLEEN K	212 ROLLING HILLS LN		WENATCHEE	WA	USA	98801
VEREBI JR STEVEN & JUDIT	3901 BURCH MOUNTAIN RD		WENATCHEE	WA	US	98801
WALTER JULIE L & MICHAEL W	217 BURCH HOLLOW LN		WENATCHEE	WA		98801
WASHINGTON STATE DEPT OF FISH & WILDLIFE	600 CAPITOL WAY N		OLYMPIA	WA		98501-1091
WASHINGTON STATE DEPT OF NATURAL RESOURCES	SE REGION STATE LANDS	713 BOWERS RD	ELLENSBURG	WA	USA	98926-9301
WATTS ADAM C & YOKOI GARNET M	3782 BUCK HAVEN LN		WENATCHEE	WA		98801
WAUDE TY & BONNIE	272 BURCH HOLLOW LN		WENATCHEE	WA	US	98801
WEBB JAMES D & KRISTINA L	253 BURCH HOLLOW LN		WENATCHEE	WA		98801
WILHELMI LARRY & PAT	296 STONEYBROOK LN		WENATCHEE	WA		98801
WILSON COMMERCIAL PROPERTIES LLC ETAL	222 S 1ST ST		YAKIMA	WA		98901
WINTLER VALERIE R ETAL	3831 SKY CREST LN		WENATCHEE	WA		98801
WISEMAN LORIE J & MARK R	101 LONE RAM LN		WENATCHEE	WA		98801
WOOD WEN-LING & STEVEN B	157 HEATHER LN		WENATCHEE	WA	USA	98801

Date Referral Sent: _____ File Number: CPA 26-067

Agency Referrals	Date Received	Comments Received
☐ Assessor		Yes/No
☑ Fire Marshal		Yes/No
☐ Building Official		Yes/No
☑ CD Health District		Yes/No
☐ Water		Yes/No
☐ Septic		Yes/No
☐ Solid Waste		Yes/No
☐ Food Service		Yes/No
☑ Public Works		Yes/No
☑ PUD		Yes/No
☐ Power/Water		Yes/No
☐ Property		Yes/No
☐ Sewer		Yes/No
☐ WA State Dept of Natural Resources		Yes/No
☐ Aquatic		Yes/No
☐ Forest		Yes/No
☑ WA State Dept of Ecology		Yes/No
☐ Shorelines/Wetlands		Yes/No
☐ FEMA		Yes/No
☐ WA Dept of Fish & Wildlife		Yes/No
☐ US Fish & Wildlife		Yes/No
☐ WA State Dept of Transportation		Yes/No
☐ US Army Corps of Engineers		Yes/No
☐ Fire District # _____		Yes/No
☐ Sewer Purveyor: _____		Yes/No
☐ Water Purveyor: _____		Yes/No
☐ Irrigation District: _____		Yes/No
☐ Water District: _____		Yes/No
☐ School District: _____		Yes/No
☐ Hospital District: _____		Yes/No
☐ City of: Wenatchee		Yes/No
☐ Community Council: _____		Yes/No
☐ WA State Archaeology		Yes/No
☑ Yakima Nation		Yes/No
☑ Confederated Tribes of Colville		Yes/No
☐ Noxious Weed Control Board		Yes/No
☐ Port of Chelan County		Yes/No
☑ SEPA Register		Yes/No
☐ Bureau of Land Management		Yes/No
☐ Other: _____		Yes/No

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: duA2I1z42BR74U0gOUMt | **Proof Updated: Mar. 10, 2026 at 08:32am PDT**
Notice Name: Mar. 12th Non. Op.

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Jessica Thompson jessicak.thompson@co.chelan.wa.us (509) 667-6225	Wenatchee World

Columns Wide: 2 **Ad Class:** Legals

Total Column Inches: 6.01

Number of Lines: 31

3/12/2026: Custom notice (Thursday Rate)	95.98
Subtotal	$95.98
Tax	$0.00
Processing Fee	$9.60
Total	**$105.58**

See Proof on Next Page

NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

Notice is hereby given that the Chelan County Department of Community Development has received and found the following land use application to be complete and ready for processing, public review, and comment. We have further determined that this proposal is unlikely to have a significant adverse impact on the environment. The department expects to issue a Determination of Non-Significance (DNS) in accordance with the DNS process found in WAC 197-11-340(2). The proposal may include mitigation measures under applicable codes and public review processes. Mitigation measures may be required regardless of whether an EIS is prepared; however, possible mitigation measures are unknown at the issuance of this notice. A copy of the subsequent threshold determination for this proposal may be obtained upon request to this department. **This may be the only opportunity to comment on the environmental impact of this proposal.**

CPA 26-063 Sanderson - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/ Resource 10 (RR10) to Rural Residential/Resource 5 (RR5). 172 Whitetail Way, Chelan, WA 98816 APN: 28-22-34-410-100.

CPA 26-067 WA DNR - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/ Resource 20 (RR20) to Rural Residential/Resource 10 (RR10). Unassigned. Wenatchee. WA 98801; APN: 23-20-16-100-000.

On March 12, 2026, this application was noticed to the public, and no action will be taken on this project until the agency comment period ends March 26, 2026.

All reports and file of record are available at 316 Washington St., Suite 301, Wenatchee, WA 98801 for review. Public comments will be accepted at any time prior to the close of the public record on project permits. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, and original signature, should be as specific as possible, and may be mailed or personally delivered at the address listed above. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision, and appeal the decision as provided by law.

Date: March 12, 2026

######

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225 FAX: (509)667-6475

NOTICE OF APPLICATION

Project File No.:	CPA 26-067
Project Location:	Unassigned, Wenatchee, WA 98801
Parcel Number:	23-20-16-100-000
Applicant/Owner:	Washington State Dept. of Natural Resources
Application Date:	March 2, 2026
Determination of Complete:	March 4, 2026
Notice of Application Date:	March 12, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 20 (RR20) to Rural Residential/Resource 10 (RR10).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Public Review and Comment Period: PUBLIC COMMENT ON THIS PROPOSAL IS ENCOURAGED and no action will be taken on the project until the Agency comment period ends on **March 26, 2026**. Agencies, tribes, and the public are encouraged to review and comment on the proposed project. Public comments will be accepted at any time prior to the close of the public record. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, original signature, and should be as specific as possible. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision and appeal the decision as provided by law. Written comments must be submitted to the Department of Community Development, 316 Washington St., Suite 301 Wenatchee, WA 98801; Attention: Susan Dretke or email susan.dretke@co.chelan.wa.us for additional information or to review application materials.

The complete case file on this matter is available for review online at https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome; or during normal business hours at the offices of the Chelan County Community Development Department located at 316 Washington St., Suite 301 Wenatchee, WA 98801 Monday-Friday between the hours of 8:00 A.M. and 5:00 P.M. Please contact the on-call planner at (509) 667-6224 to arrange an inspection of the file.

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301
WENATCHEE, WA 98801
(509) 667-6225

VIA EMAIL

DETERMINATION OF APPLICATION STATUS

Pursuant to Title 14, Development Permit Procedures & Administration, Section 14.08.030, Determination of Completeness. (CCBOR Resolution No. 2004-16, as amended)

Project Description: The proposal is a request to amend the current comprehensive plan map designation from Rural Residential/Resource 20 (RR20) to Rural Residential/Resource 10 (RR10).

File Number:	CPA 26-067
Related Files:	None
Parcel Address:	Unassigned, Wenatchee, WA 98801
Parcel Zoning	Rural Residential/Resource 20 (RR20)
Applicant/Owner:	Washington State Department of Natural Resources
Mailing Address:	1111 Washington St SE, Mailstop 47014, Olympia, WA 98504
Date Submitted:	3/2/26
Date Complete:	3/4/26

Upon Initial Review, The Above Referenced Application is Found To Be: COMPLETE

The required components of an application are present and are judged by the review authority to be technically accurate and contain sufficient information necessary to allow the processing of the application. All submittal fees have been paid.

Your application has been determined to be complete as of the date of this letter. Pursuant to Chelan County Code Section 14.08.030(5), a Determination of Completeness shall not preclude the department for requesting additional information or studies if the need for more information becomes apparent during processing of the proposed development.

Review Authority: Susan Dretke
Chelan County Community Development
316 Washington St., Suite 301, Wenatchee, WA 98801
Email: susan.dretke@co.chelan.wa.us
Phone: (509) 667-6586

Sincerely,

Susan Dretke 3/4/26

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
WATER RIGHT CLAIMS REGISTRATION

RECEIVED
DEPARTMENT OF ECOLOGY
JUL -2 7 30 42351

WATER RIGHT CLAIM

1. NAME State of Washington - Department of Natural ~~Resources~~ CASH / ~~OTHER~~ NONE

ADDRESS

Olympia, Wash. ZIP CODE 98504

2. SOURCE FROM WHICH THE RIGHT TO TAKE AND MAKE USE OF WATER IS CLAIMED: Surface (SURFACE OR GROUND WATER)

W.R.I.A. 45 (LEAVE BLANK)

A. IF GROUND WATER, THE SOURCE IS

B. IF SURFACE WATER, THE SOURCE IS Spring

3. THE QUANTITIES OF WATER AND TIMES OF USE CLAIMED: 0.022 ft/sec 0.022 ft/sec

A. QUANTITY OF WATER CLAIMED 10 GPM PRESENTLY USED ~~10 GPM~~ (CUBIC FEET PER SECOND OR GALLONS PER MINUTE)

B. ANNUAL QUANTITY CLAIMED 1 PRESENTLY USED 1 (ACRE FEET PER YEAR)

C. IF FOR IRRIGATION, ACRES CLAIMED PRESENTLY IRRIGATED

D. TIME(S) DURING EACH YEAR WHEN WATER IS USED: March 1 to September 30

4. DATE OF FIRST PUTTING WATER TO USE: MONTH ~~March~~ November YEAR 1889 ~~1889~~

5. LOCATION OF THE POINT(S) OF DIVERSION/WITHDRAWAL: 1100 FEET South AND 1000 FEET East FROM THE N 1/4 CORNER OF SECTION 16

BEING WITHIN NW 1/4 NE 1/4 OF SECTION 16 T. 23 N., R. 20 E (E. ~~OR W.~~) W.M.

IF THIS IS WITHIN THE LIMITS OF A RECORDED PLATTED PROPERTY, LOT BLOCK OF

(GIVE NAME OF PLAT OR ADDITION)

6. LEGAL DESCRIPTION OF LANDS ON WHICH THE WATER IS USED: N 1/2 NE 1/4, SE 1/4 NE 1/4 of Section 16 T.23 N.R 20 E. W.M.

Lease # 54341 COUNTY Chelan

7. PURPOSE(S) FOR WHICH WATER IS USED: Stockwater & Wildlife

8. THE LEGAL DOCTRINE(S) UPON WHICH THE RIGHT OF CLAIM IS BASED: Riparian Appropriation & Enabling Act Trust Land Rights

DO NOT USE THIS SPACE

THE FILING OF A STATEMENT OF CLAIM DOES NOT CONSTITUTE AN ADJUDICATION OF ANY CLAIM TO THE RIGHT TO USE OF WATERS AS BETWEEN THE WATER USE CLAIMANT AND THE STATE OR AS BETWEEN ONE OR MORE WATER USE CLAIMANTS AND ANOTHER OR OTHERS. THIS ACKNOWLEDGEMENT CONSTITUTES RECEIPT FOR THE FILING FEE.

DATE RETURNED THIS HAS BEEN ASSIGNED WATER RIGHT CLAIM REGISTRY NO.

JUL 23 73032051

DIRECTOR - DEPARTMENT OF ECOLOGY Joe Biggs

I HEREBY SWEAR THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF

X STATE OF WASHINGTON
DEPT. OF NATURAL RESOURCES
BERT L. COLE, COMMISSIONER

DATE IF CLAIM FILED ... PRINT OR TYPE FULL NAME AND MAILING ADDRESS OF AGENT BELOW.

By Norman L. Duncan
ECOLOGICAL AGENT 3/19/73
LANDS DIVISION

☐ ADDITIONAL INFORMATION RELATING TO WATER QUALITY AND/OR WELL CONSTRUCTION IS AVAILABLE

A FEE OF $2.00 MUST ACCOMPANY THIS WATER RIGHT CLAIM

ORIGINAL DWR 3570

RETURN ALL THREE COPIES WITH CARBONS INTACT ALONG WITH YOUR FEE TO
DEPARTMENT OF ECOLOGY
WATER RIGHT CLAIMS REGISTRATION
P.O. BOX 829 OLYMPIA, WASHINGTON 98501

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
WATER RIGHT CLAIMS REGISTRATION

DEPARTMENT OF ECOLOGY
JUL -2 73042350
CASH___ OTHER✓ NONE___

WATER RIGHT CLAIM

1. NAME State of Washington - Department of Natural Resources

ADDRESS _____

Olympia, Wash. ZIP CODE 98504

2. SOURCE FROM WHICH THE RIGHT TO TAKE AND MAKE USE OF WATER IS CLAIMED: Surface (SURFACE OR GROUND WATER)

W.R.I.A. 45 (LEAVE BLANK)

A. IF GROUND WATER, THE SOURCE IS _____

B. IF SURFACE WATER, THE SOURCE IS Spring

3. THE QUANTITIES OF WATER AND TIMES OF USE CLAIMED: .022 ft³/sec 0.022 ft³/sec

A. QUANTITY OF WATER CLAIMED ~~10 GPM~~ PRESENTLY USED ~~10 GPM~~ (CUBIC FEET PER SECOND OR GALLONS PER MINUTE)

B. ANNUAL QUANTITY CLAIMED / PRESENTLY USED / (ACRE FEET PER YEAR)

C. IF FOR IRRIGATION, ACRES CLAIMED _____ PRESENTLY IRRIGATED _____

D. TIME(S) DURING EACH YEAR WHEN WATER IS USED: March 1 to September 30

4. DATE OF FIRST PUTTING WATER TO USE: MONTH ~~March~~ November YEAR 1889 ~~1969~~

5. LOCATION OF THE POINT(S) OF DIVERSION/WITHDRAWAL: 1550 FEET South AND 120 FEET West FROM THE NE CORNER OF SECTION 16

BEING WITHIN SE¼ NE¼ OF SECTION 16, T. 23 N., R. 20 E. (E. ~~GWM.~~) W.M.

IF THIS IS WITHIN THE LIMITS OF A RECORDED PLATTED PROPERTY, LOT _____ BLOCK _____ OF _____
(GIVE NAME OF PLAT OR ADDITION).

6. LEGAL DESCRIPTION OF LANDS ON WHICH THE WATER IS USED: N½ NE¼, SE¼ NE¼ of Section 16 T.23N.R.20E. W.M.

Lease # 54341 COUNTY Chelan

7. PURPOSE(S) FOR WHICH WATER IS USED: Stockwater & Wildlife

8. THE LEGAL DOCTRINE(S) UPON WHICH THE RIGHT OF CLAIM IS BASED: Riparian, Appropriation & Enabling Act Trust Land Rights

DO NOT USE THIS SPACE

THE FILING OF A STATEMENT OF CLAIM DOES NOT CONSTITUTE AN ADJUDICATION OF ANY CLAIM TO THE RIGHT TO USE OF WATERS AS BETWEEN THE WATER USE CLAIMANT AND THE STATE OR AS BETWEEN ONE OR MORE WATER USE CLAIMANTS AND ANOTHER OR OTHERS. THIS ACKNOWLEDGEMENT CONSTITUTES RECEIPT FOR THE FILING FEE.

DATE RETURNED THIS HAS BEEN ASSIGNED WATER RIGHT CLAIM REGISTRY NO.

JUL 23 73032050

Jim Biggs
DIRECTOR - DEPARTMENT OF ECOLOGY

I HEREBY SWEAR THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF

X STATE OF WASHINGTON
DEPT. OF NATURAL RESOURCES
BERT L. COLE, COMMISSIONER

DATE _____

IF CLAIM FILED BY AGENT, PLEASE PRINT OR TYPE FULL NAME AND MAILING ADDRESS OF AGENT BELOW.

BY Howard Duncan
ECOLOGICAL AGENT
LANDS DIVISION 3/15/73

☐ ADDITIONAL INFORMATION RELATING TO WATER QUALITY AND/OR WELL CONSTRUCTION IS AVAILABLE

A FEE OF $2.00 MUST ACCOMPANY THIS WATER RIGHT CLAIM

RETURN ALL THREE COPIES WITH CARBONS INTACT ALONG WITH YOUR FEE TO
DEPARTMENT OF ECOLOGY
WATER RIGHT CLAIMS REGISTRATION
P.O. BOX 829 OLYMPIA, WASHINGTON 98501

ORIGINAL DWR 3569

OL

Narrative-

The Washington State Department of Natural Resources (DNR) hopes to amend the Comprehensive Plan Map to eventually allow a rezone of:

Portion of Section 16, Township 23 North, Range 20 East, W.M.,
Chelan County, Washington.
Land Description
The Northwest Quarter of the Northeast Quarter, and the East Half of Section 16, Township 23 North, Range 20 East, Willamette Meridian, Chelan County, Washington, according to U.S. Government subdivision procedures.
Subject to Burch Mountain County Road and Washington State Department of Transportation (WSDOT) utility easement.
or

Chelan County parcel number- 232016100000

DNR would like to change the comprehensive plan map designation from RR20 to RR10. No physical site changes are planned by DNR. The Comp Plan Map change and rezone will likely lead to an eventual sale. Specific comp plan map is 65.

This site is a Common School Trust property that does not currently provide revenue for statewide K-12 school construction. Shifting this asset to a denser zoning would allow better transitioning from its neighboring urban growth area and dense rural zoning, creating a gradual transition to the more rural RR20. The change would increase the parcel's socioeconomic value to the county via urban adjacent density and tax revenue.

This proposal addresses zoning irregularities where RV, R 2.5, and the Wenatchee Urban Growth Area flow directly into RR20. Transitioning to RR10 would allow a more gradual decrease in density, maximizing the benefit of public services and transportation while alleviating some development pressures from more rural properties. This would promote urban transition growth, allowing a gradual transition to lower density while further maximizing the public benefit via eventual taxation and, separately, an increase in revenue for statewide K-12 funding by allowing DNR to transition to a better location to generate long-term revenue.

The site is situated on public roads and near existing bus, train, and airport services. This allows existing infrastructure to maximize its public benefit by enhancing its economies of scale.

If additional potential density is achieved at maximum residential yield, this site would still feature a lower density than neighboring developed sites. It would only nominally aesthetically affect land use in the area; the potential built-out landscape view would be altered only minimally, thanks to the eventual RR10 still being a relatively low density and existing development difficulties associated with the terrain.

This property has been vacant for many years. It has not provided the trust or the county with revenue, nor has it provided the community with housing or employment. We hope this step allows the site to achieve its highest and best use.

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

***Instructions for applicants*:**

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:
   Burch Mountain Rezone

2. Name of applicant:
   Washington State Department of Natural Resources

3. Address and phone number of applicant and contact person:

1111 Washington St SE, MS 47014
Olympia, WA 98504
Matthew Matulovich
564.669.0897

4. Date checklist prepared:
   02.12.2026

5. Agency requesting checklist:
   Chelan County

6. Proposed timing or schedule (including phasing, if applicable):
   As needed for county review and processing, 9-12 months.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
   NO

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   DNR departmental site review based upon section wide internal special concerns report. Report and departmental conclusions available upon request. Data present in checklist responces.

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.
   No

10. List any government approvals or permits that will be needed for your proposal, if known.
    Comp Plan Map update & Rezone

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.)

    DNR hopes to amend the county comp plan map to allow for a rezone and then rezone 119 acres of school trust land near Wenatchee.
    The current zoning is RR-20. DNR hopes to achieve a zoning consistent with area properties that allows more density.

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.

    T23-0N R20-0E S16, Chelan County parcel 232016100000

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _Foothills_

b. What is the steepest slope on the site (approximate percent slope)?

A small area of 65-80%. Slope class II per DNRs SUVT(State Uplands Viewing Tool)

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.

All Non Hydric- Cowiche silt loam, Burch loam, and Bjork silt loam. (SUVT)

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No known issues per SUVT. Some modeling flags small potential slide areas forreview(Eastside Slope Stability Model).

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

No earthwork planned.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No earthwork planned.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

No project construction planned.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

None

2. Air

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.

No construction/project planned

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Nope

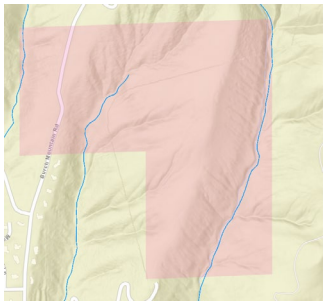
c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None

3. **Water**

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.



Three streams are shown on the site, all of which are listed as both continuous and intermittent. All flow into the Columbia. None appears to be fish-bearing. (SUVT)

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.

Nope

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.

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Nope

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Nope

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.

Nope

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.

Nope

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.

None

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.

No change to the current runoff.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No planned change to the site, no new waste materials will be generated.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Site maintains current drainage patterns.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None

4. **Plants**

a. Check the types of vegetation found on the site:

__X_deciduous tree: alder, maple, aspen, other
_X_evergreen tree: fir, cedar, pine, other
_X_shrubs
_X__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?

None

c. List threatened and endangered species known to be on or near the site.

No known threatened or endangered plants on site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

No changes planned.

e. List all noxious weeds and invasive species known to be on or near the site.

No known noxious weeds.

5. **Animals**

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.

Deer, various birds, insects, and snakes.

b. List any threatened and endangered species known to be on or near the site.

This site is flagged as winter range for Mule Deer, overlaps or is within 1000' of Golden Eagle areas of interest, overlaps or is within 45000' of Grey Wolf areas of interest, overlaps or is within 6000' of Western Gray Squirrel area of interest. (SUVT)

c. Is the site part of a migration route? If so, explain.

Winter range for Mule Deer

f. Proposed measures to preserve or enhance wildlife, if any:

None

g. List any invasive animal species known to be on or near the site.

None known on site.

6. **Energy and Natural Resources**

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.

None

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Nope

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:

None

7. **Environmental Health**

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.

Nope

1) Describe any known or possible contamination at the site from present or past uses.

No known contaminations.

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.

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.

None

4) Describe special emergency services that might be required.

No change to the site, no anticipated additional need for emergency services.

5) Proposed measures to reduce or control environmental health hazards, if any:

None

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

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)? Indi-
cate what hours noise would come from the site.

None

3) Proposed measures to reduce or control noise impacts, if any:

None

8. **Land and Shoreline Use**

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.

Current use is vacant land, surrounded mostly by vacant land and some small single-family residential lots.

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?

No, no conversion planned.

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:

Nope

c. Describe any structures on the site.

None

d. Will any structures be demolished? If so, what?

Nope

e. What is the current zoning classification of the site?

RR20

f. What is the current comprehensive plan designation of the site?

RR40

g. If applicable, what is the current shoreline master program designation of the site?

No shoreline.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No, no critical areas listed in or near the site on the state's special concerns report.

i. Approximately how many people would reside or work in the completed project?

None

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

None

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

No change in use planned. No compatibility change.

l. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None

9. **Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any:

None

10. **Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No structures planned.

b. What views in the immediate vicinity would be altered or obstructed?

No change in views.

h. Proposed measures to reduce or control aesthetic impacts, if any:

None

11. **Light and Glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

No change

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Nope

c. What existing off-site sources of light or glare may affect your proposal?

None

d. Proposed measures to reduce or control light and glare impacts, if any:

None

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?

Many indoor and outdoor recreational opportunities exist, from parks and trails to bowling alleys and gymnasiums.

b. Would the proposed project displace any existing recreational uses? If so, describe.

Nope

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Nope

13. **Historic and cultural preservation**

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.

Nope

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Yes, DNRs archioligist review and recommendations attached.

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.

No development planned, no impact.

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.

No impact anticipated.

14. **Transportation**

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.

Burch Mt Road passes through the site, no additional impact will be added.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site is about 7000’ from Transit Route 28 on W Peters Street, about 22700’ as the crow flies from the local Amtrak station, and 44155’ as the crow flies from Pangborn Memorial Airport

b. 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).

Nope

c. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Nope

d. 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?

No additional trips per day.

e. 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.

Nope

f. Proposed measures to reduce or control transportation impacts, if any:

None

15. **Public Services**

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.

Nope

b. Proposed measures to reduce or control direct impacts on public services, if any.

None

16. **Utilities**

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Nothing proposed

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee _Matthew V Matulovich_____

Position and Agency/Organization _Transition Lands Program Manager WA DNR_

Date Submitted: _2.12.2026

D. **SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS**

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   No increase anticipated.

Proposed measures to avoid or reduce such increases are:

None

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

   No anticipated affect.

   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 anticipated depletion.

   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 anticipated affect.

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?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 232016100000 Lot Size: 119.04 DNR assessment (Acres)
Parcel Address: T23N R 20E WM S2 NE NW NE City/Zip Code: Wenatchee, WA 98801
Property Owner(s): DNR Zoning: RR20
Mailing Address: 1111 Washington St SE Mailstop 47014
City/State/Zip Code: Olympia, WA 98504-7014
Phone: 564.669.0897 E-mail: matthew.matulovich@dnr.wa.gov

Applicant/Agent (if different than owner)**:** _____
Company and Mailing Address: _____
City/State/Zip: _____ Phone: _____
E-mail: _____
For multiple owners, applicants, or agents, provide additional sheets.

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ❑ Administrative Modification
- ❑ Administrative Determination
- ❑ Administrative Interpretation
- ❑ Binding Site Plan
- ☑ Comprehensive Plan Map Amendment
- ❑ Comprehensive Plan Text Amendment
- ❑ Conditional Use Permit
- ❑ Forest Practice/Conversion
- ❑ Open Space: Public Benefit Rating System
- ❑ Major Subdivision
- ❑ Master Planned Development
- ❑ Planned Development
- ❑ Plat Alteration or Vacation
- ❑ Short Plat
- ❑ Variance (zoning or critical areas)
- ❑ Zoning Text Amendment/ Map Amendment
- ❑ Critical Area Determination
- ❑ Other: _____

APPLICABILITY SECTION

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

File(s) No. _____

GENERAL INFORMATION

Please provide a narrative of the proposed project including, but not limited to, all proposed activities, uses and development (attach additional sheets if needed):

DNR would like to change the comp plan map designation from RR20 to RR10.

No physical site changes planned. Comp Plan Map change and rezone may lead to eventual sale.

☒ Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): SEPA Checklist, CPA Supplemental information
2. Is the subject property located within an Urban Growth Area (UGA)? ☑ No ❑ Yes
   If "yes", which UGA? _____
3. Please describe adjacent land uses in all directions around the subject property:
   North: 91 Undeveloped Land-range, open land undeveloped
   South: 11 Household, single family units
   East: 94 Open space land classified under chapter 84.34 RCW
   West: 11 Household, single family units
4. What is the current use of the property? 69 Miscellaneous Services
5. Sanitation Disposal: ☑ N/A ❑ Septic Permit ❑ Sewer District: _____
6. Water Source: ☑ N/A ❑ Single Private Well ❑ Shared Private Well ❑ Group B
   ❑ Public Water Supplier: _____
7. Irrigation Water:
   ☑ N/A ❑ Yes (Private) ❑ Yes (Public) Irrigation District/Purveyor: _____
8. Fire District: Chelan County FPD 01 School District: Wenatchee SD
9. Power Service: No power
10. Are there critical areas or critical area buffers on the property?
    ❑ Airport Overlay: _____
    ❑ Aquifer Recharge Area (see attached)
    ❑ Floodplain / Floodway _____

    Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:
    ❑ Alluvial Fan (250') ❑ Known Historic Hazardous Area (250') ☑ Slopes > 40% (250')
    ❑ Erosive soils (on-site) ☑ Landslide ❑ Snow Avalanche (500')
    ☑ Habitat/Riparian Area, protected species/area: No DNR internal concerns. Evidence of Grey Wolf, Mule Deer, Steppe zone
    ☑ Streams / Waterbodies: 1 potential fish-bearing stream on site ❑ Shoreline Environment Designation: _____
    ☑ Drainage or Seasonal Stream: _____ ❑ Wetland, if so what category: _____
    ☑ Cultural or Archeological: "...a probability for cultural resources to be present." State Archaeologist comments attached.
11. Will landfill be required? ☑ No ❑ Yes, approximate _____(cubic yards)
12. Will excavation be required? ☑ No ❑ Yes, approximate _____(cubic yards)
13. Has site preparation been started on the site? If so, to what extent?
    No site prep or site work required.
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?
    No changes to site planned.

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:

No changes to site planned.

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property coverd by this proposal? ☑ No ❑ Yes, please list:

No known "other proposal"s that are not directly related to this proposal (SEPA checklist)

"Does not apply*"--- "We do not meet the standard of "An applicant seeking to develop property.."

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Exempt from this section only are Single Family Residences and their associated development per CCC 11.82.060.An applicant seeking to develop property which requires a development permit, shall submit with the permit application this certified statement, which lists each of the evaluation criteria and shall indicate whether the criteria "applies" or "does not apply" to the site or development. "Unknown" or similar responses will not be accepted.

If the development meets criteria A, B, C, or D or if the site or development meets any two of the remaining criteria, the Department will direct the applicant to determine the vulnerability rating for the development pursuant to Section 11.82.050 Aquifer Recharge Areas. If the development has a high or medium vulnerability rating, the development shall be subject to the performance standards of Section 11.82.060.

If an applicant's statement asserts that the criteria of do not apply to the development, the Department will accept the statement and proceed with the permitting process. If any statement is incorrect, the applicant will be advised in writing to either; (a) provide an amended statement adding the evaluation criteria as being applicable and determine the vulnerability rating of the development pursuant to Section 11.82.050, or (b) present sufficient countering information clearly establishing that the basis for the Department's concern is incorrect. If the applicant selects to proceed under (b), upon receipt of the applicant's information, the Department shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the Administrator.

EVALUATION CRITERIA

The applicant is required to determine the vulnerability rating for **any development permit**, not otherwise exempted, if the site or development meets criteria A, B, C, or D or meets two or more of the remaining criteria below:

Please write the word(s) **"Applies** or **"Does Not Apply"** on the lines before each of the following statements:

Does Not apply* **A.** Within a wellhead protection area designated under WAC 246-290; *Wellhead Protection Area: The surface and subsurface area surrounding a well or well field for a distance of 100 feet, supplying a public water system, through which contaminants are reasonably likely to move toward and reach such water well or well field.

Does Not apply* **B.** Within an aquifer recharge area mapped and identified by a qualified ground water scientist;

Does Not apply **C.** The site will be utilized for hazardous substance, (as now or hereafter defined in RCW 70.105D.020(7)), processing storage or handling in applications or quantities larger than is typical of household use;

Does Not apply* **D.** The site will be utilized for hazardous waste treatment and storage as set forth in RCW 70.105 Hazardous Waste Management, as now or hereafter amended;

Does Not apply* **E.** The site contains highly permeable soils (please reference WAC 246-272A-0220 for Soil Table and Descriptions).

N/A **F.** Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act **(None currently designated in Chelan County)**;

N/A **G.** Within an area established for special protection pursuant to a groundwater management program, chapters 90.44, 90.48 and 90.54 RCW, and Chapters 173-100 and 173-200 WAC **(None currently designated in Chelan County)**;

Does Not apply* **H.** The development involves a proposed major or short subdivision and includes present or future plans to construct three or more dwelling units where the dwelling units will not be connected to a public sewer system and any of the lots are less than 1 net acre in size;

Does Not apply* **I.** The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds 4,000 square feet;

Does Not apply* **J.** The proposed use is as a commercial feedlot;

Does Not apply* **K.** The development is within 200 feet of the ordinary high water mark of a perennial river, stream, lake or pond.

Depending upon soil depths from the surface, the following soil series within Chelan County are considered to be highly permeable soils:

Ardenvoir: ArF, 27-43 inches (depth from surface), very gravelly sandy loam

Anatone: AkD, 5-14 inches (depth from surface), very gravelly silt loam

Beverly: Be, 17-24 inches (depth from surface), very gravelly sandy loam; Bf, 17-24 inches (depth from surface), very gravelly sandy loam; Bg, 0-10 inches (depth from surface), very gravelly loamy fine sand; Bg, 17-24 inches (depth from surface), very gravelly sandy loam

Brief: BrA, BrB, BrC, Brd, 26-60 inches (depth from surface), very gravelly sandy loam

BsD, 26-60 inches (depth from surface), very gravelly sandy loam

Chelan: CgB, CgC, CgD, CgE, 35-60 inches (depth from surface), very gravelly sandy loam; ChC, ChE, 35-60 inches (depth from surface), very gravelly sandy loam; CkD, CkE, 35-60 inches (depth from surface), very gravelly sandy loam; CIA, CIB, CIC, CID, CIE, 35-60 inches (depth from surface), very gravelly sandy loam

Jumpe: JmD, 10-60 inches (depth from surface), very stony silt loam; JnF, 0-60 inches (depth from surface), very stony silt loam

Loneridge: LoD, LoF, 0-10 inches (depth from surface), very stony loam; 10-16 inches (depth from surface), very gravelly clay loam

Malaga: MaA, MaC, 15-19 inches (depth from surface), very gravelly sandy loam

Peshastin: PhB, PhC, 18-60 inches (depth from surface), very cobbly sandy loam; PID, PIE, 18-60 inches (depth from surface), very cobbly loam

Pogue: PsE, 0-17 inches (depth from surface), very stony fine sandy loam

Stemilt: StD, StE, 17-60 inches (depth from surface), very cobbly silty clay loam

Supplee: SuA, SuB, SuC, SuD, SuE, 0-6 inches (depth from surface), Very fine sandy loam; 18-31 inches (depth from surface), very gravelly sandy loam

Thow: TgD, 10-60 inches (depth from surface), very gravelly sandy loam; ThE 10-60 inches (depth from surface), very gravelly sandy loam

Tronsen: TrD, TrE, 8-60 inches (depth from surface), very gravelly clay loam

---

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there **IS NOT** or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled "**IS NOT**" above, proceed to Sub-Section III of this form.

If you circled "**IS**" above, proceed to Sub-Section II of this form.

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

_____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.

_____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.

_____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.

_____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

☒ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis- related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

☒ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.

☐ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).

☐ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.

☐ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.

☐ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.

☐ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

- ❑ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ❑ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ❑ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ❑ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ❑ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- ❑ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ❑ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ❑ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ❑ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ❑ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ❑ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEGEMENT SECTION

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

By submitting this application, I acknowledge and certify the following:

Initials
(Owner and, if applicable, Applicant)

MVM _____ 1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.

MVM _____ 2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.

MVM _____ 3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.

MVM _____ 4. Additional permit applications and approvals may be necessary to conduct specific activities.

MVM _____ 5. Application fees are non-refundable, except when approve by the Board.

MVM _____ 6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

MVM _____ 7. Chelan County is hereby given consent to enter the property(ies) listed above.

MVM _____ 8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.

MVM _____ 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.

MVM _____ 10. I certify that this application has been made with the consent of the lawful property owner(s).

MVM _____ 11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.

MVM _____ 12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature: Matthew Matulovich **Place:** **Shoreline WA** **Date:** **02.12.2026**

Print Name: **Matthew Matulovich (DNR)**

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 232016100000 Lot Size: 119.04 DNR assessment (Acres)
Parcel Address: T23N R 20E WM S2 NE NW NE City/Zip Code: Wenatchee, WA 98801
Property Owner(s): DNR Zoning: RR20
Mailing Address: 1111 Washington St SE Mailstop 47014
City/State/Zip Code: Olympia, WA 98504-7014
Phone: 564.669.0897 E-mail: matthew.matulovich@dnr.wa.gov

Applicant/Agent (if different than owner)**:** _____
Company and Mailing Address: _____
City/State/Zip: _____ Phone: _____
E-mail: _____
For multiple owners, applicants, or agents, provide additional sheets.

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ❑ Administrative Modification
- ❑ Administrative Determination
- ❑ Administrative Interpretation
- ❑ Binding Site Plan
- ☑ Comprehensive Plan Map Amendment
- ❑ Comprehensive Plan Text Amendment
- ❑ Conditional Use Permit
- ❑ Forest Practice/Conversion
- ❑ Open Space: Public Benefit Rating System
- ❑ Major Subdivision
- ❑ Master Planned Development
- ❑ Planned Development
- ❑ Plat Alteration or Vacation
- ❑ Short Plat
- ❑ Variance (zoning or critical areas)
- ❑ Zoning Text Amendment/ Map Amendment
- ❑ Critical Area Determination
- ❑ Other: _____

APPLICABILITY SECTION

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

File(s) No. _____

GENERAL INFORMATION

Please provide a narrative of the proposed project including, but not limited to, all proposed activities, uses and development (attach additional sheets if needed):

DNR would like to change the comp plan map designation from RR20 to RR10.

No physical site changes planned. Comp Plan Map change and rezone may lead to eventual sale.

☒ Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): SEPA Checklist, CPA Supplemental information
2. Is the subject property located within an Urban Growth Area (UGA)? ☑ No ❑ Yes
   If "yes", which UGA? _____
3. Please describe adjacent land uses in all directions around the subject property:
   North: 91 Undeveloped Land-range, open land undeveloped
   South: 11 Household, single family units
   East: 94 Open space land classified under chapter 84.34 RCW
   West: 11 Household, single family units
4. What is the current use of the property? 69 Miscellaneous Services
5. Sanitation Disposal: ☑ N/A ❑ Septic Permit ❑ Sewer District: _____
6. Water Source: ☑ N/A ❑ Single Private Well ❑ Shared Private Well ❑ Group B
   ❑ Public Water Supplier: _____
7. Irrigation Water:
   ☑ N/A ❑ Yes (Private) ❑ Yes (Public) Irrigation District/Purveyor: _____
8. Fire District: Chelan County FPD 01 School District: Wenatchee SD
9. Power Service: No power
10. Are there critical areas or critical area buffers on the property?
    ❑ Airport Overlay: _____
    ❑ Aquifer Recharge Area (see attached)
    ❑ Floodplain / Floodway _____

    Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:
    ❑ Alluvial Fan (250') ❑ Known Historic Hazardous Area (250') ☑ Slopes > 40% (250')
    ❑ Erosive soils (on-site) ☑ Landslide ❑ Snow Avalanche (500')
    ☑ Habitat/Riparian Area, protected species/area: No DNR internal concerns. Evidence of Grey Wolf, Mule Deer, Steppe zone
    ☑ Streams / Waterbodies: 1 potential fish-bearing stream on site ❑ Shoreline Environment Designation: _____
    ☑ Drainage or Seasonal Stream: _____ ❑ Wetland, if so what category: _____
    ☑ Cultural or Archeological: "...a probability for cultural resources to be present." State Archaeologist comments attached.
11. Will landfill be required? ☑ No ❑ Yes, approximate _____(cubic yards)
12. Will excavation be required? ☑ No ❑ Yes, approximate _____(cubic yards)
13. Has site preparation been started on the site? If so, to what extent?
    No site prep or site work required.
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?
    No changes to site planned.

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:

No changes to site planned.

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property coverd by this proposal? ☑ No ❑ Yes, please list:

No known "other proposal"s that are not directly related to this proposal (SEPA checklist)

"Does not apply*"--- "We do not meet the standard of "An applicant seeking to develop property.."

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Exempt from this section only are Single Family Residences and their associated development per CCC 11.82.060.An applicant seeking to develop property which requires a development permit, shall submit with the permit application this certified statement, which lists each of the evaluation criteria and shall indicate whether the criteria "applies" or "does not apply" to the site or development. "Unknown" or similar responses will not be accepted.

If the development meets criteria A, B, C, or D or if the site or development meets any two of the remaining criteria, the Department will direct the applicant to determine the vulnerability rating for the development pursuant to Section 11.82.050 Aquifer Recharge Areas. If the development has a high or medium vulnerability rating, the development shall be subject to the performance standards of Section 11.82.060.

If an applicant's statement asserts that the criteria of do not apply to the development, the Department will accept the statement and proceed with the permitting process. If any statement is incorrect, the applicant will be advised in writing to either; (a) provide an amended statement adding the evaluation criteria as being applicable and determine the vulnerability rating of the development pursuant to Section 11.82.050, or (b) present sufficient countering information clearly establishing that the basis for the Department's concern is incorrect. If the applicant selects to proceed under (b), upon receipt of the applicant's information, the Department shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the Administrator.

EVALUATION CRITERIA

The applicant is required to determine the vulnerability rating for **any development permit**, not otherwise exempted, if the site or development meets criteria A, B, C, or D or meets two or more of the remaining criteria below:

Please write the word(s) **"Applies** or **"Does Not Apply"** on the lines before each of the following statements:

Does Not apply* **A.** Within a wellhead protection area designated under WAC 246-290; *Wellhead Protection Area: The surface and subsurface area surrounding a well or well field for a distance of 100 feet, supplying a public water system, through which contaminants are reasonably likely to move toward and reach such water well or well field.

Does Not apply* **B.** Within an aquifer recharge area mapped and identified by a qualified ground water scientist;

Does Not apply **C.** The site will be utilized for hazardous substance, (as now or hereafter defined in RCW 70.105D.020(7)), processing storage or handling in applications or quantities larger than is typical of household use;

Does Not apply* **D.** The site will be utilized for hazardous waste treatment and storage as set forth in RCW 70.105 Hazardous Waste Management, as now or hereafter amended;

Does Not apply* **E.** The site contains highly permeable soils (please reference WAC 246-272A-0220 for Soil Table and Descriptions).

N/A **F.** Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act **(None currently designated in Chelan County)**;

N/A **G.** Within an area established for special protection pursuant to a groundwater management program, chapters 90.44, 90.48 and 90.54 RCW, and Chapters 173-100 and 173-200 WAC **(None currently designated in Chelan County)**;

Does Not apply* **H.** The development involves a proposed major or short subdivision and includes present or future plans to construct three or more dwelling units where the dwelling units will not be connected to a public sewer system and any of the lots are less than 1 net acre in size;

Does Not apply* **I.** The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds 4,000 square feet;

Does Not apply* **J.** The proposed use is as a commercial feedlot;

Does Not apply* **K.** The development is within 200 feet of the ordinary high water mark of a perennial river, stream, lake or pond.

Depending upon soil depths from the surface, the following soil series within Chelan County are considered to be highly permeable soils:

Ardenvoir: ArF, 27-43 inches (depth from surface), very gravelly sandy loam

Anatone: AkD, 5-14 inches (depth from surface), very gravelly silt loam

Beverly: Be, 17-24 inches (depth from surface), very gravelly sandy loam; Bf, 17-24 inches (depth from surface), very gravelly sandy loam; Bg, 0-10 inches (depth from surface), very gravelly loamy fine sand; Bg, 17-24 inches (depth from surface), very gravelly sandy loam

Brief: BrA, BrB, BrC, Brd, 26-60 inches (depth from surface), very gravelly sandy loam

BsD, 26-60 inches (depth from surface), very gravelly sandy loam

Chelan: CgB, CgC, CgD, CgE, 35-60 inches (depth from surface), very gravelly sandy loam; ChC, ChE, 35-60 inches (depth from surface), very gravelly sandy loam; CkD, CkE, 35-60 inches (depth from surface), very gravelly sandy loam; CIA, CIB, CIC, CID, CIE, 35-60 inches (depth from surface), very gravelly sandy loam

Jumpe: JmD, 10-60 inches (depth from surface), very stony silt loam; JnF, 0-60 inches (depth from surface), very stony silt loam

Loneridge: LoD, LoF, 0-10 inches (depth from surface), very stony loam; 10-16 inches (depth from surface), very gravelly clay loam

Malaga: MaA, MaC, 15-19 inches (depth from surface), very gravelly sandy loam

Peshastin: PhB, PhC, 18-60 inches (depth from surface), very cobbly sandy loam; PID, PIE, 18-60 inches (depth from surface), very cobbly loam

Pogue: PsE, 0-17 inches (depth from surface), very stony fine sandy loam

Stemilt: StD, StE, 17-60 inches (depth from surface), very cobbly silty clay loam

Supplee: SuA, SuB, SuC, SuD, SuE, 0-6 inches (depth from surface), Very fine sandy loam; 18-31 inches (depth from surface), very gravelly sandy loam

Thow: TgD, 10-60 inches (depth from surface), very gravelly sandy loam; ThE 10-60 inches (depth from surface), very gravelly sandy loam

Tronsen: TrD, TrE, 8-60 inches (depth from surface), very gravelly clay loam

---

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there **IS NOT** or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled "**IS NOT**" above, proceed to Sub-Section III of this form.

If you circled "**IS**" above, proceed to Sub-Section II of this form.

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

_____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.

_____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.

_____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.

_____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

☒ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis- related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

☒ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.

☐ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).

☐ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.

☐ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.

☐ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.

☐ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

- ❑ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ❑ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ❑ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ❑ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ❑ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- ❑ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ❑ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ❑ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ❑ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ❑ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ❑ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEGEMENT SECTION

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

By submitting this application, I acknowledge and certify the following:

Initials
(Owner and, if applicable, Applicant)

MVM _____ 1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.

MVM _____ 2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.

MVM _____ 3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.

MVM _____ 4. Additional permit applications and approvals may be necessary to conduct specific activities.

MVM _____ 5. Application fees are non-refundable, except when approve by the Board.

MVM _____ 6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

MVM _____ 7. Chelan County is hereby given consent to enter the property(ies) listed above.

MVM _____ 8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.

MVM _____ 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.

MVM _____ 10. I certify that this application has been made with the consent of the lawful property owner(s).

MVM _____ 11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.

MVM _____ 12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature: Matthew Matulovich **Place:** **Shoreline WA** **Date:** **02.12.2026**

Print Name: **Matthew Matulovich (DNR)**

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

Narrative-

The Washington State Department of Natural Resources (DNR) hopes to amend the Comprehensive Plan Map to eventually allow a rezone of:

Portion of Section 16, Township 23 North, Range 20 East, W.M.,
Chelan County, Washington.
Land Description
The Northwest Quarter of the Northeast Quarter, and the East Half of Section 16, Township 23 North, Range 20 East, Willamette Meridian, Chelan County, Washington, according to U.S. Government subdivision procedures.
Subject to Burch Mountain County Road and Washington State Department of Transportation (WSDOT) utility easement.
or

Chelan County parcel number- 232016100000

DNR would like to change the comprehensive plan map designation from RR20 to RR10. No physical site changes are planned by DNR. The Comp Plan Map change and rezone will likely lead to an eventual sale. Specific comp plan map is 65.

This site is a Common School Trust property that does not currently provide revenue for statewide K-12 school construction. Shifting this asset to a denser zoning would allow better transitioning from its neighboring urban growth area and dense rural zoning, creating a gradual transition to the more rural RR20. The change would increase the parcel's socioeconomic value to the county via urban adjacent density and tax revenue.

This proposal addresses zoning irregularities where RV, R 2.5, and the Wenatchee Urban Growth Area flow directly into RR20. Transitioning to RR10 would allow a more gradual decrease in density, maximizing the benefit of public services and transportation while alleviating some development pressures from more rural properties. This would promote urban transition growth, allowing a gradual transition to lower density while further maximizing the public benefit via eventual taxation and, separately, an increase in revenue for statewide K-12 funding by allowing DNR to transition to a better location to generate long-term revenue.

The site is situated on public roads and near existing bus, train, and airport services. This allows existing infrastructure to maximize its public benefit by enhancing its economies of scale.

If additional potential density is achieved at maximum residential yield, this site would still feature a lower density than neighboring developed sites. It would only nominally aesthetically affect land use in the area; the potential built-out landscape view would be altered only minimally, thanks to the eventual RR10 still being a relatively low density and existing development difficulties associated with the terrain.

This property has been vacant for many years. It has not provided the trust or the county with revenue, nor has it provided the community with housing or employment. We hope this step allows the site to achieve its highest and best use.

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

***Instructions for applicants*:**

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:
   Burch Mountain Rezone

2. Name of applicant:
   Washington State Department of Natural Resources

3. Address and phone number of applicant and contact person:

1111 Washington St SE, MS 47014
Olympia, WA 98504
Matthew Matulovich
564.669.0897

4. Date checklist prepared:
   02.12.2026

5. Agency requesting checklist:
   Chelan County

6. Proposed timing or schedule (including phasing, if applicable):
   As needed for county review and processing, 9-12 months.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
   NO

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   DNR departmental site review based upon section wide internal special concerns report. Report and departmental conclusions available upon request. Data present in checklist responces.

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.
   No

10. List any government approvals or permits that will be needed for your proposal, if known.
    Comp Plan Map update & Rezone

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.)

    DNR hopes to amend the county comp plan map to allow for a rezone and then rezone 119 acres of school trust land near Wenatchee.
    The current zoning is RR-20. DNR hopes to achieve a zoning consistent with area properties that allows more density.

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.

    T23-0N R20-0E S16, Chelan County parcel 232016100000

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _Foothills_

b. What is the steepest slope on the site (approximate percent slope)?

A small area of 65-80%. Slope class II per DNRs SUVT(State Uplands Viewing Tool)

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.

All Non Hydric- Cowiche silt loam, Burch loam, and Bjork silt loam. (SUVT)

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No known issues per SUVT. Some modeling flags small potential slide areas forreview(Eastside Slope Stability Model).

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

No earthwork planned.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No earthwork planned.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

No project construction planned.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

None

2. Air

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.

No construction/project planned

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Nope

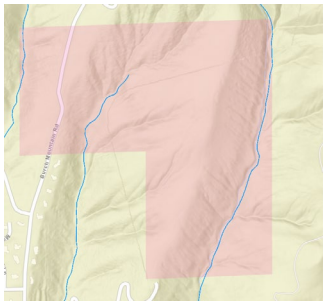
c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None

3. **Water**

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.



Three streams are shown on the site, all of which are listed as both continuous and intermittent. All flow into the Columbia. None appears to be fish-bearing. (SUVT)

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.

Nope

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.

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Nope

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Nope

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.

Nope

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.

Nope

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.

None

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.

No change to the current runoff.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No planned change to the site, no new waste materials will be generated.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Site maintains current drainage patterns.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None

4. **Plants**

a. Check the types of vegetation found on the site:

__X_deciduous tree: alder, maple, aspen, other
_X_evergreen tree: fir, cedar, pine, other
_X_shrubs
_X__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?

None

c. List threatened and endangered species known to be on or near the site.

No known threatened or endangered plants on site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

No changes planned.

e. List all noxious weeds and invasive species known to be on or near the site.

No known noxious weeds.

5. **Animals**

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.

Deer, various birds, insects, and snakes.

b. List any threatened and endangered species known to be on or near the site.

This site is flagged as winter range for Mule Deer, overlaps or is within 1000' of Golden Eagle areas of interest, overlaps or is within 45000' of Grey Wolf areas of interest, overlaps or is within 6000' of Western Gray Squirrel area of interest. (SUVT)

c. Is the site part of a migration route? If so, explain.

Winter range for Mule Deer

f. Proposed measures to preserve or enhance wildlife, if any:

None

g. List any invasive animal species known to be on or near the site.

None known on site.

6. **Energy and Natural Resources**

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.

None

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Nope

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:

None

7. **Environmental Health**

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.

Nope

1) Describe any known or possible contamination at the site from present or past uses.

No known contaminations.

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.

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.

None

4) Describe special emergency services that might be required.

No change to the site, no anticipated additional need for emergency services.

5) Proposed measures to reduce or control environmental health hazards, if any:

None

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

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)? Indi-
cate what hours noise would come from the site.

None

3) Proposed measures to reduce or control noise impacts, if any:

None

8. **Land and Shoreline Use**

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.

Current use is vacant land, surrounded mostly by vacant land and some small single-family residential lots.

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?

No, no conversion planned.

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:

Nope

c. Describe any structures on the site.

None

d. Will any structures be demolished? If so, what?

Nope

e. What is the current zoning classification of the site?

RR20

f. What is the current comprehensive plan designation of the site?

RR40

g. If applicable, what is the current shoreline master program designation of the site?

No shoreline.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No, no critical areas listed in or near the site on the state's special concerns report.

i. Approximately how many people would reside or work in the completed project?

None

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

None

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

No change in use planned. No compatibility change.

l. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None

9. **Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any:

None

10. **Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No structures planned.

b. What views in the immediate vicinity would be altered or obstructed?

No change in views.

h. Proposed measures to reduce or control aesthetic impacts, if any:

None

11. **Light and Glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

No change

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Nope

c. What existing off-site sources of light or glare may affect your proposal?

None

d. Proposed measures to reduce or control light and glare impacts, if any:

None

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?

Many indoor and outdoor recreational opportunities exist, from parks and trails to bowling alleys and gymnasiums.

b. Would the proposed project displace any existing recreational uses? If so, describe.

Nope

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Nope

13. **Historic and cultural preservation**

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.

Nope

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Yes, DNRs archioligist review and recommendations attached.

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.

No development planned, no impact.

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.

No impact anticipated.

14. **Transportation**

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.

Burch Mt Road passes through the site, no additional impact will be added.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site is about 7000’ from Transit Route 28 on W Peters Street, about 22700’ as the crow flies from the local Amtrak station, and 44155’ as the crow flies from Pangborn Memorial Airport

b. 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).

Nope

c. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Nope

d. 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?

No additional trips per day.

e. 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.

Nope

f. Proposed measures to reduce or control transportation impacts, if any:

None

15. **Public Services**

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.

Nope

b. Proposed measures to reduce or control direct impacts on public services, if any.

None

16. **Utilities**

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Nothing proposed

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee _Matthew V Matulovich_____

Position and Agency/Organization _Transition Lands Program Manager WA DNR_

Date Submitted: _2.12.2026

D. **SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS**

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   No increase anticipated.

Proposed measures to avoid or reduce such increases are:

None

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

   No anticipated affect.

   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 anticipated depletion.

   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 anticipated affect.

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?

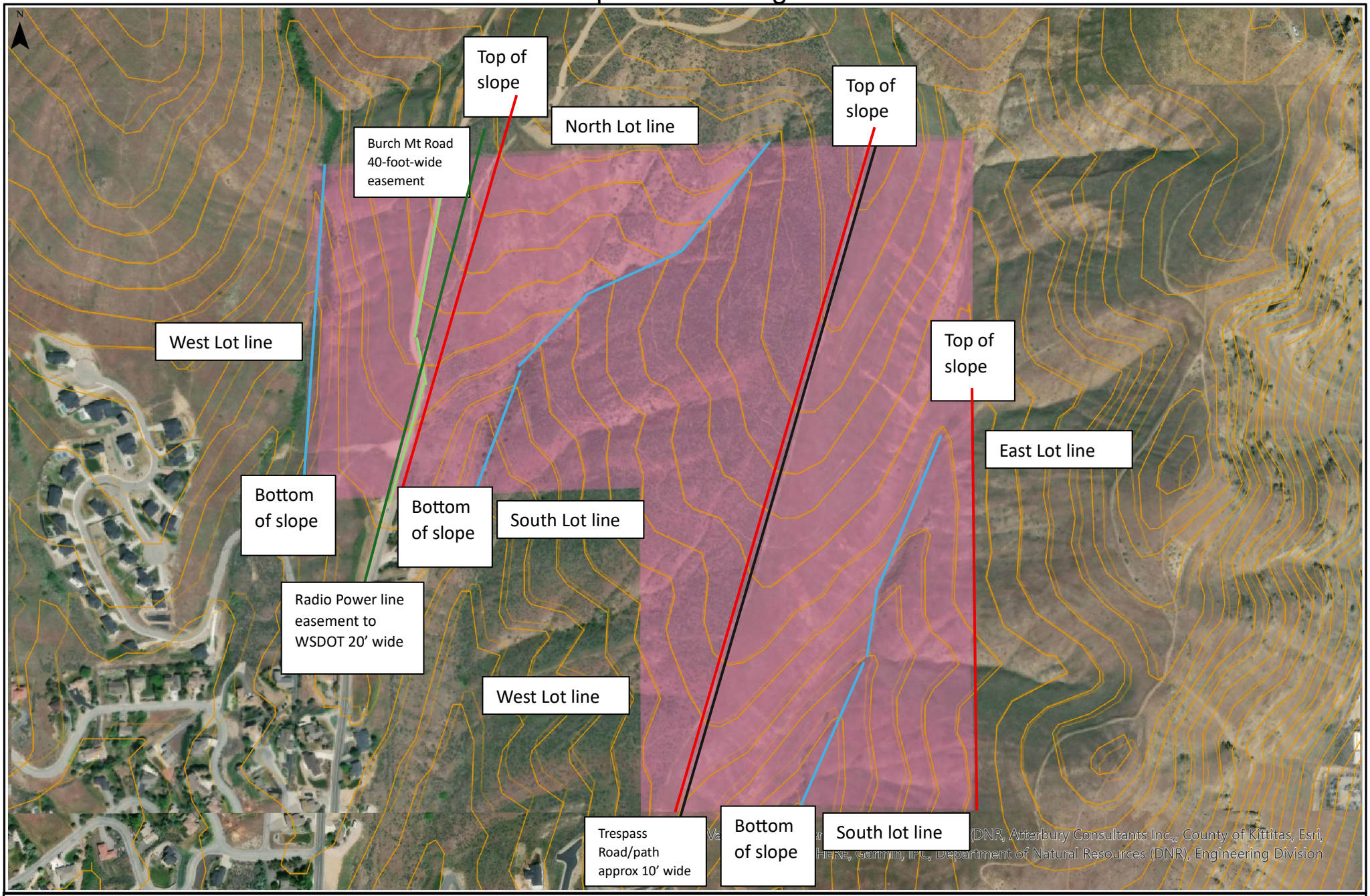
Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

State Uplands Viewing Tool



Approximate Scale : 1:6,066

0 0.03 0.06 0.09 0.12 Miles

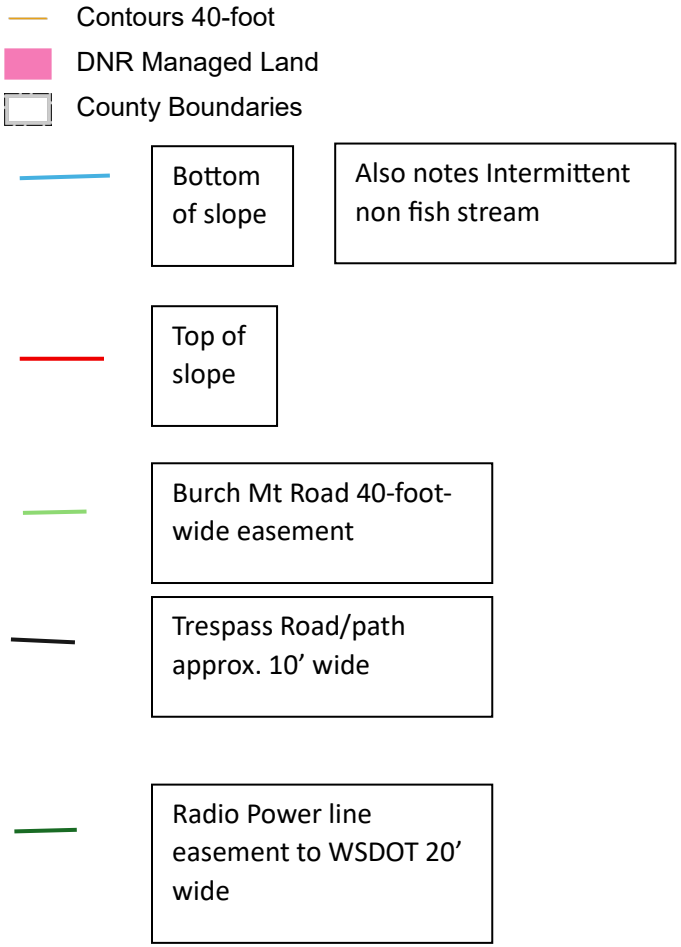
2/6/2026 2:52 PM

Coordinate System: NAD 1983 HARN StatePlane Washington South FIPS 4602 Feet

Extreme care was used during the compilation of this map to ensure accuracy. However, due to changes in data and the need to rely on outside information, the Department of Natural Resources cannot accept responsibly for errors or omissions, and therefore, there are no warranties which accompany this material.

119.4 Acres Total Parcel size

Legend



Also, two water rights exist that both have the same water use for wildlife and livestock from a surface spring. I could not locate the spring.

DEPARTMENT OF NATURAL RESOURCES

PRODUCT SALES & LEASING DIVISION
1111 WASHINGTON ST. SE
PO BOX 47014
OLYMPIA, WA 98504-7014

October 23, 2025

Re: Mineral potential review for Burch Mountain

As requested, I have completed a remote review of surface and subsurface mineral potential, as well as geological hazards, for the Burch Mountain project. This project consists of portions of section 16, T23 R20E in Chelan County, as shown in Figure 1. It is my understanding that this review is part of a comprehensive plan amendment and rezone for the property, with eventual disposal of the property. This letter documents the scope of my review, my findings and my conclusions.

I reviewed the 1:100,000-scale geologic mapping and ground response maps from the Washington Geologic Information Portal (Washington Department of Natural Resources, 2025), Department of Natural Resources lidar digital elevation models and derivatives, and the U.S. Department of Agriculture online soil survey (USDA, 2025). I also reviewed the active surface mine reclamation permit data on the Washington Geologic Information Portal for nearby mining activities, and the mining/minerals overlay on the Portal for information about minerals and historical mining districts. I used additional maps and resources as cited.

The subject property is 115 acres located west of the Columbia River, and north of the community of Wenatchee. Burch Mountain Road crosses the western portion of the property. According to aerial imagery, the property is shrub-steppe environment, with limited riparian vegetation along several drainages. West and south of the subject property is residential, with shrub-steppe land to the north and east. Lidar imagery indicates south-verging drainages with north-south trending ridges between the drainages. Minor drainages off the ridge slopes join the more major drainages. Personal professional experience supports that all drainages are dry most of the year, with limited flow only after intense precipitation or during seasonal snowmelt. Lidar imagery indicates occasional rocky outcrops within the more major drainages. Roads and trails are visible in both lidar and aerial imagery.

The 1:100k-scale geologic mapping indicates the subject property to be underlain by Precambrian Swakane Biotite Gneiss (DNR, 2025). Gneiss is a metamorphic rock that forms under high temperatures and pressures deep in the subsurface. More recent studies suggest the Swakane Biotite Gneiss to be Cretaceous in age, with the protolith (original rock) likely composed of sediments outboard of a volcanic arc system that were incorporated into deeper levels of the system by underthrusting (Matzel et al., 2004; Sauer et al., 2018). Although not shown on the 1:100k-scale geologic map, the lower slopes of Burch Mountain, including the subject property, are mantled by sediments associated with late Pleistocene glacial outburst flooding (Waitt et al., 2018). Personal professional experience supports that there are glacial erratic boulders on or near the subject property that were deposited by grounded ice bergs transported by outburst floods. These are relatively rare in the region and geologically important as they mark near high-water for the outburst floods. An onsite investigation would be required to verify the location of these erratic boulders. The soil survey indicates silt loam, sandy clay loam, and sandy loam up to 60-inches deep on the subject property (USDA, 2025). This soil is consistent with soils formed on slope-wash originating from metamorphic rocks and on glacial outburst flood sediments. The subject property is not located within a volcanic hazard zone nor a tsunami hazard zone. There is low liquefaction susceptibility from ground shaking during an earthquake. Liquefaction occurs when saturated sediments lose strength during strong shaking. There are no mapped landslides on the property.

Within an approximate 6-mile radius of the subject property there are four surface mine reclamation permits, all within sand and gravel (DNR, 2025). All are shown as mapped within sediments associated with glacial outburst flood deposits. Although the subject property does have outburst flood deposits, personal professional experience supports that these are relatively thin or consist of individual boulders, neither of which are suitable for an aggregate mine. Locally, there are no aggregate mines within the gneiss. The banding and layering common in the gneiss prevent it from being a suitable aggregate resource.

The subject property is located within the historical Wenatchee mining district. Significant gold was mined out of this district (Stanton, 2022). Metals minerals were hosted in Oligocene to Eocene sedimentary rocks and have not been found in the gneiss. The minerals overlay on the Geologic Information Portal indicates observations of massive quartz and limestone or marble within the gneiss that could be suitable for building stone (DNR, 2025). However, these have never been mined out of the gneiss and the subject property does not appear to have significant exposure of rock to assess the suitability. There are no oil/gas wells within over a 6-mile radius of the subject property. Oil or gas would not be sourced within gneiss.

In summary, the subject property likely does not have an aggregate resource, nor metal or industrial mineral, building rock, or oil/gas resources. The subject property may have glacial erratics rafted on glacial outburst flooding. If present, these are geologically significant as they mark near high-water for the flooding.

If you have questions or require additional information, please don't hesitate to contact me.

Kelsay M. Stanton, LG, Ph.D.
Mining and Minerals Program Manager
Cell: (360) 790-8179
Kelsay.Stanton@dnr.wa.gov

Limitations

This letter is a cursory remote review of the surface and subsurface mineral potential for the above-mentioned property. The conclusions presented in this report are based on information available at the time it was written. It is not possible to fully define geologic conditions, mineral potential, or geologic hazards based on this limited investigation.

References

Matzel, J.E.P., Bowring, S.A., and Miller, R.B., 2004, Protolith age of the Swakane Gneiss, North Cascades, Washington: Evidence of rapid underthrusting of sediments beneath an arc, Tectonics, v. 23, TC6009, 18 pp., doi:10.1029/2003TC001577

Sauer, K.B., Gordon, S.M., Miller, R.B, Vervoort, J.D., and Fisher, C.M., 2018, Provenance and metamorphism of the Swakane Gneiss: Implications for incorporation of sediment into the deep levels of the North Cascades continental magmatic arc, Washington, Lithosphere, v. 10, p. 460-477, doi:10.1130/L712.1.

Stanton, K.M., 2022, Wenatchee, Washington area mineralization, in context: untangling the Cenozoic structural story, Northwest Geology, v. 51, p. 129-138.

U.S. Department of Agriculture, Web Soil Survey. Accessed October 23, 2025 at https://websoilsurvey.nrcs.usda.gov/app/.

Waitt, R.B., Long, W.A., and Stanton, K.M, 2019, Erratics and other evidence of late Wisconsin Missoula outburst floods in lower Wenatchee and adjacent Columbia valleys, Washington, Northwest Science, v. 92, p. 318-337.

Washington Department of Natural Resources, Geologic Information Portal. Accessed October 23, 2025 at https://www.dnr.wa.gov/geologyportal.

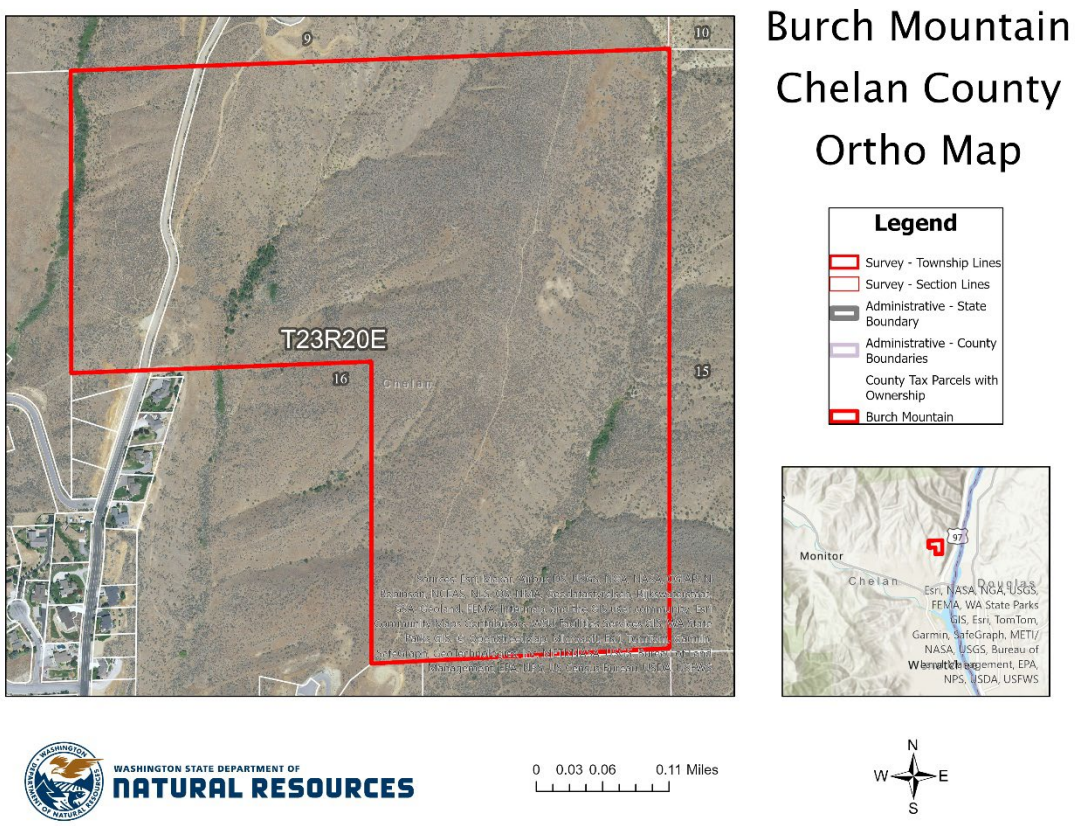


Figure 1. Provided map showing location of subject property outlined in a red line.

Form 1860–9
(March 1965)
(formerly 4–1043)

Washington 05340

The United States of America

To all to whom these presents shall come, Greeting:

WHEREAS, There are now deposited in the Bureau of Land Management of the United States an application by the State of Washington and a decision of the Oregon State Office of said Bureau at Portland, Oregon, directing that a patent issue to the State of Washington under the provisions of the Act of Congress approved June 21, 1934 (48 Stat. 1185), entitled "An Act Authorizing the Secretary of the Interior to issue patents to the numbered school sections in place, granted to the States by the Act approved February 22, 1889, by the Act approved January 25, 1927 (44 Stat. 1026), and by any other Act of Congress," for the following numbered school section lands in place, granted for the support of common schools and the title to which vested in the State of Washington under the Act of February 22, 1889 (25 Stat. 676) upon its admission into the Union on November 11, 1889 (26 Stat. 1552):

Willamette Meridian, Washington.

T. 25 N., R. 18 E.,
Sec. 16, All;
Sec. 36, All.

T. 26 N., R. 18 E.,
Sec. 16, All;
Sec. 36, All.

T. 27 N., R. 18 E.,
Sec. 16, All;
Sec. 36, All.

T. 21 N., R. 19 E.,
Sec. 36, All.

T. 22 N., R. 19 E.,
Sec. 16, All;
Sec. 36, All.

T. 23 N., R. 19 E.,
Sec. 16, NE¼ and S½;
Sec. 36, All.

T. 24 N., R. 19 E.,
Sec. 16, All;
Sec. 36, All.

T. 25 N., R. 19 E.,
Sec. 16, All;
Sec. 36, All.

T. 26 N., R. 19 E.,
Sec. 16, All;
Sec. 36, All.

T. 27 N., R. 19 E.,
Sec. 16, All;
Sec. 36, All.

T. 21 N., R. 20 E.,
Sec. 16, All;
Sec. 36, All.

Patent Number 46-74-0026

T. 22 N., R. 20 E.,

Sec. 16, All;

Sec. 36, All.

T. 23 N., R. 20 E.,

Sec. 16, All.

T. 24 N., R. 20 E.,

Sec. 16, All.

T. 25 N., R. 20 E.,

Sec. 16, All;

Sec. 36, All.

T. 26 N., R. 20 E.,

Sec. 16, All;

Sec. 36, All.

T. 27 N., R. 20 E.,

Sec. 16, All;

Sec. 36, All.

T. 21 N., R. 21 E.,

Sec. 16, All;

Sec. 36, All.

T. 26 N., R. 21 E.,

Sec. 16, Lots 1, 2, 4, and 5, NW¼NE¼, NW¼, and W½SW¼.

T. 27 N., R. 21 E.,

Sec. 16, Lots 1, 2, and 3, NW¼NE¼, S½N½, and S½;

Sec. 36, All.

Form 1860–10
(March 1965)
(formerly 4–1044)

Washington 05340

T. 21 N., R. 22 E.,

Sec. 16, Lots 2, 3, and 7.

T. 27 N., R. 23 E.,

Sec. 16, Lot 2.

Aggregating 22,687.90 acres;

NOW, THEREFORE, KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the said Act of Congress of June 21, 1934, and as evidence of the title which was granted to and vested in the State of Washington to the above-described lands on November 11, 1889, for the support of common schools, as aforesaid, and in confirmation of such title for such purpose, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT, unto the said State of Washington, and to its assigns, the lands above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said State of Washington, and to its assigns forever.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

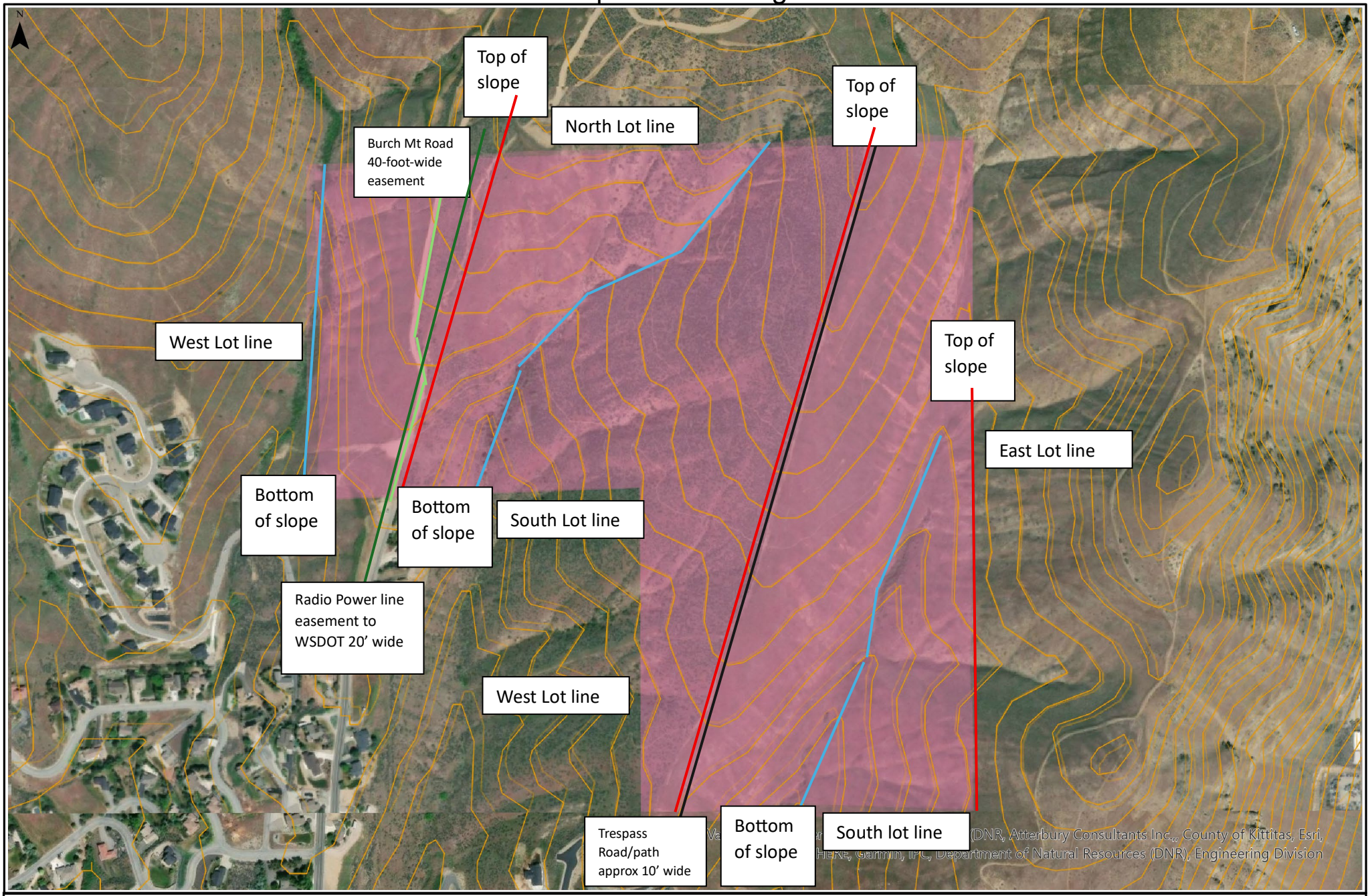
GIVEN under my hand, in Portland, Oregon
the SECOND day of NOVEMBER in the year
of our Lord one thousand nine hundred and SEVENTY-THREE
and of the Independence of the United States the one hundred
and NINETY-EIGHTH.

[SEAL]

By _____
Chief, Branch of Lands
and Minerals Operations

Patent Number 46-74-0026

State Uplands Viewing Tool



Approximate Scale : 1:6,066

0 0.03 0.06 0.09 0.12 Miles

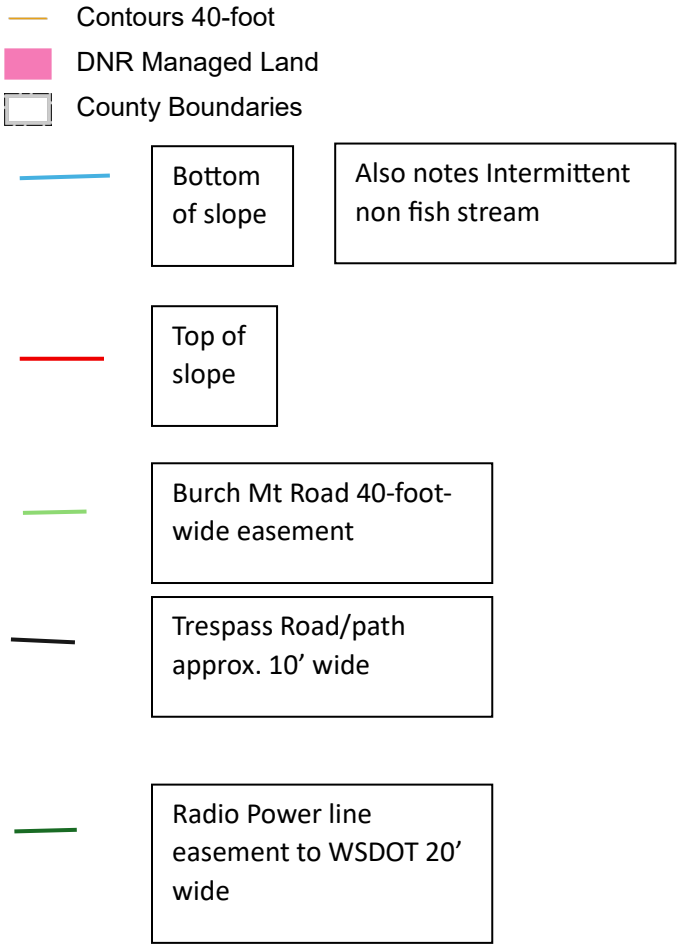
2/6/2026 2:52 PM

Coordinate System: NAD 1983 HARN StatePlane Washington South FIPS 4602 Feet

Extreme care was used during the compilation of this map to ensure accuracy. However, due to changes in data and the need to rely on outside information, the Department of Natural Resources cannot accept responsibly for errors or omissions, and therefore, there are no warranties which accompany this material.

119.4 Acres Total Parcel size

Legend



Also, two water rights exist that both have the same water use for wildlife and livestock from a surface spring. I could not locate the spring.

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 232016100000 Lot Size: 119.04 DNR assessment (Acres)
Parcel Address: T23N R 20E WM S2 NE NW NE City/Zip Code: Wenatchee, WA 98801
Property Owner(s): DNR Zoning: RR20
Mailing Address: 1111 Washington St SE Mailstop 47014
City/State/Zip Code: Olympia, WA 98504-7014
Phone: 564.669.0897 E-mail: matthew.matulovich@dnr.wa.gov

Applicant/Agent (if different than owner)**:** _____
Company and Mailing Address: _____
City/State/Zip: _____ Phone: _____
E-mail: _____
For multiple owners, applicants, or agents, provide additional sheets.

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ❑ Administrative Modification
- ❑ Administrative Determination
- ❑ Administrative Interpretation
- ❑ Binding Site Plan
- ☑ Comprehensive Plan Map Amendment
- ❑ Comprehensive Plan Text Amendment
- ❑ Conditional Use Permit
- ❑ Forest Practice/Conversion
- ❑ Open Space: Public Benefit Rating System
- ❑ Major Subdivision
- ❑ Master Planned Development
- ❑ Planned Development
- ❑ Plat Alteration or Vacation
- ❑ Short Plat
- ❑ Variance (zoning or critical areas)
- ❑ Zoning Text Amendment/ Map Amendment
- ❑ Critical Area Determination
- ❑ Other: _____

APPLICABILITY SECTION

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

File(s) No. _____

GENERAL INFORMATION

Please provide a narrative of the proposed project including, but not limited to, all proposed activities, uses and development (attach additional sheets if needed):

DNR would like to change the comp plan map designation from RR20 to RR10.

No physical site changes planned. Comp Plan Map change and rezone may lead to eventual sale.

☒ Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): SEPA Checklist, CPA Supplemental information
2. Is the subject property located within an Urban Growth Area (UGA)? ☑ No ❑ Yes
   If "yes", which UGA? _____
3. Please describe adjacent land uses in all directions around the subject property:
   North: 91 Undeveloped Land-range, open land undeveloped
   South: 11 Household, single family units
   East: 94 Open space land classified under chapter 84.34 RCW
   West: 11 Household, single family units
4. What is the current use of the property? 69 Miscellaneous Services
5. Sanitation Disposal: ☑ N/A ❑ Septic Permit ❑ Sewer District: _____
6. Water Source: ☑ N/A ❑ Single Private Well ❑ Shared Private Well ❑ Group B
   ❑ Public Water Supplier: _____
7. Irrigation Water:
   ☑ N/A ❑ Yes (Private) ❑ Yes (Public) Irrigation District/Purveyor: _____
8. Fire District: Chelan County FPD 01 School District: Wenatchee SD
9. Power Service: No power
10. Are there critical areas or critical area buffers on the property?
    ❑ Airport Overlay: _____
    ❑ Aquifer Recharge Area (see attached)
    ❑ Floodplain / Floodway _____

    Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:
    ❑ Alluvial Fan (250') ❑ Known Historic Hazardous Area (250') ☑ Slopes > 40% (250')
    ❑ Erosive soils (on-site) ☑ Landslide ❑ Snow Avalanche (500')
    ☑ Habitat/Riparian Area, protected species/area: No DNR internal concerns. Evidence of Grey Wolf, Mule Deer, Steppe zone
    ☑ Streams / Waterbodies: 1 potential fish-bearing stream on site ❑ Shoreline Environment Designation: _____
    ☑ Drainage or Seasonal Stream: _____ ❑ Wetland, if so what category: _____
    ☑ Cultural or Archeological: "...a probability for cultural resources to be present." State Archaeologist comments attached.
11. Will landfill be required? ☑ No ❑ Yes, approximate _____(cubic yards)
12. Will excavation be required? ☑ No ❑ Yes, approximate _____(cubic yards)
13. Has site preparation been started on the site? If so, to what extent?
    No site prep or site work required.
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?
    No changes to site planned.

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:

No changes to site planned.

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property coverd by this proposal? ☑ No ❑ Yes, please list:

No known "other proposal"s that are not directly related to this proposal (SEPA checklist)

"Does not apply*"--- "We do not meet the standard of "An applicant seeking to develop property.."

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Exempt from this section only are Single Family Residences and their associated development per CCC 11.82.060.An applicant seeking to develop property which requires a development permit, shall submit with the permit application this certified statement, which lists each of the evaluation criteria and shall indicate whether the criteria "applies" or "does not apply" to the site or development. "Unknown" or similar responses will not be accepted.

If the development meets criteria A, B, C, or D or if the site or development meets any two of the remaining criteria, the Department will direct the applicant to determine the vulnerability rating for the development pursuant to Section 11.82.050 Aquifer Recharge Areas. If the development has a high or medium vulnerability rating, the development shall be subject to the performance standards of Section 11.82.060.

If an applicant's statement asserts that the criteria of do not apply to the development, the Department will accept the statement and proceed with the permitting process. If any statement is incorrect, the applicant will be advised in writing to either; (a) provide an amended statement adding the evaluation criteria as being applicable and determine the vulnerability rating of the development pursuant to Section 11.82.050, or (b) present sufficient countering information clearly establishing that the basis for the Department's concern is incorrect. If the applicant selects to proceed under (b), upon receipt of the applicant's information, the Department shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the Administrator.

EVALUATION CRITERIA

The applicant is required to determine the vulnerability rating for **any development permit**, not otherwise exempted, if the site or development meets criteria A, B, C, or D or meets two or more of the remaining criteria below:

Please write the word(s) **"Applies** or **"Does Not Apply"** on the lines before each of the following statements:

Does Not apply* **A.** Within a wellhead protection area designated under WAC 246-290; *Wellhead Protection Area: The surface and subsurface area surrounding a well or well field for a distance of 100 feet, supplying a public water system, through which contaminants are reasonably likely to move toward and reach such water well or well field.

Does Not apply* **B.** Within an aquifer recharge area mapped and identified by a qualified ground water scientist;

Does Not apply **C.** The site will be utilized for hazardous substance, (as now or hereafter defined in RCW 70.105D.020(7)), processing storage or handling in applications or quantities larger than is typical of household use;

Does Not apply* **D.** The site will be utilized for hazardous waste treatment and storage as set forth in RCW 70.105 Hazardous Waste Management, as now or hereafter amended;

Does Not apply* **E.** The site contains highly permeable soils (please reference WAC 246-272A-0220 for Soil Table and Descriptions).

N/A **F.** Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act **(None currently designated in Chelan County)**;

N/A **G.** Within an area established for special protection pursuant to a groundwater management program, chapters 90.44, 90.48 and 90.54 RCW, and Chapters 173-100 and 173-200 WAC **(None currently designated in Chelan County)**;

Does Not apply* **H.** The development involves a proposed major or short subdivision and includes present or future plans to construct three or more dwelling units where the dwelling units will not be connected to a public sewer system and any of the lots are less than 1 net acre in size;

Does Not apply* **I.** The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds 4,000 square feet;

Does Not apply* **J.** The proposed use is as a commercial feedlot;

Does Not apply* **K.** The development is within 200 feet of the ordinary high water mark of a perennial river, stream, lake or pond.

Depending upon soil depths from the surface, the following soil series within Chelan County are considered to be highly permeable soils:

Ardenvoir: ArF, 27-43 inches (depth from surface), very gravelly sandy loam

Anatone: AkD, 5-14 inches (depth from surface), very gravelly silt loam

Beverly: Be, 17-24 inches (depth from surface), very gravelly sandy loam; Bf, 17-24 inches (depth from surface), very gravelly sandy loam; Bg, 0-10 inches (depth from surface), very gravelly loamy fine sand; Bg, 17-24 inches (depth from surface), very gravelly sandy loam

Brief: BrA, BrB, BrC, Brd, 26-60 inches (depth from surface), very gravelly sandy loam

BsD, 26-60 inches (depth from surface), very gravelly sandy loam

Chelan: CgB, CgC, CgD, CgE, 35-60 inches (depth from surface), very gravelly sandy loam; ChC, ChE, 35-60 inches (depth from surface), very gravelly sandy loam; CkD, CkE, 35-60 inches (depth from surface), very gravelly sandy loam; CIA, CIB, CIC, CID, CIE, 35-60 inches (depth from surface), very gravelly sandy loam

Jumpe: JmD, 10-60 inches (depth from surface), very stony silt loam; JnF, 0-60 inches (depth from surface), very stony silt loam

Loneridge: LoD, LoF, 0-10 inches (depth from surface), very stony loam; 10-16 inches (depth from surface), very gravelly clay loam

Malaga: MaA, MaC, 15-19 inches (depth from surface), very gravelly sandy loam

Peshastin: PhB, PhC, 18-60 inches (depth from surface), very cobbly sandy loam; PID, PIE, 18-60 inches (depth from surface), very cobbly loam

Pogue: PsE, 0-17 inches (depth from surface), very stony fine sandy loam

Stemilt: StD, StE, 17-60 inches (depth from surface), very cobbly silty clay loam

Supplee: SuA, SuB, SuC, SuD, SuE, 0-6 inches (depth from surface), Very fine sandy loam; 18-31 inches (depth from surface), very gravelly sandy loam

Thow: TgD, 10-60 inches (depth from surface), very gravelly sandy loam; ThE 10-60 inches (depth from surface), very gravelly sandy loam

Tronsen: TrD, TrE, 8-60 inches (depth from surface), very gravelly clay loam

---

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there **IS NOT** or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled "**IS NOT**" above, proceed to Sub-Section III of this form.

If you circled "**IS**" above, proceed to Sub-Section II of this form.

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

_____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.

_____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.

_____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.

_____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

☒ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis- related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

☒ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.

☐ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).

☐ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.

☐ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.

☐ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.

☐ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

- ❑ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ❑ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ❑ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ❑ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ❑ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- ❑ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ❑ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ❑ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ❑ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ❑ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ❑ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEGEMENT SECTION

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

By submitting this application, I acknowledge and certify the following:

Initials
(Owner and, if applicable, Applicant)

MVM _____ 1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.

MVM _____ 2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.

MVM _____ 3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.

MVM _____ 4. Additional permit applications and approvals may be necessary to conduct specific activities.

MVM _____ 5. Application fees are non-refundable, except when approve by the Board.

MVM _____ 6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

MVM _____ 7. Chelan County is hereby given consent to enter the property(ies) listed above.

MVM _____ 8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.

MVM _____ 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.

MVM _____ 10. I certify that this application has been made with the consent of the lawful property owner(s).

MVM _____ 11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.

MVM _____ 12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature: Matthew Matulovich **Place:** **Shoreline WA** **Date:** **02.12.2026**

Print Name: **Matthew Matulovich (DNR)**

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

Narrative-

The Washington State Department of Natural Resources (DNR) hopes to amend the Comprehensive Plan Map to eventually allow a rezone of:

Portion of Section 16, Township 23 North, Range 20 East, W.M.,
Chelan County, Washington.
Land Description
The Northwest Quarter of the Northeast Quarter, and the East Half of Section 16, Township 23 North, Range 20 East, Willamette Meridian, Chelan County, Washington, according to U.S. Government subdivision procedures.
Subject to Burch Mountain County Road and Washington State Department of Transportation (WSDOT) utility easement.
or

Chelan County parcel number- 232016100000

DNR would like to change the comprehensive plan map designation from RR20 to RR10. No physical site changes are planned by DNR. The Comp Plan Map change and rezone will likely lead to an eventual sale. Specific comp plan map is 65.

This site is a Common School Trust property that does not currently provide revenue for statewide K-12 school construction. Shifting this asset to a denser zoning would allow better transitioning from its neighboring urban growth area and dense rural zoning, creating a gradual transition to the more rural RR20. The change would increase the parcel's socioeconomic value to the county via urban adjacent density and tax revenue.

This proposal addresses zoning irregularities where RV, R 2.5, and the Wenatchee Urban Growth Area flow directly into RR20. Transitioning to RR10 would allow a more gradual decrease in density, maximizing the benefit of public services and transportation while alleviating some development pressures from more rural properties. This would promote urban transition growth, allowing a gradual transition to lower density while further maximizing the public benefit via eventual taxation and, separately, an increase in revenue for statewide K-12 funding by allowing DNR to transition to a better location to generate long-term revenue.

The site is situated on public roads and near existing bus, train, and airport services. This allows existing infrastructure to maximize its public benefit by enhancing its economies of scale.

If additional potential density is achieved at maximum residential yield, this site would still feature a lower density than neighboring developed sites. It would only nominally aesthetically affect land use in the area; the potential built-out landscape view would be altered only minimally, thanks to the eventual RR10 still being a relatively low density and existing development difficulties associated with the terrain.

This property has been vacant for many years. It has not provided the trust or the county with revenue, nor has it provided the community with housing or employment. We hope this step allows the site to achieve its highest and best use.

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

***Instructions for applicants*:**

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:
   Burch Mountain Rezone

2. Name of applicant:
   Washington State Department of Natural Resources

3. Address and phone number of applicant and contact person:

1111 Washington St SE, MS 47014
Olympia, WA 98504
Matthew Matulovich
564.669.0897

4. Date checklist prepared:
   02.12.2026

5. Agency requesting checklist:
   Chelan County

6. Proposed timing or schedule (including phasing, if applicable):
   As needed for county review and processing, 9-12 months.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
   NO

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   DNR departmental site review based upon section wide internal special concerns report. Report and departmental conclusions available upon request. Data present in checklist responces.

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.
   No

10. List any government approvals or permits that will be needed for your proposal, if known.
    Comp Plan Map update & Rezone

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.)

    DNR hopes to amend the county comp plan map to allow for a rezone and then rezone 119 acres of school trust land near Wenatchee.
    The current zoning is RR-20. DNR hopes to achieve a zoning consistent with area properties that allows more density.

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.

    T23-0N R20-0E S16, Chelan County parcel 232016100000

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _Foothills_

b. What is the steepest slope on the site (approximate percent slope)?

A small area of 65-80%. Slope class II per DNRs SUVT(State Uplands Viewing Tool)

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.

All Non Hydric- Cowiche silt loam, Burch loam, and Bjork silt loam. (SUVT)

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No known issues per SUVT. Some modeling flags small potential slide areas forreview(Eastside Slope Stability Model).

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

No earthwork planned.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No earthwork planned.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

No project construction planned.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

None

2. Air

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.

No construction/project planned

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Nope

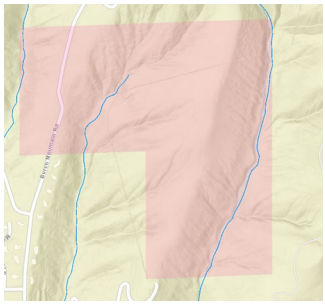
c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None

3. **Water**

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.



Three streams are shown on the site, all of which are listed as both continuous and intermittent. All flow into the Columbia. None appears to be fish-bearing. (SUVT)

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.

Nope

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.

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Nope

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Nope

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.

Nope

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.

Nope

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.

None

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.

No change to the current runoff.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No planned change to the site, no new waste materials will be generated.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Site maintains current drainage patterns.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None

4. **Plants**

a. Check the types of vegetation found on the site:

__X_deciduous tree: alder, maple, aspen, other
_X_evergreen tree: fir, cedar, pine, other
_X_shrubs
_X__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?

None

c. List threatened and endangered species known to be on or near the site.

No known threatened or endangered plants on site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

No changes planned.

e. List all noxious weeds and invasive species known to be on or near the site.

No known noxious weeds.

5. **Animals**

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.

Deer, various birds, insects, and snakes.

b. List any threatened and endangered species known to be on or near the site.

This site is flagged as winter range for Mule Deer, overlaps or is within 1000' of Golden Eagle areas of interest, overlaps or is within 45000' of Grey Wolf areas of interest, overlaps or is within 6000' of Western Gray Squirrel area of interest. (SUVT)

c. Is the site part of a migration route? If so, explain.

Winter range for Mule Deer

f. Proposed measures to preserve or enhance wildlife, if any:

None

g. List any invasive animal species known to be on or near the site.

None known on site.

6. **Energy and Natural Resources**

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.

None

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Nope

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:

None

7. **Environmental Health**

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.

Nope

1) Describe any known or possible contamination at the site from present or past uses.

No known contaminations.

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.

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.

None

4) Describe special emergency services that might be required.

No change to the site, no anticipated additional need for emergency services.

5) Proposed measures to reduce or control environmental health hazards, if any:

None

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

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)? Indi-
cate what hours noise would come from the site.

None

3) Proposed measures to reduce or control noise impacts, if any:

None

8. **Land and Shoreline Use**

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.

Current use is vacant land, surrounded mostly by vacant land and some small single-family residential lots.

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?

No, no conversion planned.

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:

Nope

c. Describe any structures on the site.

None

d. Will any structures be demolished? If so, what?

Nope

e. What is the current zoning classification of the site?

RR20

f. What is the current comprehensive plan designation of the site?

RR40

g. If applicable, what is the current shoreline master program designation of the site?

No shoreline.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No, no critical areas listed in or near the site on the state's special concerns report.

i. Approximately how many people would reside or work in the completed project?

None

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

None

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

No change in use planned. No compatibility change.

l. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None

9. **Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any:

None

10. **Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No structures planned.

b. What views in the immediate vicinity would be altered or obstructed?

No change in views.

h. Proposed measures to reduce or control aesthetic impacts, if any:

None

11. **Light and Glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

No change

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Nope

c. What existing off-site sources of light or glare may affect your proposal?

None

d. Proposed measures to reduce or control light and glare impacts, if any:

None

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?

Many indoor and outdoor recreational opportunities exist, from parks and trails to bowling alleys and gymnasiums.

b. Would the proposed project displace any existing recreational uses? If so, describe.

Nope

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Nope

13. **Historic and cultural preservation**

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.

Nope

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Yes, DNRs archioligist review and recommendations attached.

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.

No development planned, no impact.

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.

No impact anticipated.

14. **Transportation**

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.

Burch Mt Road passes through the site, no additional impact will be added.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site is about 7000’ from Transit Route 28 on W Peters Street, about 22700’ as the crow flies from the local Amtrak station, and 44155’ as the crow flies from Pangborn Memorial Airport

b. 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).

Nope

c. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Nope

d. 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?

No additional trips per day.

e. 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.

Nope

f. Proposed measures to reduce or control transportation impacts, if any:

None

15. **Public Services**

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.

Nope

b. Proposed measures to reduce or control direct impacts on public services, if any.

None

16. **Utilities**

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Nothing proposed

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee _Matthew V Matulovich_____

Position and Agency/Organization _Transition Lands Program Manager WA DNR_

Date Submitted: _2.12.2026

D. **SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS**

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   No increase anticipated.

Proposed measures to avoid or reduce such increases are:

None

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

   No anticipated affect.

   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 anticipated depletion.

   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 anticipated affect.

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?

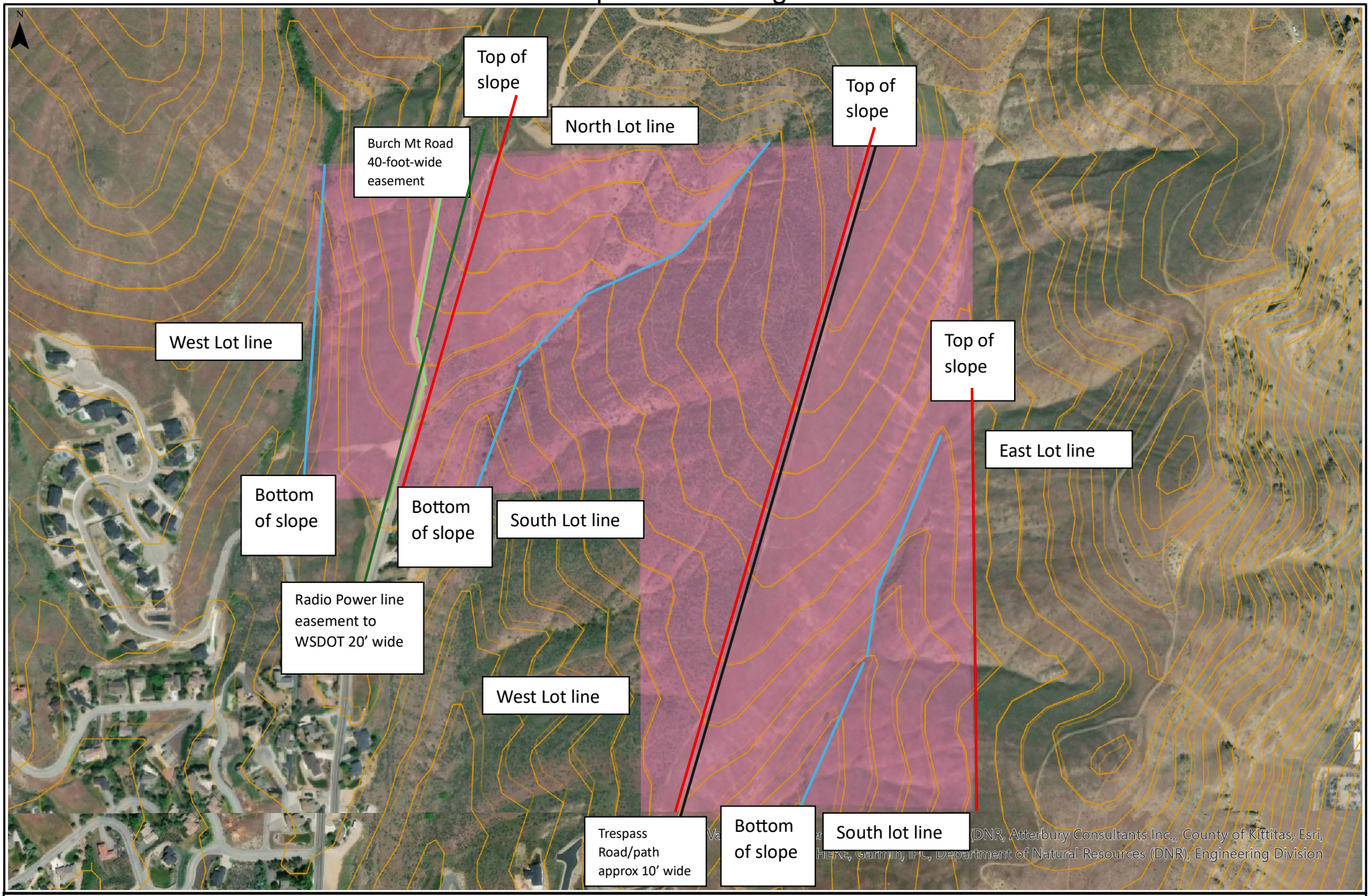
Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

State Uplands Viewing Tool



Approximate Scale : 1:6,066

0 0.03 0.06 0.09 0.12 Miles

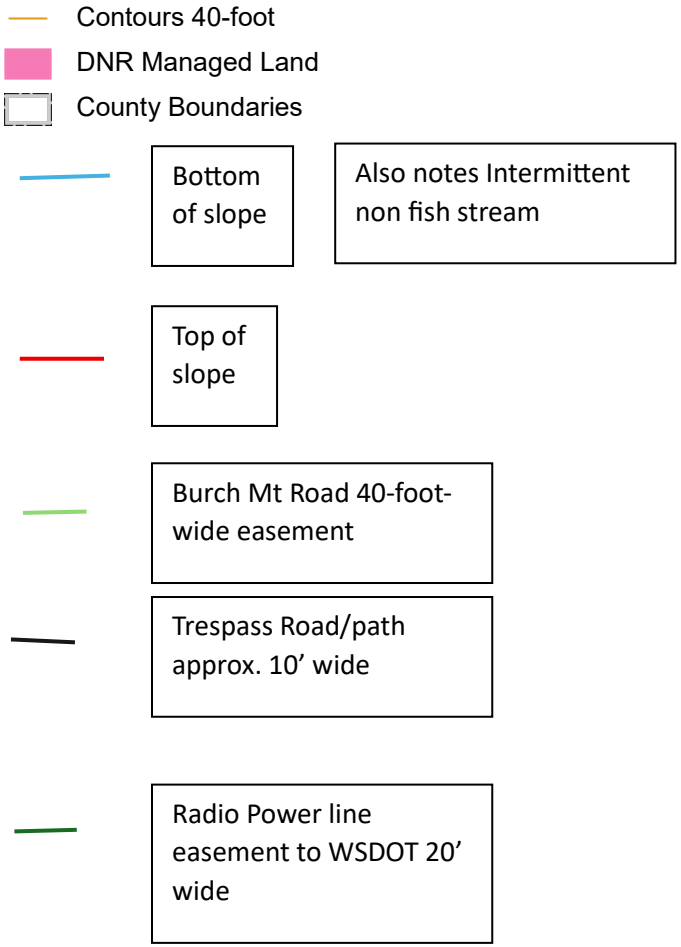
2/6/2026 2:52 PM

Coordinate System: NAD 1983 HARN StatePlane Washington South FIPS 4602 Feet

Extreme care was used during the compilation of this map to ensure accuracy. However, due to changes in data and the need to rely on outside information, the Department of Natural Resources cannot accept responsibly for errors or omissions, and therefore, there are no warranties which accompany this material.

119.4 Acres Total Parcel size

Legend



Also, two water rights exist that both have the same water use for wildlife and livestock from a surface spring. I could not locate the spring.

File: SPA 26-067

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

I, Ashley Fernandez, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on April 27, 2026, I personally mailed true and correct copies of the attached SEPA DETERMINATION OF NON-SIGNIFIGANCE to the following parties:

****SEE ATTACHED EMAIL****

Signature

4.27.2026
Date

ACKNOWLEDGEMENT

This is to certify that on 27th day of April, 2026.

Ashley Fernandez to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

Ashley Fernandez

From: Ashley Fernandez
Sent: Monday, April 27, 2026 2:12 PM
To: 'matthew.matulovich@dnr.wa.gov'; FMO; 'ehsupport@cdhd.wa.gov'; Cindy Grubb; 'realestateservices@chelanpud.org'; 'ECYreSEAsmp@ecy.wa.gov'; 'permitcenter@wenatcheewa.gov'; 'enviroreview@yakama.com'; 'amelia.stanger.hsy@colvilletribes.com'; 'tracey.peone.hsy@colvilletribes.com'; 'meilyn_ivey@yahoo.com'; 'bobmarleyf@icloud.com'
Cc: Susan Dretke
Subject: Additional comment period for a SEPA Determination regarding CPA 26-067- WA DNR - Chelan County Dept. of Community Development
Attachments: CPA 26-067 - WA DNR - SEPA -DNS.pdf

Good afternoon,

Please see the attached SEPA Determination of Non-significance regarding WA DNR's application, File# CPA 26-067. This is a notification of a decision that was made regarding the application. The comment period ends on May 14, 2026.

If you have any questions pertaining to this application please feel free to contact the Chelan County Planner associated with this file, Susan Dretke, at 509-667-6225 or susan.dretke@co.chelan.wa.us.

Have a great week!

Cheers,

Ashley Fernandez
Noticing Clerk
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
Ashley.Fernandez@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey: https://www.surveymonkey.com/r/FC638WT

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: jdL8NbWKaxgbkhXGXlae | **Proof Updated: Apr. 27, 2026 at 08:31am PDT**
Notice Name: CPA - SEPA - DNS

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Ashley Fernandez	Wenatchee World
ashley.fernandez@co.chelan.wa.us	
(509) 667-6225	

Columns Wide: 2 **Ad Class:** Legals

Total Column Inches: 9.14

Number of Lines: 47

4/30/2026: Custom notice (Thursday Rate)	231.55
Subtotal	$231.55
Tax	$0.00
Processing Fee	$23.16
Total	**$254.71**

See Proof on Next Page

DETERMINATION OF NON-SIGNIFICANCE

PURSUANT to R.C.W 43.21C, NOTICE IS HEREBY GIVEN THAT on April 30, 2026 Chelan County Community Development (LEAD AGENCY) did issue a determination of non-signif icance relative to the environmental impact for the applications listed below. The lead agency for these proposals has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.C.030 (2)(c). This decision was made after review of completed environmental checklist and other information on file with the lead agency.

CPA 26-063 Sanderson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 10 (RR10) to Rural Residential Resource 5 (RR5). **Site Address:** 172 Whitetail Way Chelan, WA 98816; **Parcel Numbers:** 28-22-34-410-100

CPA 26-067 WA DNR- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 20 (RR20) to Rural Residential Resource 10 (RR10). **Site Address:** Unassigned, Wenatchee, WA 98801; **Parcel Numbers:** 23-20-16-100-000

CPA 26-060 McMahon - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 10 (RR10) to Rural Residential Resource 2.5 (RR2.5). **Site Address:** 7948 East Leavenworth Rd. Leavenworth, WA 98826; **Parcel Numbers:** 24-17-23-510-480

CPA 26-054 Hellickson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). **Site Address:** 10705 Fox Rd. Leavenworth, WA 98826; **Parcel Numbers:** 25-18-32-330-200

CPA 26-041 Campbell- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5) **Site Address:** 24 Hugo Rd. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-330-175

CPA 26-048 HMJD-Collins LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 to Rural Residential/ Resource 2.5 (RR2.5) **Site Address:** Unassigned. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-430-050

CPA 26-026 G&B Properties East LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) to Rural Commercial (RC). **Site Address:** 18625 Beaver Valley Rd., Plain, WA 98826; **Parcel Numbers:** 26-17-13-720-007

CPA 26-007 Heart for Homes - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC). **Site Address:** 85 Chestnut St., Chelan Falls, WA 98817; **Parcel Numbers:** 27-23-32-515-096

This information is available to the public on request and may be reviewed at Chelan County Community Development, 316 Washington Street, #301, Wenatchee, WA, during normal business hours. **Comments on these determinations should be sent to the above listed address and must be received by May 14, 2026 at 5:00 PM.**

Date: April 30, 2026

#######

Skip navigation

DEPARTMENT OF ECOLOGY State of Washington

SEPA Record Submittal

My agency records | Add a SEPA record | Help | My account

Resources

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit | Copy | Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-067

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:

WA

Parcel number:
23-20-16-100-000

Coordinates (Lat, Long):

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:
Nonproject

Related Ecology SEPA numbers:
202600914

Important dates

Issued date:
4/30/2026

Comments due to lead agency:
5/14/2026

SEPA Number: 202600914

Applicant name:
Washington Department of Natural Resources

Applicant contact information:

Document type:
CONSULT

Document sub type:
DNS

Proposal name:
WA DNR Comprehensive Plan Map Amendment

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 20 (RR20) to Rural Residential/Resource 10 (RR10).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Ashley Fernandez

Date submitted to Ecology:
4/28/2026

Published date:

Attached files

File name	File description
Application.pdf	Application Materials
CPA 26-067 - WA DNR - SEPA -DNS.pdf	Issuance of DNS

Ecology home Ecology's SEPA website SEPA Register public search
Version: 1.0.0.0 Contact admin Privacy notice
Accessibility Copyright © Washington State Department of Ecology

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) **CPA 26-067**
COUNTY OF CHELAN)

Matthew Matulovich for DNR being first duly sworn, deposes and says: That at all times mentioned herein she/he was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That the general notice of land use action containing the permit #, applicant name and a description of the proposal for a **Comprehensive Plan Amendment, CPA 26-067**, was maintained on the subject property, in accordance with the records of property ownership of the Chelan County Assessor, in good conditions from March 19th, 2026 (date of posting on the project site by the Chelan County Department of Community Development), through April 1st 2026 (the end of the public comment period), and affidavit returned to the Chelan County Department of Community Development on April 2nd 2026.

Signature

4.1.26
Date

ACKNOWLEDGEMENT

This is to certify that on 1st day of April, 2026.

Matthew Natulovich to me known to be the person(s), who executed the foregoing Affidavit of Posting and acknowledged to me that they signed the same as their free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Merveille Nunga Madilamba, Emerville
Notary Public in and for the State of Washington,
residing in Chelan, WA

My commission expires 03/22/2028

Notary Public
State of Washington
MERVEILLE NUNGA MADILAMBA
LICENSE # 20103190
MY COMMISSION EXPIRES
MARCH 22, 2028

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
)
COUNTY OF CHELAN)

CPA 26-048

Erin A. Burgess, being first duly sworn, deposes and says: That at all times mentioned herein she/he was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That the general notice of land use action containing the permit #, applicant name and a description of the proposal for a **Comprehensive Plan Amendment, CPA 26-048**, was maintained on the subject property, in accordance with the records of property ownership of the Chelan County Assessor, in good conditions from Wednesday March 4 2026 (date of posting on the project site by the Chelan County Department of Community Development), through March 18, 2026 (the end of the public comment period), and affidavit returned to the Chelan County Department of Community Development on March 25, 2026.

E. A. Burgess
Signature

3/25/2026
Date

ACKNOWLEDGEMENT

This is to certify that on 25 day of March, 2026.

ERIN BURGESS to me known to be the person(s), who executed the foregoing Affidavit of Posting and acknowledged to me that they signed the same as their free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Sydney Gebers
Notary Public in and for the State of Washington,
residing in Wenatchee, WA

My commission expires 7/15/28

SYDNEY GEBERS
NOTARY PUBLIC
STATE OF WASHINGTON
MY COMM. EXP. 07-15-28
COMM. NO. 24022458

File: CPA 26-067

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

Jessica Thompson, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on 3/11/2026, I personally mailed true and correct copies of the hereto attached:

- ☐ Notice of Shoreline Application
- ☑ Notice of Application
- ☐ Other _____

to all property owners within _____ feet (excluding 60 feet of Street rights of way pursuant to Section 14.08.060 (1)(B), Chelan County Code) of the project boundary in accordance with the records of property ownership of the Chelan County Assessor and any other interested parties. A copy of the mailing list is attached to this affidavit.

Signature

3/11/26
Date

ACKNOWLEDGEMENT

This is to certify that on 11th day of March, 2026

Jessica Thompson to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY PUBLIC
License Number 190561
STATE OF WASHINGTON

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit | Copy | Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-067 WA DNR

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:

WA

Parcel number:
23-20-16-100-000

Coordinates (Lat, Long):

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:
Project

Related Ecology SEPA numbers:

Important dates

Issued date:
3/12/2026

Comments due to lead agency:

Applicant name:
Washington Department of Natural Resources

Applicant contact information:

Document type:
CONSULT

Document sub type:

Proposal name:
CPA 26-067 WA DNR

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 20 (RR20) to Rural Residential/Resource 10 (RR10).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Jessica Thompson

3/26/2026

Date submitted to Ecology:
3/10/2026

Published date:

Attached files

File name	File description
Application.pdf	Application Materials
CPA 26-067 WA DNR NOA.pdf	Notice of Application
General Land Use Application Form Combined(06OCT21) Final.pdf	Application Materials
S4-032050CL.pdf	Application Materials
SEPA Checklist_nonproject 2023.pdf	Application Materials

 Copyright © Washington State Department of Ecology

Jessica K. Thompson

From:	Jessica K. Thompson
Sent:	Tuesday, March 10, 2026 1:06 PM
To:	FMO; 'EHSupport'; Cindy Grubb; 'Real Estate Services'; 'ECY RE CRO SEPA Coordinator'; 'permitcenter@wenatcheewa.gov'; 'ENVIROREVIEW@YAKAMA.COM'; 'guy.moura@colvilletribes.com'
Cc:	Susan Dretke
Subject:	Request for Comments – CPA 26-067 WA DNR – Chelan County Dept. of Community Development
Attachments:	CPA 26-067 WA DNR NOA.pdf; Application.pdf; General Land Use Application Form Combined(06OCT21) Final.pdf; SEPA Checklist_nonproject 2023.pdf; SUVT Map 2 site plan.pdf; 20251023_BurchMt.pdf

Greetings,

Chelan County has a **Comprehensive Plan Amendment** application in which we are requesting comments from agencies and special districts. Attached are all the materials for your review and the Notice of Application. Please respond by **5:00 pm on March 26, 2026.**

Project File No.:	CPA 26-067
Project Location:	Unassigned, Wenatchee, WA 98801
Parcel Number:	23-20-16-100-000
Applicant/Owner:	Washington State Dept. of Natural Resources
Application Date:	March 2, 2026
Determination of Complete:	March 4, 2026
Notice of Application Date:	March 12, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 20 (RR20) to Rural Residential/Resource 10 (RR10).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Application Materials: Attached to this email or may be found on the Chelan County Public Notice Portal: https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

Return Comments To: **Susan Dretke**
Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Email: Susan.Dretke@co.chelan.wa.us

Sincerely,
Jessica Thompson
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

Jessica K. Thompson

From: Jessica K. Thompson
Sent: Tuesday, March 10, 2026 2:25 PM
To: 'Matulovich, Matthew (DNR)'
Cc: Susan Dretke
Subject: Notice of Application for CPA 26-067 WA DNR - Chelan County Dept. of Community Development
Attachments: CPA 26-067 WA DNR NOA.pdf; Affidavit of posting NOA.pdf

Greetings,

Please find the attached Notice of Application for a Comprehensive Plan Amendment regarding WA DNR's property, File# CPA 26-067. This notice should be posted on the subject property by March 12, or as soon as possible. Please place in a prominent position on site and maintain it for 14 days, starting from the first day of posting. If you need a sign for posting, you may pick one up at our office.

Also attached is the affidavit of posting that needs to be filled out with the appropriate information after the 14-day comment period, signed before a notary, and the original returned to your planner. If your affidavit of posting is not returned to your planner, your file may be placed on hold.

If you have any questions pertaining to your application please contact the Chelan County Planner associated with this file, Susan Dretke, at 509-667-6225 or Susan.Dretke@co.chelan.wa.us.

Thank you,

Jessica Thompson
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

Owner_Name CPA 26-067	Address_1	Address_2	Address_3	City	State	Country	Zip
BAERLOCHER NATALIE	278 BURCH HOLLOW LN			WENATCHEE	WA		98801
BAKER JERRY L & JULIE R	3706 SKY CREST LN			WENATCHEE	WA		98801
BARBER THEODORE M & MARYLYNNE	3823 BURCH MOUNTAIN RD			WENATCHEE	WA		98801
BARNES JASON & SUSAN	404 W ROLLING HILLS LN			WENATCHEE	WA		98801
BEAVER WM & PAMELA	3613 MCMULLAN RD			WENATCHEE	WA	USA	98801
BERGEY MATTHEW & ELIZABETH	15 BURCH VIEW LN			WENATCHEE	WA		98801
BESCHEN TAMARA J	406 W ROLLING HILLS LN			WENATCHEE	WA	USA	98801-9161
BIRCH MOUNTAIN LLC	7700 SW RIVER RD			HILLSBORO	OR		97123
BLACK MICHAEL J & CHERYL A	15907 70TH AVE W			EDMONDS	WA		98026
BLAIR CARRISA C & JAMES C	181 BURCH VIEW LN			WENATCHEE	WA		98801
BLOCK BARTON A & JANICE L	284 ROLLING HILLS LN			WENATCHEE	WA	USA	98801
BOYLES VICTOR & NANCY	405 W ROLLING HILLS LN			WENATCHEE	WA	USA	98801
BUCHOLZ JACOB & HEIDI	289 BURCH HOLLOW LN			WENATCHEE	WA		98801-5605
BURCH MOUNTAIN ESTATES HOMEOWNERS ASSOC	19020 33RD AVE W STE 450			LYNNWOOD	WA		98036
BUSHONG JASON B	110 PHEASANT CANYON CT			WENATCHEE	WA	USA	98801-9157
C & C INVESTMENT PROPERTIES LLC	PO BOX 2874			WENATCHEE	WA		98807
CALDIROLA-DAVIS CARLO & KOKOSZKA ELIZABETH	409 W ROLLING HILLS LN			WENATCHEE	WA		98801
CALLSVIK JOYCE L	3742 SKY CREST LN			WENATCHEE	WA		98801
CAMERON RICHARD & PATRICIA LIVING TRUST	223 BURCH HOLLOW LN			WENATCHEE	WA		98801
CARTER CHRISTOPHER N & REBECCA L	200 ROLLING HILLS LN			WENATCHEE	WA		98801
CERRO ANA V	188 ROLLING HILLS LN			WENATCHEE	WA		98801
CHASE ERIC P & HELEN M	7003 BURCH MOUNTAIN RD			WENATCHEE	WA		98801
CHASE PAUL & SHELLEY	6905 BURCH MOUNTAIN RD			WENATCHEE	WA		98801
CHELAN COUNTY	316 WASHINGTON ST STE 402			WENATCHEE	WA	USA	98801
CHRISTMAN WILLIAM G & KATHLEEN	3770 SKY CREST LN			WENATCHEE	WA		98801
CHUNG STEPHEN S & S CHRISTINE TRUST	244 BURCH HOLLOW LN			WENATCHEE	WA		98801
COLE CURTIS M & CAMMIE M	291 ROLLING HILLS LN			WENATCHEE	WA		98801
CONRAD JOHN F & LINA L	268 BURCH HOLLOW LN			WENATCHEE	WA		98801
CUSTOM APPLE PACKERS INC	PO BOX 4640			WENATCHEE	WA	USA	98807
D & M KELLOGG PROPERTIES LLC	295 BURCH HOLLOW LN			WENATCHEE	WA		98801
DALBECK ERIC & ABBY	247 BURCH HOLLOW LN			WENATCHEE	WA		98801
DOUGLASS GAR	109 HEATHER LN			WENATCHEE	WA	USA	98801
ELLER HEATHER K & HEPPER CLINTON L	3785 BUCK HAVEN LN			WENATCHEE	WA		98801
EVANS DEVELOPMENT CO LLC	C/O DAVID M EVANS	14576 FISH LAKE RD		LEAVENWORTH	WA		98826
FARNUS ROBERT & MARLENE	73 BURCH VIEW LN			WENATCHEE	WA		98801
FARRAR TYLER & WADE STEPHANIE	1385 WESTVIEW DR			WENATCHEE	WA		98801
FEWEL SUNDELEAF KERRIEANN TRUST	8612 SW FAIRRIDGE WAY			PORTLAND	OR		97223
FIFE JAMES D & LAUREL L	122 E MOUNTIAN BROOK LN			WENATCHEE	WA	USA	98801
FITZGERALD TREVOR M	239 ROLLING HILL LN			WENATCHEE	WA	USA	98801
FREY ROBERT & JANET	260 BURCH HOLLOW LN			WENATCHEE	WA		98801
FRIEDRICH MARION A	235 BURCH HOLLOW LN			WENATCHEE	WA		98801
FROST BENJAMIN L	1925 DEXTER AVE N			SEATTLE	WA		98109
FULBRIGHT CAMERON & CALLEN	241 BURCH HOLLOW LN			WENATCHEE	WA		98801
GALLARDO JESUS & EDITH	1923 LION PL			WENATCHEE	WA		98801
GARETSON JAMES R & STOJSIC-GARETSON DRAGANA	95 LONE RAM LN			WENATCHEE	WA		98801
GASPERS BRETT V & PAMELA B	3828 SKY CREST LN			WENATCHEE	WA		98801
GILBERT KEVIN	3909 BURCH MOUNTAIN RD			WENATCHEE	WA	USA	98801
GJS 97A PROPERTIES LLC	PO BOX 284			CASHMERE	WA		98815
GLACE WILLIAM L & BREANN L	236 ROLLING HILLS LN			WENATCHEE	WA		98801
GODBEY CALVIN & CORINNE	1123 FULLER ST			WENATCHEE	WA		98801
GOODMAN JOCELYN	248 ROLLING HILLS LN			WENATCHEE	WA		98801
GRIFFITH SCOTT W & CARLY A	106 HEATHER LN			WENATCHEE	WA		98801
GUTIERREZ ADAN & GUTIERREZ ANDRES	3840 US HIGHWAY 97A			WENATCHEE	WA		98801
HANZLIK DOUGLAS M	284 STONEYBROOK LN			WENATCHEE	WA	USA	98801-9049
HARMON RYAN & KAITLYNN	176 ROLLING HILLS LN			WENATCHEE	WA		98801
HARMS GEOFFREY	C/O HARMS GEOFFREY	4083 BURCH MOUNTIAN RD		WENATCHEE	WA		98801
HARRISON ERIC & MARIA	296 ROLLING HILLS LN			WENATCHEE	WA		98801
HARTFORD ANDREA & TASCHUK MICHAEL	107 LONE RAM LN			WENATCHEE	WA		98801
HEWITT CHAD J & RICKIE W	3900 SKY CREST LN			WENATCHEE	WA		98801
HORNSEY JACQUELINE & BENJAMIN	229 BURCH HOLLOW LN			WENATCHEE	WA		98801
HORSEY HENRY R JR & GROMOVA SVETLANA V	301 BURCH HOLLOW LN			WENATCHEE	WA		98801
HOWELL DANIEL F	174 MORNINGWIND LN			WENATCHEE	WA	USA	98801
HWANG INKU & MICHELE L SANDBERG	272 ROLLING HILLS LN			WENATCHEE	WA		98801
IVEY BERT S & MEILYN R	111 ROLLING HILLS			WENATCHEE	WA	US	98801
JACOBSON TOMMY & SCHMIDT JACOBSON KATHRYN	152 HEATHER LN			WENATCHEE	WA		98801
JAMMERMAN LIVING TRUST	120 E MOUNTAIN BROOK LN			WENATCHEE	WA		98801
JOHNSON DEAN P	4075 BURCH MTN RD			WENATCHEE	WA	USA	98801
JONES RODERICK M & NANCY E	849 BRIARWOOD DR			EAST WENATCHEE	WA		98802
JORGENSEN REBEKAH L	312 TEAKWOOD LN			WENATCHEE	WA		98801
KALLAS TOM	PO BOX 3524			WENATCHEE	WA		98807
KELLOGG DANIEL A & AUDREY	295 BURCH HOLLOW LN			WENATCHEE	WA		98801
KELLY JONATHAN & KRISTA	88 KESSEL RUN LN			WENATCHEE	WA		98801
KIMMEL LARRY V & SUSAN L	401 W ROLLING HILLS LN			WENATCHEE	WA		98801
KIMPLE PERRY & ALEXANDER PAMELA	1536 HARRINGTON LN			EAST WENATCHEE	WA		98802
KLUMB EDWARD & LINDA	3876 SKY CREST LN			WENATCHEE	WA		98801
KRISHNAN SRIDHAR	199 BURCH HOLLOW LN			WENATCHEE	WA		98801
LEAGUE TREVOR T & MALINDA M	120 HEATHER LN			WENATCHEE	WA		98801
LIEBERG WILLIAM S & MICHELLE	284 BURCH HOLLOW LN			WENATCHEE	WA		98801
LISKE DEBRA L	211 BURCH HOLLOW LN			WENATCHEE	WA		98801
LOWE MARK & JODI	3711 SKY CREST LN			WENATCHEE	WA	USA	98801
MAAS JAMES B & TAMMI R	3933 BURCH MOUNTAIN RD			WENATCHEE	WA	USA	98801
MARKER LIVING TRUST	MARKER DUANE & KATHRYN TRUSTEES	106 PHEASANT CANYON CT		WENATCHEE	WA		98801
MARTIN JOAN M	156 HEATHER LN			WENATCHEE	WA	USA	98801
MEISSNER RICHARD J & JENI L	3908 BURCH MOUNTAIN RD			WENATCHEE	WA		98801
MEISSNER SUKHWINDER & KYLE	3900 BURCH MOUNTAIN RD			WENATCHEE	WA		98801
MELTON GARREN L & KELLY M	264 BURCH HOLLOW LN			WENATCHEE	WA		98801

MONAHAN JOSEPH T & ANGELA R	2100 W HONEYSETT RD		WENATCHEE	WA		98801
MONAHAN THOMAS J & MARY A	22005 100TH AVE W		EDMONDS	WA		98020
MOORE BRIAN C & KATHERYN L	150 BURCH VIEW LN		WENATCHEE	WA		98801
MOORE FAMILY TRUST	MICHAEL R AND MARILYN MOORE, TRTEES	3912 BURCH MTN RD	WENATCHEE	WA	US	98801
MOORE KRISTOPHER & LISA	259 BURCH HOLLOW LN		WENATCHEE	WA	US	98801
MOUNTAIN BROOK HOMEOWNERS ASSOCIATION	PO BOX 4213		WENATCHEE	WA		98807
MOUNTAIN VISTA ESTATES HOMEOWNERS ASSOC	277 BURCH VIEW LN		WENATCHEE	WA		98801
NOBLE DAVID & KATHLEEN	117 PHEASANT CANYON CT		WENATCHEE	WA	US	98801
OCHS JOLEEN & ADAM	212 BURCH VIEW LN		WENATCHEE	WA	US	98801
OHME BROTHERS LLC ETAL	2311 SW 114TH ST		SEATTLE	WA		98146
OSBORNE DONALD J III & JENNIFER S	395 STONEYBROOK LN		WENATCHEE	WA		98801
PACIFIC CREST HOLDINGS LLC	630 VALLEY MALL PKWY #435		EAST WENATCHEE	WA	USA	98802
PAPE' PROPERTIES INC	PO BOX 407		EUGENE	OR	USA	97440
PARMENTER ROWAN	4065 BURCH MOUNTAIN RD		WENATCHEE	WA		98801
PERKINS JOHN E & MARKA L	408 W ROLLING HILLS LN		WENATCHEE	WA		98801
PHILLIP R & CAMIEA L HELTON RVC TRUST	PHILLIP & CAMIEA TRUSTEES	4033 BURCH MT RD	WENATCHEE	WA		98801
PITTMAN BARBARA L	1525 CHERRY ST		WENATCHEE	WA	USA	98801
POWER TOMORROW LLC	PO BOX 1826		WENATCHEE	WA	USA	98807
POWERS ADAM & RACHEL M	3681 SKY CREST LN		WENATCHEE	WA		98801
RADFORD MEL & MARJORY TRUSTEES	PO BOX 4840		WENATCHEE	WA		98807
RAM RIDGE LLC	4300 US 97A		WENATCHEE	WA	US	98801
RAPACZ MARY ANNE	149 MORNINGWIND LN		WENATCHEE	WA	USA	98801
RECHTIN TOM	118 HEATHER LN		WENATCHEE	WA	USA	98801
REDDICK VICTOR & BONNIE	113 LONE RAM LN		WENATCHEE	WA		98801
REYES MARIO	113 PHEASANT CANYON ST		WENATCHEE	WA	USA	98801
ROMINE ROBERT T	183 ROLLING HILLS LN		WENATCHEE	WA	USA	98801
RON & MANDY PROPERTIES LLC	66 N MARY AVE		EAST WENATCHEE	WA	US	98802
ROTH JASON & SHEEETS ROTH DINA	109 PHEASANT CANYON CT		WENATCHEE	WA		98801
RUDOLPH JOHN M JR & FRIESEN MEGAN R	3852 SKY CREST LN		WENATCHEE	WA		98801
SCOVILL PETER	110 TARN PL		WENATCHEE	WA	USA	98801
SIEG MICHAEL D & KEELY M	161 MORNINGWIND LN		WENATCHEE	WA		98801
SMITH VERNON L & JULIE C	PO BOX 5360		WENATCHEE	WA		98807
SORENSEN ROBIN	3618 BURCH MT RD		WENATCHEE	WA	USA	98801
SPINDLE VALERIE M & NICHOLAS R	227 ROLLING HILLS LN		WENATCHEE	WA		98801
STAHLY GREGORY E & BROOKE E	171 ROLLING HILLS LN		WENATCHEE	WA		98801
STANGELAND KEVIN & ANDREA L	3659 SKY CREST LN		WENATCHEE	WA		98801
STARKWEATHER ROGER J	3525 BURCH MT RD		WENATCHEE	WA	USA	98801
STEBLINA VLADMIR & SUSAN	4025 BURCH MOUNTAIN RD		WENATCHEE	WA	USA	98801
TATE BROTHERS PROPERTIES LLC	1105 MONROE ST		WENATCHEE	WA		98801
TAYLOR ORCHARDS LLC	C/O TAYLOR ORCHARDS LLC	3748 SR 97A	WENATCHEE	WA		98801
THOENE MICHELLE & DANIEL	79779 CASSIA ST		LA QUINTA	CA		92253
THORNTON LIVING TRUST	C/O NITA THORNTON	224 ROLLING HILLS LN	WENATCHEE	WA		98801
THRIFTY BUILDERS SUPPLY	C/O THOMSON REUTERS	PO BOX 460069	HOUSTON	TX		77056
TYRRELL MICHAEL & PATTI	3904 BURCH MOUNTAIN RD		WENATCHEE	WA		98801
US DEPT OF INTERIOR	BUREAU OF LAND MANAGEMENT	915 N WALLA WALLA ST	WENATCHEE	WA	USA	98801
VALDEZ DENNIS L	138 MORNINGWIND LN		WENATCHEE	WA	USA	98801
VALDEZ RICARDO L & MARIA R	3522 US HWY 97A		WENATCHEE	WA		98801
VALLEY LAKE PROPERTIES LLC	203 MISSION AVE UNIT 110		CASHMERE	WA		98815
VAN SOMEREN GREVE HENRI & JUDITH	426 W ROLLING HILLS LN		WENATCHEE	WA		98801
VAUGHAN COLLEEN K	212 ROLLING HILLS LN		WENATCHEE	WA	USA	98801
VEREBI JR STEVEN & JUDIT	3901 BURCH MOUNTAIN RD		WENATCHEE	WA	US	98801
WALTER JULIE L & MICHAEL W	217 BURCH HOLLOW LN		WENATCHEE	WA		98801
WASHINGTON STATE DEPT OF FISH & WILDLIFE	600 CAPITOL WAY N		OLYMPIA	WA		98501-1091
WASHINGTON STATE DEPT OF NATURAL RESOURCES	SE REGION STATE LANDS	713 BOWERS RD	ELLENSBURG	WA	USA	98926-9301
WATTS ADAM C & YOKOI GARNET M	3782 BUCK HAVEN LN		WENATCHEE	WA		98801
WAUDE TY & BONNIE	272 BURCH HOLLOW LN		WENATCHEE	WA	US	98801
WEBB JAMES D & KRISTINA L	253 BURCH HOLLOW LN		WENATCHEE	WA		98801
WILHELMI LARRY & PAT	296 STONEYBROOK LN		WENATCHEE	WA		98801
WILSON COMMERCIAL PROPERTIES LLC ETAL	222 S 1ST ST		YAKIMA	WA		98901
WINTLER VALERIE R ETAL	3831 SKY CREST LN		WENATCHEE	WA		98801
WISEMAN LORIE J & MARK R	101 LONE RAM LN		WENATCHEE	WA		98801
WOOD WEN-LING & STEVEN B	157 HEATHER LN		WENATCHEE	WA	USA	98801

Date Referral Sent: _____ File Number: CPA 26-067

Agency Referrals	Date Received	Comments Received
☐ Assessor		Yes/No
☑ Fire Marshal		Yes/No
☐ Building Official		Yes/No
☑ CD Health District		Yes/No
☐ Water		Yes/No
☐ Septic		Yes/No
☐ Solid Waste		Yes/No
☐ Food Service		Yes/No
☑ Public Works		Yes/No
☑ PUD		Yes/No
☐ Power/Water		Yes/No
☐ Property		Yes/No
☐ Sewer		Yes/No
☐ WA State Dept of Natural Resources		Yes/No
☐ Aquatic		Yes/No
☐ Forest		Yes/No
☑ WA State Dept of Ecology		Yes/No
☐ Shorelines/Wetlands		Yes/No
☐ FEMA		Yes/No
☐ WA Dept of Fish & Wildlife		Yes/No
☐ US Fish & Wildlife		Yes/No
☐ WA State Dept of Transportation		Yes/No
☐ US Army Corps of Engineers		Yes/No
☐ Fire District # _____		Yes/No
☐ Sewer Purveyor: _____		Yes/No
☐ Water Purveyor: _____		Yes/No
☐ Irrigation District: _____		Yes/No
☐ Water District: _____		Yes/No
☐ School District: _____		Yes/No
☐ Hospital District: _____		Yes/No
☐ City of: Wenatchee		Yes/No
☐ Community Council: _____		Yes/No
☐ WA State Archaeology		Yes/No
☑ Yakima Nation		Yes/No
☑ Confederated Tribes of Colville		Yes/No
☐ Noxious Weed Control Board		Yes/No
☐ Port of Chelan County		Yes/No
☑ SEPA Register		Yes/No
☐ Bureau of Land Management		Yes/No
☐ Other: _____		Yes/No

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: duA2I1z42BR74U0gOUMt | **Proof Updated: Mar. 10, 2026 at 08:32am PDT**
Notice Name: Mar. 12th Non. Op.

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Jessica Thompson jessicak.thompson@co.chelan.wa.us (509) 667-6225	Wenatchee World

Columns Wide: 2 **Ad Class:** Legals

Total Column Inches: 6.01

Number of Lines: 31

3/12/2026: Custom notice (Thursday Rate)	95.98
Subtotal	$95.98
Tax	$0.00
Processing Fee	$9.60
Total	**$105.58**

See Proof on Next Page

NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

Notice is hereby given that the Chelan County Department of Community Development has received and found the following land use application to be complete and ready for processing, public review, and comment. We have further determined that this proposal is unlikely to have a significant adverse impact on the environment. The department expects to issue a Determination of Non-Significance (DNS) in accordance with the DNS process found in WAC 197-11-340(2). The proposal may include mitigation measures under applicable codes and public review processes. Mitigation measures may be required regardless of whether an EIS is prepared; however, possible mitigation measures are unknown at the issuance of this notice. A copy of the subsequent threshold determination for this proposal may be obtained upon request to this department. **This may be the only opportunity to comment on the environmental impact of this proposal.**

CPA 26-063 Sanderson - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/ Resource 10 (RR10) to Rural Residential/Resource 5 (RR5). 172 Whitetail Way, Chelan, WA 98816 APN: 28-22-34-410-100.

CPA 26-067 WA DNR - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/ Resource 20 (RR20) to Rural Residential/Resource 10 (RR10). Unassigned. Wenatchee. WA 98801; APN: 23-20-16-100-000.

On March 12, 2026, this application was noticed to the public, and no action will be taken on this project until the agency comment period ends March 26, 2026.

All reports and file of record are available at 316 Washington St., Suite 301, Wenatchee, WA 98801 for review. Public comments will be accepted at any time prior to the close of the public record on project permits. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, and original signature, should be as specific as possible, and may be mailed or personally delivered at the address listed above. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision, and appeal the decision as provided by law.

Date: March 12, 2026

######

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225 FAX: (509)667-6475

NOTICE OF APPLICATION

Project File No.:	CPA 26-067
Project Location:	Unassigned, Wenatchee, WA 98801
Parcel Number:	23-20-16-100-000
Applicant/Owner:	Washington State Dept. of Natural Resources
Application Date:	March 2, 2026
Determination of Complete:	March 4, 2026
Notice of Application Date:	March 12, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 20 (RR20) to Rural Residential/Resource 10 (RR10).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Public Review and Comment Period: PUBLIC COMMENT ON THIS PROPOSAL IS ENCOURAGED and no action will be taken on the project until the Agency comment period ends on **March 26, 2026**. Agencies, tribes, and the public are encouraged to review and comment on the proposed project. Public comments will be accepted at any time prior to the close of the public record. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, original signature, and should be as specific as possible. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision and appeal the decision as provided by law. Written comments must be submitted to the Department of Community Development, 316 Washington St., Suite 301 Wenatchee, WA 98801; Attention: Susan Dretke or email susan.dretke@co.chelan.wa.us for additional information or to review application materials.

The complete case file on this matter is available for review online at https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome; or during normal business hours at the offices of the Chelan County Community Development Department located at 316 Washington St., Suite 301 Wenatchee, WA 98801 Monday-Friday between the hours of 8:00 A.M. and 5:00 P.M. Please contact the on-call planner at (509) 667-6224 to arrange an inspection of the file.

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301
WENATCHEE, WA 98801
(509) 667-6225

VIA EMAIL

DETERMINATION OF APPLICATION STATUS

Pursuant to Title 14, Development Permit Procedures & Administration, Section 14.08.030, Determination of Completeness. (CCBOR Resolution No. 2004-16, as amended)

Project Description: The proposal is a request to amend the current comprehensive plan map designation from Rural Residential/Resource 20 (RR20) to Rural Residential/Resource 10 (RR10).

File Number:	CPA 26-067
Related Files:	None
Parcel Address:	Unassigned, Wenatchee, WA 98801
Parcel Zoning	Rural Residential/Resource 20 (RR20)
Applicant/Owner:	Washington State Department of Natural Resources
Mailing Address:	1111 Washington St SE, Mailstop 47014, Olympia, WA 98504
Date Submitted:	3/2/26
Date Complete:	3/4/26

Upon Initial Review, The Above Referenced Application is Found To Be: COMPLETE

The required components of an application are present and are judged by the review authority to be technically accurate and contain sufficient information necessary to allow the processing of the application. All submittal fees have been paid.

Your application has been determined to be complete as of the date of this letter. Pursuant to Chelan County Code Section 14.08.030(5), a Determination of Completeness shall not preclude the department for requesting additional information or studies if the need for more information becomes apparent during processing of the proposed development.

Review Authority: Susan Dretke
Chelan County Community Development
316 Washington St., Suite 301, Wenatchee, WA 98801
Email: susan.dretke@co.chelan.wa.us
Phone: (509) 667-6586

Sincerely,

Susan Dretke 3/4/26

From: bobmarleyf@icloud.com
To: Susan Dretke
Subject: CPA 26-067 Question
Date: Tuesday, March 17, 2026 9:01:37 AM

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

As I searched through all of the paperwork, I'm still lookin for motive.

#1 Why does DNR care what the zoning is on public land unless it has future plans?

#2 What does this have to do with the Chelan-Douglas Land Trust tying to access this land in connection with the Lookout trail system above Ohme Gardens?

Thanks for your help,
Bob Farnus
(One of the Mountain Vista Estates owners adjoining the DNR property)

From: Chris Pedersen
To: Susan Dretke
Subject: CPA 26-067
Date: Tuesday, March 10, 2026 1:38:08 PM

Susan,
The fire marshal has no comment for the above mentioned project.

Chris Pedersen, CFI²
Chelan County Fire Marshal
Department of Fire Prevention and Investigation
400 Douglas St.
Wenatchee, WA 98801
Cell: 509-630-9259
Email: chris.pedersen@co.chelan.wa.us

Chelan-Douglas Health District
200 Valley Mall Parkway, East Wenatchee, WA 98802

Memorandum

To: Susan Dretke, Chelan County

From: Richmond Petty, REHS

Date: 03/30/26

RE: Washington DNR (CPA 26-067) Comments

I have reviewed the above development proposal for a Comprehensive Plan Map Amendment. The request to change the land use designation for the subject property from Rural Residential/Resource 20 (RR20) to Rural Residential/Resource 10 (RR10). The subject property is located off Burch Mountain Rd., Wenatchee, WA 98801 (county tax parcel: 232016100000)

As proposed, I have no objections to further approval of this project.

- Parcel is vacant with no existing septic or drinking water records.

Any changes to the project may require additional Health District review.

Fees for review of land-use applications have been established by the Chelan-Douglas Health District Board of Health. The District will bill the applicant upon receipt of our comments (attached).

Project	CDHD 2026 fees
Other Land Use review (per hour)	$125
Administration Fee	$5

From: Connor Armi
To: Susan Dretke
Cc: Amelia Stanger; Rob.Whitlam@dahp.wa.gov
Subject: CTCR consultation CPA 26-067 WA DNR
Date: Thursday, May 7, 2026 1:07:21 PM

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Susan,

This consultation is in response to CPA 26-067 WA DNR, SEPA Determination of Non-significance. This land use change allows an additional dwelling unit to be constructed with the ratio of 1 residence per 10 acres. If and when there is a planned development we look forward to reviewing those future plans.

On behalf of Amelia Stanger, Interim Tribal Historic Preservation Officer.

--
Connor Armi
Archaeologist Senior
CTCR History & Archaeology
509-634-2691

From:	Meilyn Ivey
To:	Susan Dretke
Subject:	Opposition to Land Use Designation Change - Project File No: CPA 26-067
Date:	Thursday, March 26, 2026 11:33:02 AM

WARNING! This email is from an EXTERNAL SOURCE.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Dretke,

I am writing as the owner of 111 Rolling Hills Lane, Wenatchee to express my strong opposition to the proposed re-designation of Parcel Number: 232016100000 from RR20 to RR10 as discussed in Project File No: CPA 26-067.

As a nearby property owner, I believe this change will have a significant negative impact on our community, specifically:

Impact on Neighborhood Character: This area consists primarily of single-family homes. Introducing a change in the designation of this land will allow for future sales and development. This development will significantly decrease the quality of life, privacy, and safety for existing residents.

Traffic and Safety: The proposed development will increase traffic on Burch Mountain Road, which is already unsuitable for high-volume or commercial vehicles. This poses a danger to families and children.

Environmental/Infrastructure Concerns: With recent developments off Burch Mountain Road, we have already lost significant land protection for steppe zone and mule deer migration. This change in designation would lead to future loss of these carefully balanced environments.

I request that the Chelan County Community Development Committee rejects this rezoning request from the Washington State Department of Natural Resources to maintain the integrity of our neighborhood and our foothill habitats.

Sincerely,

Bert and Meilyn Ivey
111 Rolling Hills Ln
Wenatchee, WA 98801

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
WATER RIGHT CLAIMS REGISTRATION

DEPARTMENT OF ECOLOGY
JUL -2 73042350
CASH___ OTHER✓ NONE___

WATER RIGHT CLAIM

1. NAME State of Washington - Department of Natural Resources

ADDRESS _____

Olympia, Wash. ZIP CODE 98504

2. SOURCE FROM WHICH THE RIGHT TO TAKE AND MAKE USE OF WATER IS CLAIMED: Surface (SURFACE OR GROUND WATER)

W.R.I.A. 45 (LEAVE BLANK)

A. IF GROUND WATER, THE SOURCE IS _____

B. IF SURFACE WATER, THE SOURCE IS Spring

3. THE QUANTITIES OF WATER AND TIMES OF USE CLAIMED: .022 ft³/sec 0.022 ft³/sec

A. QUANTITY OF WATER CLAIMED ~~10 GPM~~ PRESENTLY USED ~~10 GPM~~ (CUBIC FEET PER SECOND OR GALLONS PER MINUTE)

B. ANNUAL QUANTITY CLAIMED / PRESENTLY USED / (ACRE FEET PER YEAR)

C. IF FOR IRRIGATION, ACRES CLAIMED _____ PRESENTLY IRRIGATED _____

D. TIME(S) DURING EACH YEAR WHEN WATER IS USED: March 1 to September 30

4. DATE OF FIRST PUTTING WATER TO USE: MONTH ~~March~~ November YEAR 1889 ~~1969~~

5. LOCATION OF THE POINT(S) OF DIVERSION/WITHDRAWAL: 1550 FEET South AND 120 FEET West FROM THE NE CORNER OF SECTION 16

BEING WITHIN SE¼ NE¼ OF SECTION 16, T. 23 N., R. 20 E. (E. ~~GWM.~~) W.M.

IF THIS IS WITHIN THE LIMITS OF A RECORDED PLATTED PROPERTY, LOT _____ BLOCK _____ OF _____
(GIVE NAME OF PLAT OR ADDITION).

6. LEGAL DESCRIPTION OF LANDS ON WHICH THE WATER IS USED: N½ NE¼, SE¼ NE¼ of Section 16 T.23N.R.20E. W.M.

Lease # 54341 COUNTY Chelan

7. PURPOSE(S) FOR WHICH WATER IS USED: Stockwater & Wildlife

8. THE LEGAL DOCTRINE(S) UPON WHICH THE RIGHT OF CLAIM IS BASED: Riparian, Appropriation & Enabling Act Trust Land Rights

DO NOT USE THIS SPACE

THE FILING OF A STATEMENT OF CLAIM DOES NOT CONSTITUTE AN ADJUDICATION OF ANY CLAIM TO THE RIGHT TO USE OF WATERS AS BETWEEN THE WATER USE CLAIMANT AND THE STATE OR AS BETWEEN ONE OR MORE WATER USE CLAIMANTS AND ANOTHER OR OTHERS. THIS ACKNOWLEDGEMENT CONSTITUTES RECEIPT FOR THE FILING FEE.

DATE RETURNED THIS HAS BEEN ASSIGNED WATER RIGHT CLAIM REGISTRY NO.

JUL 23 73032050

Jim Biggs
DIRECTOR - DEPARTMENT OF ECOLOGY

I HEREBY SWEAR THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF

X STATE OF WASHINGTON
DEPT. OF NATURAL RESOURCES
BERT L. COLE, COMMISSIONER

DATE _____

IF CLAIM FILED BY AGENT, PLEASE PRINT OR TYPE FULL NAME AND MAILING ADDRESS OF AGENT BELOW.

BY Howard Duncan
ECOLOGICAL AGENT
LANDS DIVISION 3/15/73

☐ ADDITIONAL INFORMATION RELATING TO WATER QUALITY AND/OR WELL CONSTRUCTION IS AVAILABLE

A FEE OF $2.00 MUST ACCOMPANY THIS WATER RIGHT CLAIM

RETURN ALL THREE COPIES WITH CARBONS INTACT ALONG WITH YOUR FEE TO
DEPARTMENT OF ECOLOGY
WATER RIGHT CLAIMS REGISTRATION
P.O. BOX 829 OLYMPIA, WASHINGTON 98501

ORIGINAL DWR 3569

OL

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
WATER RIGHT CLAIMS REGISTRATION

RECEIVED
DEPARTMENT OF ECOLOGY
JUL -2 7 30 42351

WATER RIGHT CLAIM

1. NAME State of Washington - Department of Natural ~~Resources~~ CASH / ~~OTHER~~ NONE

ADDRESS

Olympia, Wash. ZIP CODE 98504

2. SOURCE FROM WHICH THE RIGHT TO TAKE AND MAKE USE OF WATER IS CLAIMED: Surface (SURFACE OR GROUND WATER)

W.R.I.A. 45 (LEAVE BLANK)

A. IF GROUND WATER, THE SOURCE IS

B. IF SURFACE WATER, THE SOURCE IS Spring

3. THE QUANTITIES OF WATER AND TIMES OF USE CLAIMED: 0.022 ft/sec 0.022 ft/sec

A. QUANTITY OF WATER CLAIMED 10 GPM PRESENTLY USED ~~10 GPM~~ (CUBIC FEET PER SECOND OR GALLONS PER MINUTE)

B. ANNUAL QUANTITY CLAIMED 1 PRESENTLY USED 1 (ACRE FEET PER YEAR)

C. IF FOR IRRIGATION, ACRES CLAIMED PRESENTLY IRRIGATED

D. TIME(S) DURING EACH YEAR WHEN WATER IS USED: March 1 to September 30

4. DATE OF FIRST PUTTING WATER TO USE: MONTH ~~March~~ November YEAR 1889 ~~1889~~

5. LOCATION OF THE POINT(S) OF DIVERSION/WITHDRAWAL: 1100 FEET South AND 1000 FEET East FROM THE N 1/4 CORNER OF SECTION 16

BEING WITHIN NW 1/4 NE 1/4 OF SECTION 16 T. 23 N., R. 20 E (E. ~~OR W.~~) W.M.

IF THIS IS WITHIN THE LIMITS OF A RECORDED PLATTED PROPERTY, LOT BLOCK OF

(GIVE NAME OF PLAT OR ADDITION)

6. LEGAL DESCRIPTION OF LANDS ON WHICH THE WATER IS USED: N 1/2 NE 1/4, SE 1/4 NE 1/4 of Section 16 T.23 N.R 20 E. W.M.

Lease # 54341 COUNTY Chelan

7. PURPOSE(S) FOR WHICH WATER IS USED: Stockwater & Wildlife

8. THE LEGAL DOCTRINE(S) UPON WHICH THE RIGHT OF CLAIM IS BASED: Riparian Appropriation & Enabling Act Trust Land Rights

DO NOT USE THIS SPACE

THE FILING OF A STATEMENT OF CLAIM DOES NOT CONSTITUTE AN ADJUDICATION OF ANY CLAIM TO THE RIGHT TO USE OF WATERS AS BETWEEN THE WATER USE CLAIMANT AND THE STATE OR AS BETWEEN ONE OR MORE WATER USE CLAIMANTS AND ANOTHER OR OTHERS. THIS ACKNOWLEDGEMENT CONSTITUTES RECEIPT FOR THE FILING FEE.

DATE RETURNED THIS HAS BEEN ASSIGNED WATER RIGHT CLAIM REGISTRY NO.

JUL 23 73032051

DIRECTOR - DEPARTMENT OF ECOLOGY Joe Biggs

I HEREBY SWEAR THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF

X STATE OF WASHINGTON
DEPT. OF NATURAL RESOURCES
BERT L. COLE, COMMISSIONER

DATE IF CLAIM FILED ... PRINT OR TYPE FULL NAME AND MAILING ADDRESS OF AGENT BELOW.

By Norman L. Duncan
ECOLOGICAL AGENT 3/19/73
LANDS DIVISION

☐ ADDITIONAL INFORMATION RELATING TO WATER QUALITY AND/OR WELL CONSTRUCTION IS AVAILABLE

A FEE OF $2.00 MUST ACCOMPANY THIS WATER RIGHT CLAIM

ORIGINAL DWR 3570

RETURN ALL THREE COPIES WITH CARBONS INTACT ALONG WITH YOUR FEE TO
DEPARTMENT OF ECOLOGY
WATER RIGHT CLAIMS REGISTRATION
P.O. BOX 829 OLYMPIA, WASHINGTON 98501

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

***Instructions for applicants*:**

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:
   Burch Mountain Rezone

2. Name of applicant:
   Washington State Department of Natural Resources

3. Address and phone number of applicant and contact person:

1111 Washington St SE, MS 47014
Olympia, WA 98504
Matthew Matulovich
564.669.0897

4. Date checklist prepared:
   02.12.2026

5. Agency requesting checklist:
   Chelan County

6. Proposed timing or schedule (including phasing, if applicable):
   As needed for county review and processing, 9-12 months.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
   NO

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   DNR departmental site review based upon section wide internal special concerns report. Report and departmental conclusions available upon request. Data present in checklist responces.

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.
   No

10. List any government approvals or permits that will be needed for your proposal, if known.
    Comp Plan Map update & Rezone

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.)

    DNR hopes to amend the county comp plan map to allow for a rezone and then rezone 119 acres of school trust land near Wenatchee.
    The current zoning is RR-20. DNR hopes to achieve a zoning consistent with area properties that allows more density.

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.

    T23-0N R20-0E S16, Chelan County parcel 232016100000

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _Foothills_

b. What is the steepest slope on the site (approximate percent slope)?

A small area of 65-80%. Slope class II per DNRs SUVT(State Uplands Viewing Tool)

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.

All Non Hydric- Cowiche silt loam, Burch loam, and Bjork silt loam. (SUVT)

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No known issues per SUVT. Some modeling flags small potential slide areas forreview(Eastside Slope Stability Model).

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

No earthwork planned.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No earthwork planned.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

No project construction planned.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

None

2. Air

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.

No construction/project planned

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Nope

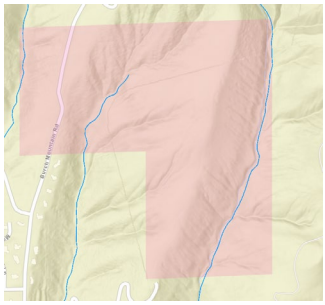
c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None

3. **Water**

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.



Three streams are shown on the site, all of which are listed as both continuous and intermittent. All flow into the Columbia. None appears to be fish-bearing. (SUVT)

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.

Nope

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.

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Nope

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Nope

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.

Nope

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.

Nope

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.

None

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.

No change to the current runoff.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No planned change to the site, no new waste materials will be generated.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Site maintains current drainage patterns.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None

4. **Plants**

a. Check the types of vegetation found on the site:

__X_deciduous tree: alder, maple, aspen, other
_X_evergreen tree: fir, cedar, pine, other
_X_shrubs
_X__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?

None

c. List threatened and endangered species known to be on or near the site.

No known threatened or endangered plants on site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

No changes planned.

e. List all noxious weeds and invasive species known to be on or near the site.

No known noxious weeds.

5. **Animals**

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.

Deer, various birds, insects, and snakes.

b. List any threatened and endangered species known to be on or near the site.

This site is flagged as winter range for Mule Deer, overlaps or is within 1000' of Golden Eagle areas of interest, overlaps or is within 45000' of Grey Wolf areas of interest, overlaps or is within 6000' of Western Gray Squirrel area of interest. (SUVT)

c. Is the site part of a migration route? If so, explain.

Winter range for Mule Deer

f. Proposed measures to preserve or enhance wildlife, if any:

None

g. List any invasive animal species known to be on or near the site.

None known on site.

6. **Energy and Natural Resources**

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.

None

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Nope

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:

None

7. **Environmental Health**

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.

Nope

1) Describe any known or possible contamination at the site from present or past uses.

No known contaminations.

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.

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.

None

4) Describe special emergency services that might be required.

No change to the site, no anticipated additional need for emergency services.

5) Proposed measures to reduce or control environmental health hazards, if any:

None

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

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)? Indi-
cate what hours noise would come from the site.

None

3) Proposed measures to reduce or control noise impacts, if any:

None

8. **Land and Shoreline Use**

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.

Current use is vacant land, surrounded mostly by vacant land and some small single-family residential lots.

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?

No, no conversion planned.

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:

Nope

c. Describe any structures on the site.

None

d. Will any structures be demolished? If so, what?

Nope

e. What is the current zoning classification of the site?

RR20

f. What is the current comprehensive plan designation of the site?

RR40

g. If applicable, what is the current shoreline master program designation of the site?

No shoreline.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No, no critical areas listed in or near the site on the state's special concerns report.

i. Approximately how many people would reside or work in the completed project?

None

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

None

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

No change in use planned. No compatibility change.

l. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None

9. **Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any:

None

10. **Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No structures planned.

b. What views in the immediate vicinity would be altered or obstructed?

No change in views.

h. Proposed measures to reduce or control aesthetic impacts, if any:

None

11. **Light and Glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

No change

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Nope

c. What existing off-site sources of light or glare may affect your proposal?

None

d. Proposed measures to reduce or control light and glare impacts, if any:

None

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?

Many indoor and outdoor recreational opportunities exist, from parks and trails to bowling alleys and gymnasiums.

b. Would the proposed project displace any existing recreational uses? If so, describe.

Nope

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Nope

13. **Historic and cultural preservation**

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.

Nope

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Yes, DNRs archioligist review and recommendations attached.

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.

No development planned, no impact.

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.

No impact anticipated.

14. **Transportation**

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.

Burch Mt Road passes through the site, no additional impact will be added.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site is about 7000’ from Transit Route 28 on W Peters Street, about 22700’ as the crow flies from the local Amtrak station, and 44155’ as the crow flies from Pangborn Memorial Airport

b. 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).

Nope

c. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Nope

d. 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?

No additional trips per day.

e. 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.

Nope

f. Proposed measures to reduce or control transportation impacts, if any:

None

15. **Public Services**

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.

Nope

b. Proposed measures to reduce or control direct impacts on public services, if any.

None

16. **Utilities**

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Nothing proposed

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee _Matthew V Matulovich_____

Position and Agency/Organization _Transition Lands Program Manager WA DNR_

Date Submitted: _2.12.2026

D. **SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS**

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   No increase anticipated.

Proposed measures to avoid or reduce such increases are:

None

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

   No anticipated affect.

   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 anticipated depletion.

   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 anticipated affect.

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?

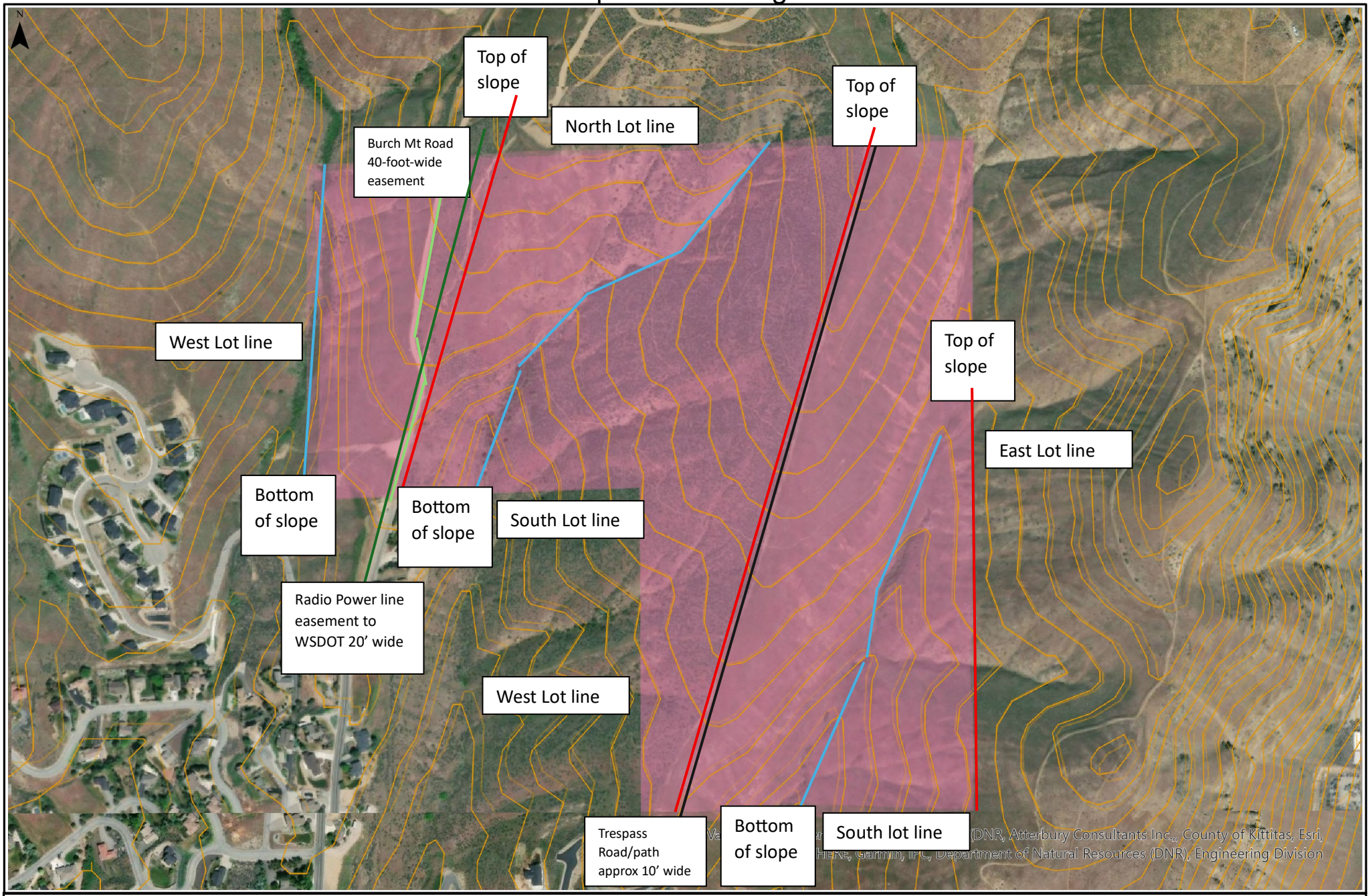
Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

State Uplands Viewing Tool



Approximate Scale : 1:6,066

0 0.03 0.06 0.09 0.12 Miles

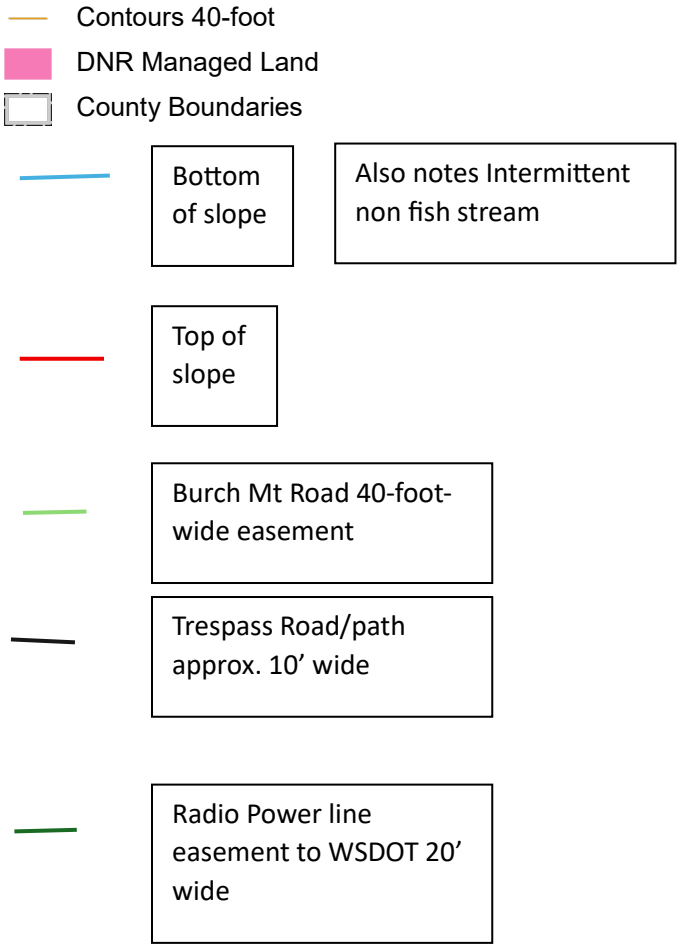
2/6/2026 2:52 PM

Coordinate System: NAD 1983 HARN StatePlane Washington South FIPS 4602 Feet

Extreme care was used during the compilation of this map to ensure accuracy. However, due to changes in data and the need to rely on outside information, the Department of Natural Resources cannot accept responsibly for errors or omissions, and therefore, there are no warranties which accompany this material.

119.4 Acres Total Parcel size

Legend



Also, two water rights exist that both have the same water use for wildlife and livestock from a surface spring. I could not locate the spring.

DEPARTMENT OF NATURAL RESOURCES

PRODUCT SALES & LEASING DIVISION
1111 WASHINGTON ST. SE
PO BOX 47014
OLYMPIA, WA 98504-7014

October 23, 2025

Re: Mineral potential review for Burch Mountain

As requested, I have completed a remote review of surface and subsurface mineral potential, as well as geological hazards, for the Burch Mountain project. This project consists of portions of section 16, T23 R20E in Chelan County, as shown in Figure 1. It is my understanding that this review is part of a comprehensive plan amendment and rezone for the property, with eventual disposal of the property. This letter documents the scope of my review, my findings and my conclusions.

I reviewed the 1:100,000-scale geologic mapping and ground response maps from the Washington Geologic Information Portal (Washington Department of Natural Resources, 2025), Department of Natural Resources lidar digital elevation models and derivatives, and the U.S. Department of Agriculture online soil survey (USDA, 2025). I also reviewed the active surface mine reclamation permit data on the Washington Geologic Information Portal for nearby mining activities, and the mining/minerals overlay on the Portal for information about minerals and historical mining districts. I used additional maps and resources as cited.

The subject property is 115 acres located west of the Columbia River, and north of the community of Wenatchee. Burch Mountain Road crosses the western portion of the property. According to aerial imagery, the property is shrub-steppe environment, with limited riparian vegetation along several drainages. West and south of the subject property is residential, with shrub-steppe land to the north and east. Lidar imagery indicates south-verging drainages with north-south trending ridges between the drainages. Minor drainages off the ridge slopes join the more major drainages. Personal professional experience supports that all drainages are dry most of the year, with limited flow only after intense precipitation or during seasonal snowmelt. Lidar imagery indicates occasional rocky outcrops within the more major drainages. Roads and trails are visible in both lidar and aerial imagery.

The 1:100k-scale geologic mapping indicates the subject property to be underlain by Precambrian Swakane Biotite Gneiss (DNR, 2025). Gneiss is a metamorphic rock that forms under high temperatures and pressures deep in the subsurface. More recent studies suggest the Swakane Biotite Gneiss to be Cretaceous in age, with the protolith (original rock) likely composed of sediments outboard of a volcanic arc system that were incorporated into deeper levels of the system by underthrusting (Matzel et al., 2004; Sauer et al., 2018). Although not shown on the 1:100k-scale geologic map, the lower slopes of Burch Mountain, including the subject property, are mantled by sediments associated with late Pleistocene glacial outburst flooding (Waitt et al., 2018). Personal professional experience supports that there are glacial erratic boulders on or near the subject property that were deposited by grounded ice bergs transported by outburst floods. These are relatively rare in the region and geologically important as they mark near high-water for the outburst floods. An onsite investigation would be required to verify the location of these erratic boulders. The soil survey indicates silt loam, sandy clay loam, and sandy loam up to 60-inches deep on the subject property (USDA, 2025). This soil is consistent with soils formed on slope-wash originating from metamorphic rocks and on glacial outburst flood sediments. The subject property is not located within a volcanic hazard zone nor a tsunami hazard zone. There is low liquefaction susceptibility from ground shaking during an earthquake. Liquefaction occurs when saturated sediments lose strength during strong shaking. There are no mapped landslides on the property.

Within an approximate 6-mile radius of the subject property there are four surface mine reclamation permits, all within sand and gravel (DNR, 2025). All are shown as mapped within sediments associated with glacial outburst flood deposits. Although the subject property does have outburst flood deposits, personal professional experience supports that these are relatively thin or consist of individual boulders, neither of which are suitable for an aggregate mine. Locally, there are no aggregate mines within the gneiss. The banding and layering common in the gneiss prevent it from being a suitable aggregate resource.

The subject property is located within the historical Wenatchee mining district. Significant gold was mined out of this district (Stanton, 2022). Metals minerals were hosted in Oligocene to Eocene sedimentary rocks and have not been found in the gneiss. The minerals overlay on the Geologic Information Portal indicates observations of massive quartz and limestone or marble within the gneiss that could be suitable for building stone (DNR, 2025). However, these have never been mined out of the gneiss and the subject property does not appear to have significant exposure of rock to assess the suitability. There are no oil/gas wells within over a 6-mile radius of the subject property. Oil or gas would not be sourced within gneiss.

In summary, the subject property likely does not have an aggregate resource, nor metal or industrial mineral, building rock, or oil/gas resources. The subject property may have glacial erratics rafted on glacial outburst flooding. If present, these are geologically significant as they mark near high-water for the flooding.

If you have questions or require additional information, please don't hesitate to contact me.

Kelsay M. Stanton, LG, Ph.D.
Mining and Minerals Program Manager
Cell: (360) 790-8179
Kelsay.Stanton@dnr.wa.gov

Limitations

This letter is a cursory remote review of the surface and subsurface mineral potential for the above-mentioned property. The conclusions presented in this report are based on information available at the time it was written. It is not possible to fully define geologic conditions, mineral potential, or geologic hazards based on this limited investigation.

References

Matzel, J.E.P., Bowring, S.A., and Miller, R.B., 2004, Protolith age of the Swakane Gneiss, North Cascades, Washington: Evidence of rapid underthrusting of sediments beneath an arc, Tectonics, v. 23, TC6009, 18 pp., doi:10.1029/2003TC001577

Sauer, K.B., Gordon, S.M., Miller, R.B, Vervoort, J.D., and Fisher, C.M., 2018, Provenance and metamorphism of the Swakane Gneiss: Implications for incorporation of sediment into the deep levels of the North Cascades continental magmatic arc, Washington, Lithosphere, v. 10, p. 460-477, doi:10.1130/L712.1.

Stanton, K.M., 2022, Wenatchee, Washington area mineralization, in context: untangling the Cenozoic structural story, Northwest Geology, v. 51, p. 129-138.

U.S. Department of Agriculture, Web Soil Survey. Accessed October 23, 2025 at https://websoilsurvey.nrcs.usda.gov/app/.

Waitt, R.B., Long, W.A., and Stanton, K.M, 2019, Erratics and other evidence of late Wisconsin Missoula outburst floods in lower Wenatchee and adjacent Columbia valleys, Washington, Northwest Science, v. 92, p. 318-337.

Washington Department of Natural Resources, Geologic Information Portal. Accessed October 23, 2025 at https://www.dnr.wa.gov/geologyportal.

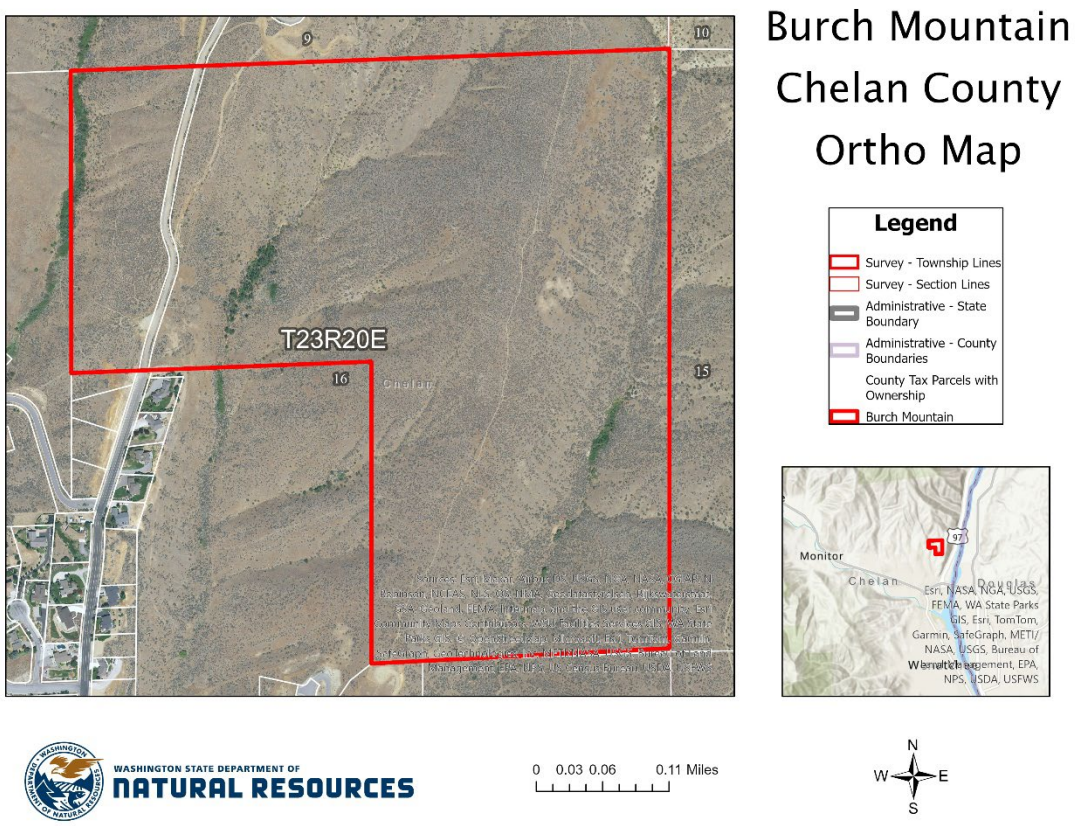


Figure 1. Provided map showing location of subject property outlined in a red line.

Narrative-

The Washington State Department of Natural Resources (DNR) hopes to amend the Comprehensive Plan Map to eventually allow a rezone of:

Portion of Section 16, Township 23 North, Range 20 East, W.M.,
Chelan County, Washington.
Land Description
The Northwest Quarter of the Northeast Quarter, and the East Half of Section 16, Township 23 North, Range 20 East, Willamette Meridian, Chelan County, Washington, according to U.S. Government subdivision procedures.
Subject to Burch Mountain County Road and Washington State Department of Transportation (WSDOT) utility easement.
or

Chelan County parcel number- 232016100000

DNR would like to change the comprehensive plan map designation from RR20 to RR10. No physical site changes are planned by DNR. The Comp Plan Map change and rezone will likely lead to an eventual sale. Specific comp plan map is 65.

This site is a Common School Trust property that does not currently provide revenue for statewide K-12 school construction. Shifting this asset to a denser zoning would allow better transitioning from its neighboring urban growth area and dense rural zoning, creating a gradual transition to the more rural RR20. The change would increase the parcel's socioeconomic value to the county via urban adjacent density and tax revenue.

This proposal addresses zoning irregularities where RV, R 2.5, and the Wenatchee Urban Growth Area flow directly into RR20. Transitioning to RR10 would allow a more gradual decrease in density, maximizing the benefit of public services and transportation while alleviating some development pressures from more rural properties. This would promote urban transition growth, allowing a gradual transition to lower density while further maximizing the public benefit via eventual taxation and, separately, an increase in revenue for statewide K-12 funding by allowing DNR to transition to a better location to generate long-term revenue.

The site is situated on public roads and near existing bus, train, and airport services. This allows existing infrastructure to maximize its public benefit by enhancing its economies of scale.

If additional potential density is achieved at maximum residential yield, this site would still feature a lower density than neighboring developed sites. It would only nominally aesthetically affect land use in the area; the potential built-out landscape view would be altered only minimally, thanks to the eventual RR10 still being a relatively low density and existing development difficulties associated with the terrain.

This property has been vacant for many years. It has not provided the trust or the county with revenue, nor has it provided the community with housing or employment. We hope this step allows the site to achieve its highest and best use.

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 232016100000 Lot Size: 119.04 DNR assessment (Acres)
Parcel Address: T23N R 20E WM S2 NE NW NE City/Zip Code: Wenatchee, WA 98801
Property Owner(s): DNR Zoning: RR20
Mailing Address: 1111 Washington St SE Mailstop 47014
City/State/Zip Code: Olympia, WA 98504-7014
Phone: 564.669.0897 E-mail: matthew.matulovich@dnr.wa.gov

Applicant/Agent (if different than owner)**:** _____
Company and Mailing Address: _____
City/State/Zip: _____ Phone: _____
E-mail: _____
For multiple owners, applicants, or agents, provide additional sheets.

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ❑ Administrative Modification
- ❑ Administrative Determination
- ❑ Administrative Interpretation
- ❑ Binding Site Plan
- ☑ Comprehensive Plan Map Amendment
- ❑ Comprehensive Plan Text Amendment
- ❑ Conditional Use Permit
- ❑ Forest Practice/Conversion
- ❑ Open Space: Public Benefit Rating System
- ❑ Major Subdivision
- ❑ Master Planned Development
- ❑ Planned Development
- ❑ Plat Alteration or Vacation
- ❑ Short Plat
- ❑ Variance (zoning or critical areas)
- ❑ Zoning Text Amendment/ Map Amendment
- ❑ Critical Area Determination
- ❑ Other: _____

APPLICABILITY SECTION

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

File(s) No. _____

GENERAL INFORMATION

Please provide a narrative of the proposed project including, but not limited to, all proposed activities, uses and development (attach additional sheets if needed):

DNR would like to change the comp plan map designation from RR20 to RR10.

No physical site changes planned. Comp Plan Map change and rezone may lead to eventual sale.

☒ Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): SEPA Checklist, CPA Supplemental information
2. Is the subject property located within an Urban Growth Area (UGA)? ☑ No ❑ Yes
   If "yes", which UGA? _____
3. Please describe adjacent land uses in all directions around the subject property:
   North: 91 Undeveloped Land-range, open land undeveloped
   South: 11 Household, single family units
   East: 94 Open space land classified under chapter 84.34 RCW
   West: 11 Household, single family units
4. What is the current use of the property? 69 Miscellaneous Services
5. Sanitation Disposal: ☑ N/A ❑ Septic Permit ❑ Sewer District: _____
6. Water Source: ☑ N/A ❑ Single Private Well ❑ Shared Private Well ❑ Group B
   ❑ Public Water Supplier: _____
7. Irrigation Water:
   ☑ N/A ❑ Yes (Private) ❑ Yes (Public) Irrigation District/Purveyor: _____
8. Fire District: Chelan County FPD 01 School District: Wenatchee SD
9. Power Service: No power
10. Are there critical areas or critical area buffers on the property?
    ❑ Airport Overlay: _____
    ❑ Aquifer Recharge Area (see attached)
    ❑ Floodplain / Floodway _____

    Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:
    ❑ Alluvial Fan (250') ❑ Known Historic Hazardous Area (250') ☑ Slopes > 40% (250')
    ❑ Erosive soils (on-site) ☑ Landslide ❑ Snow Avalanche (500')
    ☑ Habitat/Riparian Area, protected species/area: No DNR internal concerns. Evidence of Grey Wolf, Mule Deer, Steppe zone
    ☑ Streams / Waterbodies: 1 potential fish-bearing stream on site ❑ Shoreline Environment Designation: _____
    ☑ Drainage or Seasonal Stream: _____ ❑ Wetland, if so what category: _____
    ☑ Cultural or Archeological: "...a probability for cultural resources to be present." State Archaeologist comments attached.
11. Will landfill be required? ☑ No ❑ Yes, approximate _____(cubic yards)
12. Will excavation be required? ☑ No ❑ Yes, approximate _____(cubic yards)
13. Has site preparation been started on the site? If so, to what extent?
    No site prep or site work required.
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?
    No changes to site planned.

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:

No changes to site planned.

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property coverd by this proposal? ☑ No ❑ Yes, please list:

No known "other proposal"s that are not directly related to this proposal (SEPA checklist)

"Does not apply*"--- "We do not meet the standard of "An applicant seeking to develop property.."

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Exempt from this section only are Single Family Residences and their associated development per CCC 11.82.060.An applicant seeking to develop property which requires a development permit, shall submit with the permit application this certified statement, which lists each of the evaluation criteria and shall indicate whether the criteria "applies" or "does not apply" to the site or development. "Unknown" or similar responses will not be accepted.

If the development meets criteria A, B, C, or D or if the site or development meets any two of the remaining criteria, the Department will direct the applicant to determine the vulnerability rating for the development pursuant to Section 11.82.050 Aquifer Recharge Areas. If the development has a high or medium vulnerability rating, the development shall be subject to the performance standards of Section 11.82.060.

If an applicant's statement asserts that the criteria of do not apply to the development, the Department will accept the statement and proceed with the permitting process. If any statement is incorrect, the applicant will be advised in writing to either; (a) provide an amended statement adding the evaluation criteria as being applicable and determine the vulnerability rating of the development pursuant to Section 11.82.050, or (b) present sufficient countering information clearly establishing that the basis for the Department's concern is incorrect. If the applicant selects to proceed under (b), upon receipt of the applicant's information, the Department shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the Administrator.

EVALUATION CRITERIA

The applicant is required to determine the vulnerability rating for **any development permit**, not otherwise exempted, if the site or development meets criteria A, B, C, or D or meets two or more of the remaining criteria below:

Please write the word(s) **"Applies** or **"Does Not Apply"** on the lines before each of the following statements:

Does Not apply* **A.** Within a wellhead protection area designated under WAC 246-290; *Wellhead Protection Area: The surface and subsurface area surrounding a well or well field for a distance of 100 feet, supplying a public water system, through which contaminants are reasonably likely to move toward and reach such water well or well field.

Does Not apply* **B.** Within an aquifer recharge area mapped and identified by a qualified ground water scientist;

Does Not apply **C.** The site will be utilized for hazardous substance, (as now or hereafter defined in RCW 70.105D.020(7)), processing storage or handling in applications or quantities larger than is typical of household use;

Does Not apply* **D.** The site will be utilized for hazardous waste treatment and storage as set forth in RCW 70.105 Hazardous Waste Management, as now or hereafter amended;

Does Not apply* **E.** The site contains highly permeable soils (please reference WAC 246-272A-0220 for Soil Table and Descriptions).

N/A **F.** Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act **(None currently designated in Chelan County)**;

N/A **G.** Within an area established for special protection pursuant to a groundwater management program, chapters 90.44, 90.48 and 90.54 RCW, and Chapters 173-100 and 173-200 WAC **(None currently designated in Chelan County)**;

Does Not apply* **H.** The development involves a proposed major or short subdivision and includes present or future plans to construct three or more dwelling units where the dwelling units will not be connected to a public sewer system and any of the lots are less than 1 net acre in size;

Does Not apply* **I.** The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds 4,000 square feet;

Does Not apply* **J.** The proposed use is as a commercial feedlot;

Does Not apply* **K.** The development is within 200 feet of the ordinary high water mark of a perennial river, stream, lake or pond.

Depending upon soil depths from the surface, the following soil series within Chelan County are considered to be highly permeable soils:

Ardenvoir: ArF, 27-43 inches (depth from surface), very gravelly sandy loam

Anatone: AkD, 5-14 inches (depth from surface), very gravelly silt loam

Beverly: Be, 17-24 inches (depth from surface), very gravelly sandy loam; Bf, 17-24 inches (depth from surface), very gravelly sandy loam; Bg, 0-10 inches (depth from surface), very gravelly loamy fine sand; Bg, 17-24 inches (depth from surface), very gravelly sandy loam

Brief: BrA, BrB, BrC, Brd, 26-60 inches (depth from surface), very gravelly sandy loam

BsD, 26-60 inches (depth from surface), very gravelly sandy loam

Chelan: CgB, CgC, CgD, CgE, 35-60 inches (depth from surface), very gravelly sandy loam; ChC, ChE, 35-60 inches (depth from surface), very gravelly sandy loam; CkD, CkE, 35-60 inches (depth from surface), very gravelly sandy loam; CIA, CIB, CIC, CID, CIE, 35-60 inches (depth from surface), very gravelly sandy loam

Jumpe: JmD, 10-60 inches (depth from surface), very stony silt loam; JnF, 0-60 inches (depth from surface), very stony silt loam

Loneridge: LoD, LoF, 0-10 inches (depth from surface), very stony loam; 10-16 inches (depth from surface), very gravelly clay loam

Malaga: MaA, MaC, 15-19 inches (depth from surface), very gravelly sandy loam

Peshastin: PhB, PhC, 18-60 inches (depth from surface), very cobbly sandy loam; PID, PIE, 18-60 inches (depth from surface), very cobbly loam

Pogue: PsE, 0-17 inches (depth from surface), very stony fine sandy loam

Stemilt: StD, StE, 17-60 inches (depth from surface), very cobbly silty clay loam

Supplee: SuA, SuB, SuC, SuD, SuE, 0-6 inches (depth from surface), Very fine sandy loam; 18-31 inches (depth from surface), very gravelly sandy loam

Thow: TgD, 10-60 inches (depth from surface), very gravelly sandy loam; ThE 10-60 inches (depth from surface), very gravelly sandy loam

Tronsen: TrD, TrE, 8-60 inches (depth from surface), very gravelly clay loam

---

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there **IS NOT** or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled "**IS NOT**" above, proceed to Sub-Section III of this form.

If you circled "**IS**" above, proceed to Sub-Section II of this form.

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

_____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.

_____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.

_____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.

_____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

☒ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis- related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

☒ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.

☐ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).

☐ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.

☐ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.

☐ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.

☐ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

- ❑ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ❑ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ❑ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ❑ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ❑ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- ❑ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ❑ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ❑ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ❑ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ❑ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ❑ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEGEMENT SECTION

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

By submitting this application, I acknowledge and certify the following:

Initials
(Owner and, if applicable, Applicant)

MVM _____ 1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.

MVM _____ 2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.

MVM _____ 3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.

MVM _____ 4. Additional permit applications and approvals may be necessary to conduct specific activities.

MVM _____ 5. Application fees are non-refundable, except when approve by the Board.

MVM _____ 6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

MVM _____ 7. Chelan County is hereby given consent to enter the property(ies) listed above.

MVM _____ 8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.

MVM _____ 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.

MVM _____ 10. I certify that this application has been made with the consent of the lawful property owner(s).

MVM _____ 11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.

MVM _____ 12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature: Matthew Matulovich **Place:** **Shoreline WA** **Date:** **02.12.2026**

Print Name: **Matthew Matulovich (DNR)**

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

Form 1860–9
(March 1965)
(formerly 4–1043)

Washington 05340

The United States of America

To all to whom these presents shall come, Greeting:

WHEREAS, There are now deposited in the Bureau of Land Management of the United States an application by the State of Washington and a decision of the Oregon State Office of said Bureau at Portland, Oregon, directing that a patent issue to the State of Washington under the provisions of the Act of Congress approved June 21, 1934 (48 Stat. 1185), entitled "An Act Authorizing the Secretary of the Interior to issue patents to the numbered school sections in place, granted to the States by the Act approved February 22, 1889, by the Act approved January 25, 1927 (44 Stat. 1026), and by any other Act of Congress," for the following numbered school section lands in place, granted for the support of common schools and the title to which vested in the State of Washington under the Act of February 22, 1889 (25 Stat. 676) upon its admission into the Union on November 11, 1889 (26 Stat. 1552):

Willamette Meridian, Washington.

T. 25 N., R. 18 E.,
Sec. 16, All;
Sec. 36, All.

T. 26 N., R. 18 E.,
Sec. 16, All;
Sec. 36, All.

T. 27 N., R. 18 E.,
Sec. 16, All;
Sec. 36, All.

T. 21 N., R. 19 E.,
Sec. 36, All.

T. 22 N., R. 19 E.,
Sec. 16, All;
Sec. 36, All.

T. 23 N., R. 19 E.,
Sec. 16, NE¼ and S½;
Sec. 36, All.

T. 24 N., R. 19 E.,
Sec. 16, All;
Sec. 36, All.

T. 25 N., R. 19 E.,
Sec. 16, All;
Sec. 36, All.

T. 26 N., R. 19 E.,
Sec. 16, All;
Sec. 36, All.

T. 27 N., R. 19 E.,
Sec. 16, All;
Sec. 36, All.

T. 21 N., R. 20 E.,
Sec. 16, All;
Sec. 36, All.

Patent Number 46-74-0026

T. 22 N., R. 20 E.,

Sec. 16, All;

Sec. 36, All.

T. 23 N., R. 20 E.,

Sec. 16, All.

T. 24 N., R. 20 E.,

Sec. 16, All.

T. 25 N., R. 20 E.,

Sec. 16, All;

Sec. 36, All.

T. 26 N., R. 20 E.,

Sec. 16, All;

Sec. 36, All.

T. 27 N., R. 20 E.,

Sec. 16, All;

Sec. 36, All.

T. 21 N., R. 21 E.,

Sec. 16, All;

Sec. 36, All.

T. 26 N., R. 21 E.,

Sec. 16, Lots 1, 2, 4, and 5, NW¼NE¼, NW¼, and W½SW¼.

T. 27 N., R. 21 E.,

Sec. 16, Lots 1, 2, and 3, NW¼NE¼, S½N½, and S½;

Sec. 36, All.

Form 1860–10
(March 1965)
(formerly 4–1044)

Washington 05340

T. 21 N., R. 22 E.,

Sec. 16, Lots 2, 3, and 7.

T. 27 N., R. 23 E.,

Sec. 16, Lot 2.

Aggregating 22,687.90 acres;

NOW, THEREFORE, KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the said Act of Congress of June 21, 1934, and as evidence of the title which was granted to and vested in the State of Washington to the above-described lands on November 11, 1889, for the support of common schools, as aforesaid, and in confirmation of such title for such purpose, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT, unto the said State of Washington, and to its assigns, the lands above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said State of Washington, and to its assigns forever.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in Portland, Oregon
the SECOND day of NOVEMBER in the year
of our Lord one thousand nine hundred and SEVENTY-THREE
and of the Independence of the United States the one hundred
and NINETY-EIGHTH.

[SEAL]

By _____
Chief, Branch of Lands
and Minerals Operations

Patent Number 46-74-0026

Chelan County

2026–2046 Comprehensive Plan

July 2026

Prepared by Anchor QEA, Points Consulting, Facet NW, and CAFÉ Connections for Chelan County



CONTENTS

Chapter 1 Introduction 1

I. History of Chelan County Comprehensive Planning 1
II. What Is a Comprehensive Plan? 4
III. Citizen Participation 5
IV. Community Vision Statements 9
V. Plan Implementation and Monitoring 15

Chapter 2 Land Use Element 18

I. Introduction 18
II. Inventory 24
III. Regions/Community Overviews 26
IV. Future Needs and Alternatives 36
V. Goals and Policies for Land Uses 42
VI. Urban Growth Areas 50
VII. Goals and Policies for Urban Growth Area 51
VIII. Commercial Development 57
IX. Commercial Development Goals and Policies 57
X. Industrial Development Goals and Policies 60
XI. Open Space/Recreation 64
XII. Goals and Policies for Open Space/Recreation 65
XIII. Master Planned Resorts 67
XIV. Goals and Policies for Master Planned Resorts 68
XV. Environmental Justice Goals and Policies 70

Chapter 3 Rural Element 73

I. Introduction 73
II. Intent 75
III. Goals and Policies – Rural Designations 76
IV. Designations/Siting Criteria – Rural: 86
V. Limited Areas of More Intensive Rural Development (LAMIRD) 91

VI. Goals and Policies – LAMIRDs 94
VII. Designations/Siting Criteria – LAMIRDs: 95

Chapter 4 Resource Element 103
I. Introduction 103
II. Overview of Chelan County 104
III. Chelan County Agricultural Lands 105
IV. Chelan County Mineral Lands 111
V. Chelan County Forest/Timber Lands 120
VI. Chelan County Natural Systems/Critical Areas 126

Chapter 5 Housing Element 134
I. Introduction 134
II. Land Capacity Analysis 138
IV. Demographic & Socioeconomic Trends 146
V. Housing Trends 189
II. Gaps & Barriers Analysis 208
VI. Housing Related Policies & Programs 212

Chapter 6 Capital Facilities Element 224
I. Introduction 224
II. Level of Service Standards 225
III. Inventory and Planned Improvements 226
IV. Six Year Capital Financing Plan 256
V. Goals and Policies 257

Chapter 7 Utilities Element 268
I. Introduction 268
II. Inventory and Analysis 268
III. Goals and Policies 273

Chapter 8 Economic Development Element 278
I. Introduction 278
II. General Economic and Income Profile 278
III. Goals & Policies 283

Chapter 9 Parks and Recreation Element 290

Chapter 10 Shoreline Element 291

I. Introduction 291

Chapter 11 Transportation Element 292

Executive Summary 292

11.1 Introduction 295

11.2 Conditions and Trends 303

11.3 Maintaining Our System 342

11.4 Transportation Goals and Policies 352

11.5 Transportation Vision 360

11.6 Capital Plan 370

391

11.7 Implementing the Transportation Element 391

Appendix A Public Participation Summary Report 406

Appendix B Manson Comprehensive Plan 407

Appendix C Peshastin Comprehensive Plan 408

Appendix D Malaga UGA Plan 409

Appendix E Stehekin Community Plan 410

Appendix F Resiliency Plan 411

Appendix G Land Capacity Analysis 412

Appendix H Designation Maps 413

Appendix I Racially Disparate Populations Analysis 414

Appendix J Capital Facilities Plan 415

Appendix K Recreation Element (PROS) Plan 416

Appendix L Chelan County Roadway LOS Analysis Summary 417



Photo Credit: Anchor QEA

CHAPTER 1
INTRODUCTION

I. History of Chelan County Comprehensive Planning

Chelan County has a long history of community planning efforts. The first Comprehensive Plan was completed in 1958[1] and included the following statement:

> The Comprehensive Planning Outline is intended to serve as a guiding policy for planning activity in Chelan County. The results of haphazard development are familiar to us all in the form of traffic congestion from string commercial uses along major streets, of dangerous heavy traffic within residential neighborhoods, of inadequate streets and roads, and of an incompatible mixture of residential, commercial, and industrial uses. Fortunately, Chelan

[1] Information on other plans is encouraged—contact Community Development

> County is early enough in its development process to gain much from a blueprint for orderly growth.

This plan was followed by a few regional plans, such as the 1979 Malaga Plan.

Then in 1990, the State Legislature responded to increased pressures from unprecedented population growth by passing the Washington State Growth Management Act of 1990 (GMA). The GMA requires all cities and counties in the state to do planning. The GMA required fast growing counties, including Chelan County, to adopt new comprehensive land use plans in compliance with the new law.

County Wide Planning Policies

The first step taken towards the development of new comprehensive land use plans was the adoption of County-Wide Planning Policies to be used throughout the County, including the cities. A committee was formed with representation from the Board of County Commissioners, cities and community councils. The committee consulted a variety of people for input in the development of the policies.

The Board of County Commissioners adopted the County-Wide Planning Policies on May 26, 1992 (See Appendix A for complete text of this document.) addressing the following issues:

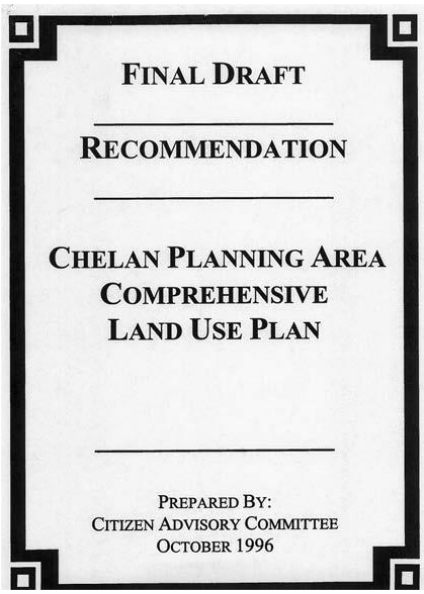
- The establishment of Urban Growth Areas (UGAs)
- Promotion of contiguous and orderly development and the provision of urban governmental services to such development
- Siting of public capital facilities that are of a county-wide nature
- County-wide transportation facilities and strategies
- Need for affordable housing for all economic segments of the population and the adoption of parameters for the distribution of affordable housing
- Joint county and city planning within UGAs and provision of innovative land use management techniques that may include use of flexible zoning processes
- County-wide economic development and employment
- An analysis of fiscal impact
- Public education and citizen participation
- Monitoring, reviewing, and amendment of county-wide planning policies

Comprehensive Plan Development

At the inception of drafting the comprehensive plan, the County and the cities of Leavenworth, Cashmere, Wenatchee, Entiat, and Chelan, opted to divide the County into 8 study areas and prepare a plan for each area. The County took the lead role, in coordination with the cities in the development of 7 sub-area plans. The City of Wenatchee took the lead role in the development of a comprehensive plan for the Wenatchee Urban Area.

In August of 1993, Chelan County established Citizen Advisory Committees (CAC's) to develop new comprehensive plans for its 7 sub-areas. These community representatives were appointed by the Board of County Commissioners and the cities mayors. The committees were diverse groups representing a variety of viewpoints.

Due to time constraints, the cities of Leavenworth, Chelan, Cashmere, and Entiat, chose to pull out of the joint process with the County and revise and adopt their own versions of the County draft sub-area plans.



Due to the requirements of the GMA regarding coordination and consistency, implementation issues, and changes made to the Act, the decision was made to develop a single county-wide comprehensive plan utilizing the work done by the CAC's and the Rural Coordinating Committee.

The County-wide Comprehensive Plan covers the unincorporated areas outside of the City UGAs. Within the county-wide plan, 7 study areas are identified. Specific goals are identified for these study areas where unique circumstances specific to the study areas exist. All other goals and policies apply county-wide.

The Rural Coordinating Committee was a 12 member body whose members were appointed by the Board of Commissioners to coordinate the Rural Element of the Plan. Some members of the Rural Coordinating Committee were also members of the Citizen Advisory Committees. The Rural Coordinating Committee and the Planning Commission went

through a process where they identified goals and policies applicable to specific study areas, and goals and policies applicable county-wide.

The remaining unincorporated areas of the County within the UGA boundaries are covered by the city comprehensive plans. Consistent with the County Wide Planning Policies, and a Memorandum of Understanding with the cities, the County has committed to coordinated planning to regulate the unincorporated areas of the cities UGAs.

II. What Is a Comprehensive Plan?

A comprehensive plan is a legal document adopted by local elected officials establishing policies that will guide future land use decisions and physical development of the community. It will be used by local elected officials, planning commissions, private firms, and individuals when making decisions about land use development or changes, capital improvements programming, and the enactment of development regulations and related growth management legislation. Zoning and other development regulations must be consistent with the comprehensive plan.

The plan is divided into several chapters called "elements". This plan contains the following elements.

- Land Use
- Rural
- Resource
- Housing
- Capital Facilities
- Utilities
- Economic Development
- Parks and Recreation
- Shoreline
- Transportation

This 2026–2046 Comprehensive Plan reflects decades of coordinated planning efforts and the extensive work completed during the periodic update. The following appendices provide the technical foundation and supporting documentation for the Comprehensive Plan, including public engagement results, community and subarea plans, required Growth Management Act analyses, mapping, and supporting implementation documents. As required by the Washington State legislature in House Bill 1181, this Comprehensive Plan also includes goals and policies related to

resiliency supported by a Resiliency Plan. Together, these appendices provide additional detail and context for the updated goals and policies contained in this Plan.

- Appendix A Public Participation Summary Report
- Appendix B Manson Comprehensive Plan
- Appendix C Peshastin Comprehensive Plan
- Appendix D Malaga UGA Plan
- Appendix E Stehekin Community Plan
- Appendix F Resiliency Plan
- Appendix G Land Capacity Analysis
- Appendix H Designation Maps
- Appendix I Racially Disparate Populations Analysis
- Appendix J Capital Facilities Plan
- Appendix K Recreation Element (PROS) Plan
- Appendix L Chelan County Roadway LOS Analysis Summary

It is important to County residents and property owners to have an opportunity to express their concerns and goals for the future in order to maintain some local control over land use decisions that may affect them. This Plan is intended to be a vehicle to accomplish this. By clearly articulating a plan for the future of the area, the county is informed about the local implications of its policy decisions, and is able to address the concerns of the citizens. The GMA requires that state agencies comply with local comprehensive plans and development regulations. It is important to have a plan that identifies goals to help state agencies make informed decisions.

This plan seeks to provide this opportunity for growth, while preserving the positive attributes that make the County so desirable.

-

III. Citizen Participation

The GMA stresses the importance of ongoing citizen participation in the preparation of the comprehensive plan. In addition to the utilization of citizen advisory committees to develop the plan, Chelan County has used a variety of other methods to both distribute information and obtain citizen input regarding this planning process.

Extensive citizen participation has and will continue to be a major goal in the formation, modification and implementation of the comprehensive plan and accompanying development regulations. Citizen Advisory Committees were utilized in the formation and drafting of this plan. Decisions made by local governmental decision making bodies that utilize maximum citizen participation are usually better received by the public and generate better decisions.

The GMA states that public participation shall have a wide range of input. The process shall have a "…broad dissemination of proposals and alternatives, opportunity for written comments, public meetings after effective notice, provision for open discussion, communication programs, information services, and consideration of and response to public comments." Proposed actions should include early and continuous public input. Specific importance is attained to input from local individuals, businesses, and groups; regional, state, and national organizations can add distinctive and valuable input to the planning process.

Amendments to the Chelan County Comprehensive Plan have followed similar public participation efforts including "visioning sessions", public workshops, and public hearings. Another key component has been internet landing page posting of workshop minutes, special studies, research data, and similar documents as well as gathering public feedback, displaying storymaps, and hosting virtual meetings that can be recorded and summarized electronically. The amendment process for the plan is conducted by the Chelan County Planning Commission.

For the 2026–2046 Comprehensive Plan update, similar strategies were employed by Chelan County to obtain public feedback. The first round of public open houses was held in May 2025 to introduce the Comprehensive Plan update and gather input from elected officials and the public. Held in Chelan, Leavenworth, and Wenatchee, the open houses included a virtual option when possible and were intended to invite the community to provide feedback on the update process. A fourth series open house was held in May 2026 to receive feedback on the Comprehensive Plan updates and communicate the adoption process schedule to the public. Chelan County also attended the April 18, 2026, Earth Day event to table and answer questions about the Comprehensive Plan update. Outreach to the Confederated Tribes of the Colville Reservation included email correspondence from Chelan County inviting feedback during the planning process and notifications for the open houses.

The County hosted a webpage that included updates and documents throughout the Comprehensive Plan Periodic Update process that included an online storymap and survey that remote users could use to provide feedback in English or Spanish. The storymap that was linked to GIS tools capable of allowing users to view countywide data and apply comments to areas where there may be issues or concerns. The team's interpretation specialist from Wenatchee CAFÉ, also took printed surveys in Spanish and distributed them at local events to reach the county's Spanish-

speaking community. Nearly 100 survey results were received during the outreach process and used to inform the update. Outreach and citizen participation efforts undertaken to prepare for the 2026–2046 Comprehensive Plan Update are described in detail in the Public Engagement Summary (Appendix A).

Types of Public Participation Techniques

Depending on the type of action, the region of interest and/or administrative considerations, a variety of public participation techniques may be necessary. These types of outreach activities are summarized in the Public Participation Plan, which is prepared and maintained for each Comprehensive Plan update cycle. The following are a sample of what should be considered to encourage public participation.

Notice

- Newspaper legal notices and special advertisement
- Postings at post office or other areas know to attract people
- Newsletters and/or utility flyers
- Website / electronic mailings
- Invitations to specific groups or interested parties
- Direct mailing
- In appropriate regional, neighborhood, ethnic, or trade journals
- Provide press releases or interviews with area radio stations and newspapers
- Posting of property for development proposals

Meetings

- Board of Chelan County Commissioners and Chelan County Planning Commission Meetings
- Public Hearings
- Open Houses or workshops
- Attending local service club, trade organization, etc., meetings

Written Comment

- Surveys
- Written Comments

Additional Formats

- Youth workshops, public service messages, advisory committees, school programs, visioning, etc.

Comments and ideas are used throughout the process to help shape the Comprehensive Plan changes. As comments are received, additional meetings may be necessary to fully secure adequate public participation on new or refined proposals. The importance of early and continuous involvement in the development of processes and products is vital to the success of the planning process.

GOAL CP 1: Encourage the involvement of citizens in the planning process.

Goal Rationale: Citizen input is necessary in the planning process to ensure that community needs and concerns are addressed.

Policy CP 1.1: In addition to mandatory notification requirements, consider additional public participation measures where appropriate, including but not limited to the Public Participation Techniques listed above.

Rationale: Additional notification measures may be necessary to ensure adequate public participation.

Policy CP 1.2: Support the continued utilization of community councils as an effective source for community concerns regarding planning issues and development proposals.

Rationale: Community councils provide valuable input for land use decisions.

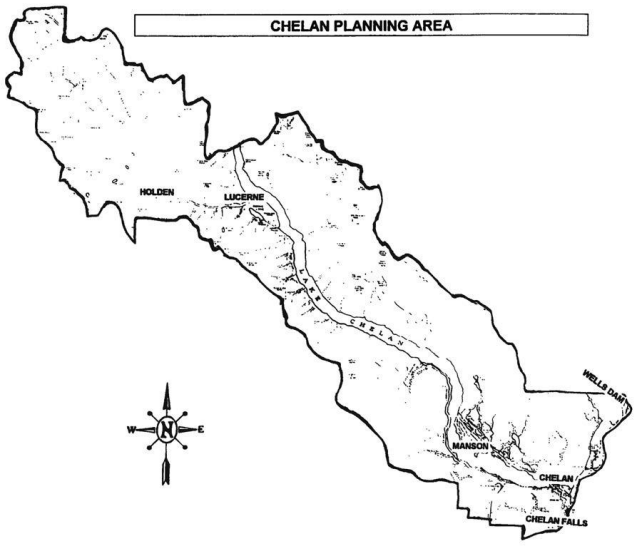
Policy CP 1.3: Provide opportunities for citizen involvement in various languages at various locations and during different times of the day to increase participation of communities with limited-English proficiency (LEP), community members with limited mobility, and community members working standard office hours or non-traditional or shift-based schedules.

Rationale: Providing opportunities for citizen involvement in multiple languages supports individuals with LEP who might otherwise be excluded from understanding or contributing to public discussions. Holding meetings and events at a variety of accessible locations increases convenience and reduces travel burdens, making it easier for people across different neighborhoods and communities to attend. Similarly, offering opportunities at different times of

day acknowledges the diverse work schedules within the community. Removing barriers that prevent all community members from engaging in the planning process improves participation, fosters diversity of perspectives in the planning process.

IV. Community Vision Statements

One of the first tasks completed by each of the Citizen Advisory Committees to support early drafts of the Comprehensive Plan was the development of vision statements. The vision statement describes the image that the community sees for its future. The committees spent time listing characteristics of the community and what they would like to see happen in the future. The following vision statements were completed for the different study areas.

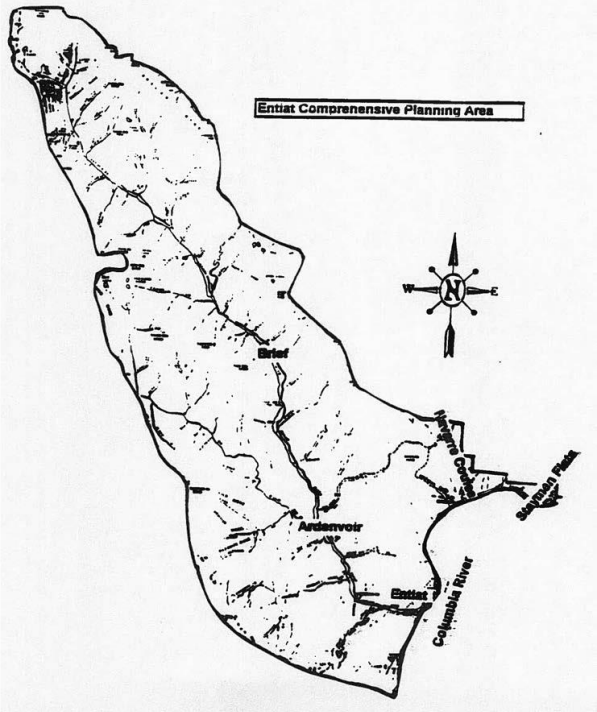


Chelan-Manson

The Chelan-Manson Study Area vision provides a guide for the development of the Study Area. The plan strives to maintain and enhance the existing quality of life that includes: culture, customs, economy, agricultural economy, sense of community, water quality, and recreational opportunities. This is a plan to promote the development of a 12 month economy utilizing the abundant natural resources of the area. This plan should provide for expansion of these opportunities, while maintaining an adequate infrastructure to accommodate this growth. Continuous public participation is warranted, with decision making and implementation at the local level. This plan will ensure the protection of individual property rights, and provide for the right to farm according to historic and recommended practices.

Entiat Valley

The Entiat Valley Study Area vision provides recommendations for the citizens of the Study Area. The plan will strive to maintain the existing quality of life that includes: culture, customs, economy, agricultural opportunities, sense of community, water quality, and recreational opportunities. This plan should provide for expansion of these opportunities, while maintaining an adequate infrastructure to accommodate this growth. Continuous public participation is warranted, with decision making and implementation at the local level. This plan will ensure the protection of individual property rights, and provide for the right to farm according to historic and recommended practices.



Malaga-Stemilt-Squilchuck

The citizens of the Malaga-Stemilt-Squilchuck Study Area believe that their greatest asset is the rural character of the community. Rural character may be defined as that mixture of open space, housing, and agricultural land uses which are believed to express and preserve the quality of life desired by the residents.

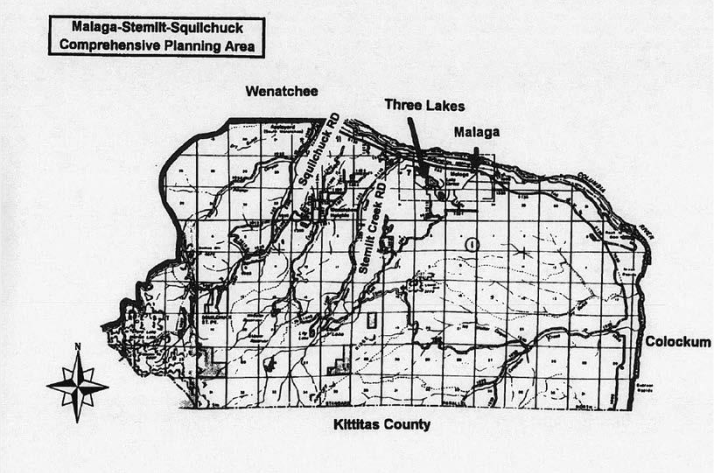
The citizens of the Malaga-Stemilt-Squilchuck Study Area envision future development that will complement and enhance, and not unreasonably impact, our rural character, our strong agricultural economy, and natural resource based industries.

We foresee maintaining the area's high quality of life while sustaining growth that can be served with the necessary public services and, facilities. Open spaces, wildlife conservation, and recreational opportunities will be encouraged.

We foresee expansion of transportation systems to allow efficient movement of goods, services and people within the planning area and connecting with the rest of Chelan County.

We foresee the establishment of quality educational facilities to meet the needs of community growth.

We foresee varied levels of development with suitable mitigation between different land uses. We envision that the expansion of our existing residential, commercial and industrial land uses will take place in those areas already characterized by that type of use.



We foresee the requirement to support sustainable hydroelectric power generation to maintain and meet our community growth.

In recognition of the importance of preservation of existing water rights and future need for water for our community and its agricultural base; we foresee the continued support, development and expansion, and maintenance of water supplies and their associated sources.

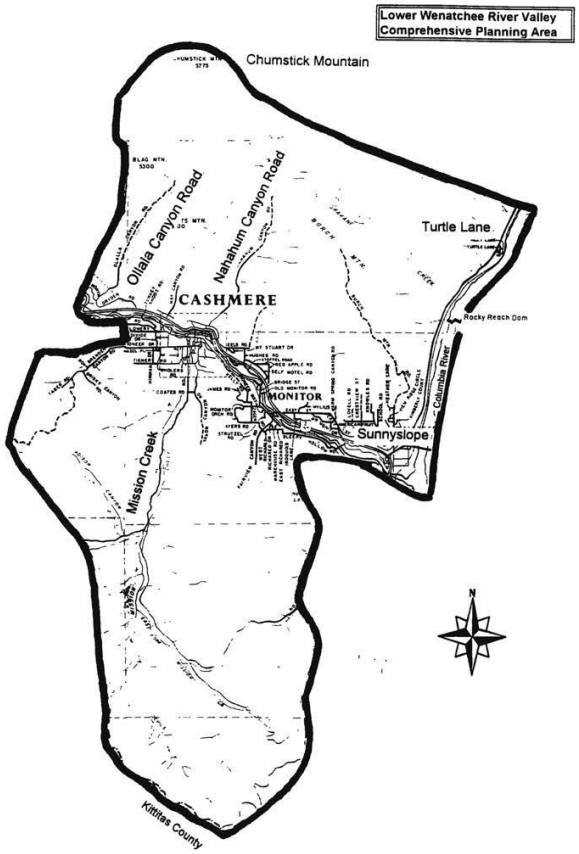
In conclusion, we envision growth that will maintain the continuity of our rural character and quality of life while protecting the private property rights of the citizens of this area.

Lower Wenatchee River Valley

The citizens of the Lower Wenatchee River Valley Study Area envision:

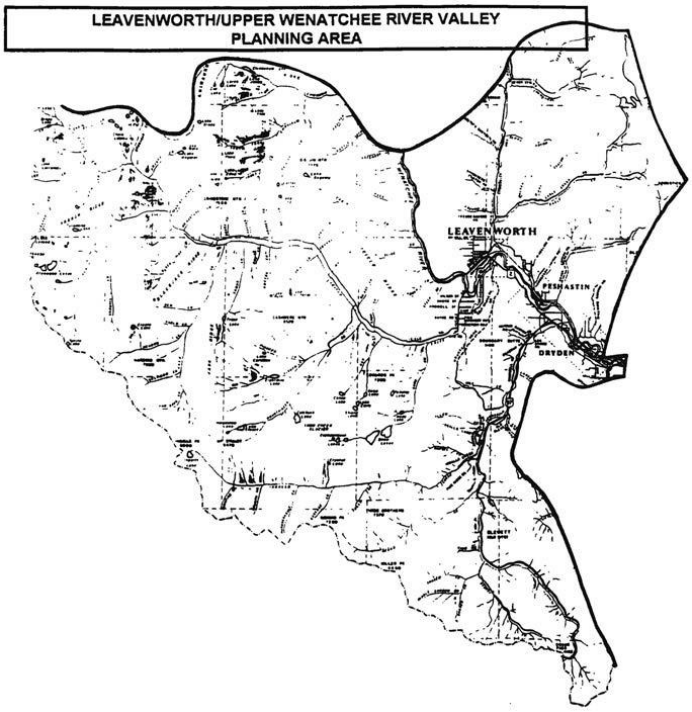
- Future development that will complement and enhance and not unreasonably impact our natural resource-based industries, including our strong agricultural industry, and the forest and mineral resources industries;

- An economic and educational climate that enables our citizens to find suitable employment within the valley;
- Sustainable growth that can be served effectively and efficiently with the necessary public services and facilities, while enhancing our community's quality of life;
- Open spaces and recreational opportunities, particularly along the rivers and streams, to preserve the community's rural character, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks;
- Protection of the environment and maintenance of the community's high quality of life, including air and water quality, and the availability of water;
- Protection of private property rights of landowners;



- Adequate housing that fulfills the housing needs of all segments of the population;
- Efficient transportation systems that allow the movement of goods, services, and people within the community.

Upper Wenatchee River

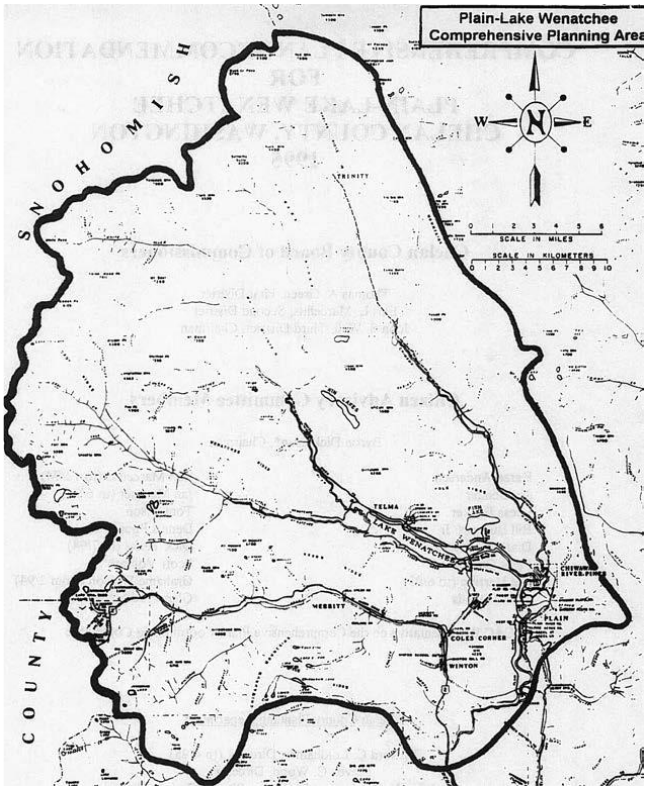


The citizens of the Study Area envision: maintaining the uniqueness of the area which combines a quality "rural/small community" lifestyle with a diversified economic base that allows orderly growth and development while preserving the beauty of the area with open spaces and enhancing the proper management of the natural environment.

This vision can be accomplished with the goals and policies in this plan and by preparing development regulations with this vision in mind. The goals and policies identified in this plan are deemed to be essential in maintaining a satisfactory quality of life for the Study Area.

Plain-Lake Wenatchee

The intent of the Comprehensive Plan is to provide guidance for future development and land use within the Plain-Lake Wenatchee Study Area. The Comprehensive Plan is an integral part of a county-wide planning effort to upgrade land use plans in accordance with the GMA. The Plan seeks to



maintain a balance of private property rights within a scenic rural community. The Plan maintains an established quality of life, including cultural and economic opportunities, and insures a rural environment.

The Study Area is in a rural setting, within the Eastern foothills of the Cascade Mountains. It includes private and state lands in the area surrounding Plain, Lake Wenatchee, and the Stevens Pass Corridor. Much of the land in this area is owned and managed by the United States Forest Service, and although these federal lands are not part of this plan, they are closely associated with the private and state lands within the Study area. A strong attraction to the people who live and visit the Study Area is its pervasive natural beauty. Wildlife, clear air and water, a rural atmosphere and sense of community, open space, relatively low population density, and local availability of basic services all contribute to the appeal of the area.

Preceding this Comprehensive Plan were the West Central Chelan County Comprehensive Plan of 1973, which included the Chumstick Valley, and the Upper Wenatchee River Valley Plan of 1988, which only included those areas surrounding Plain. This Plan reviews background information within the Study Area, discusses current land use and future projections, discusses elements relative to GMA, and finally, establishes goals and policies for the study area. The Plan allows for continuous public participation in the planning process decision making and implementation occurring at the local level. The adoption of the Comprehensive Plan is the first step toward achieving orderly and harmonious community action in the development of an optimum living environment.

Stehekin

This comprehensive plan encompasses a valley that has been recognized on a national scale for its remote, isolated setting; rich pioneer heritage; scenic grandeur; the subtle details of its beauty; and scope of recreational opportunities. As part of the 2026–2046 Comprehensive Plan Update, the County is preparing a supplemental Stehekin Community Plan (Appendix E) to augment existing policy with more detail tailored to the unique area in and around Stehekin. The Stehekin Community Plan establishes policy and strategy to guide land use, interagency partnerships, and public and private investment in Stehekin. It also acknowledges the importance of critical local services and infrastructure, as well as the impact of National Park Service past, current and future policies and decisions on the long-term viability of the Stehekin community.

V. Plan Implementation and Monitoring

This section outlines the plan implementation and monitoring procedures developed to measure progress in implementing the goals, policies and rationale in the Comprehensive Plan. This process also prepares the County for updates in the future. These procedures address:

- Citizen participation in the process, as addressed above; and
- Updating appropriate base-line data and measurable objectives; and
- Reviewing the degree to which the goals and policies have been successfully reached; and
- Identifying obstacles or problems which resulted in the under-achievement of goals and policies; and
- Providing new or modified goals, policies and rationale needed to address and correct discovered problems

A comprehensive plan has traditionally been a policy document with implementation through land development regulations and other ordinances. The GMA encourages a variety of implementation methods, regulatory and non-regulatory, which should be considered. The implementation procedures listed above would be used to evaluate measurable objectives and the County will continue its public education program following plan adoption to provide information about the rationale and goals of the plan, as well as the changes that will take place in the County because of the plan's implementation. The county believes that broad support for the plan is crucial for effective implementation. Moreover, implementation of the Comprehensive Plan does not result in an unconstitutional taking of private property, consistent with RCW 36.70A.370 .

Pursuant to RCW 36.70A.100, Chelan County strives to develop a Comprehensive Plan that is consistent with neighboring jurisdictions. To ensure coordination, the County will utilize a review process, which includes public participation and coordination with neighboring jurisdictions and other agencies to accomplish this goal. The comprehensive plan is supported by provisions that ensure the effective enforcement of development regulations, including zoning and critical area ordinances (CAOs) consistent with implementation strategies outlined in WAC 365-196-650(1). Additionally, when actions such as expanding a UGA, creating or expanding a limited area of more intensive rural development (LAMIRD), establishing a fully contained community, or creating or expanding a master planned resort are adopted, RCW 36.70A.067 requires policies and regulations to specify their effective date. These actions take effect either 60 days after public notice of adoption or, if appealed to the Growth Management Hearings Board, upon the Board's final order.

Amendments to the Comprehensive Plan

Planning is an ongoing process, and improved data or changing circumstances will require amendment to the comprehensive plan. The plan will be reviewed once a year and updated as necessary to reflect revisions to the Office of Financial Management population estimate and revisions to the Capital Facilities Plan. The update will also address any specific concerns, clarify inconsistencies that were identified during the year and review the adequacy of the adopted level of service standards.

The community's visions provide long-range guidance for the county. To maintain consistency and allow sufficient time for decisions to take effect, these general guidelines should not be changed more than every five years. However, as specific objectives or policy are achieved, revision of the plan in each element may be required to continue progress toward the overall goals.

Amendments to the comprehensive plan can be requested by the Planning Commission or by any affected citizen or property owner. However, the plan may not be amended more than once a year. The Planning Commission will review the comprehensive plan and citizen requests for amendments and propose any needed changes to the plan. A public hearing will then be held to solicit comment. After further review, a formal recommendation will be made to the Board of County Commissioners. Emergency amendments to a comprehensive plan may only be adopted after public notice and opportunity for comment. While moratoria and interim development regulations (RCW 36.70A) do not apply to comprehensive plan amendments, cities and counties may adopt emergency amendments to address urgent issues or resolve appeals, provided they are considered with proper public participation and in coordination with other plan amendments to assess cumulative impacts.

The Board of County Commissioners will hold a public hearing and consider the proposed amendment to the comprehensive plan. By reviewing and updating the plan on a regular basis, the County can rely on this document in decision making and maintain public interest and support of the planning process.



Photo credit: Anchor QEA

CHAPTER 2
LAND USE ELEMENT

I. Introduction

This Land Use Element represents the County's policy plan for growth over the next 20 years in accordance with Section RCW 36.70A.070. The Land Use Element describes how the goals in the other plan elements will be implemented through land use policies and regulations; thus, it is a key element in implementing the comprehensive plan.

The Land Use Element has also been developed in accordance with the most recent version of the County-Wide Planning Policies, and has been integrated with all other planning elements to ensure consistency throughout the comprehensive plan. The Land Use Element, along with other elements and appendices, considers the general distribution and location of land uses; the appropriate intensity and density of land uses given current development trends; the protection of the quality

and quantity of water supply; the provision of public services, stormwater runoff; and the measurement of the costs and benefits of growth.

The goals and policies contained in the Land Use Element form the basis of the land use strategy for development within the County and address the following general planning goals:

- Provide for a supply and distribution of land use types to accommodate the population and employment growth projected for the planning area as well as resource production, commerce, housing, recreation, public facilities, and other land uses;
- Reduce development pressures and patterns of sprawl within rural areas;
- Provide for protection of groundwater;
- Provide for Stormwater management;
- Promote physical activity and reduction of vehicle miles traveled;
- Conserve agricultural, forest and mineral resource lands of long-term commercial significance; and
- Preserve and protect critical areas, open space, and the areas of rural character.

The Land Use Element is divided into sub-elements to address the issues relating to residential, commercial, industrial, and resource based land uses; open space and recreation; UGAs; and natural systems/critical areas. Each of these sub-elements contains goals and policies.

Major Land Use Considerations

While Chelan County appears to be a large county, with approximately 1.9 million acres or 2, 920 square miles, the majority of land, approximately 1.5 million acres, is in federal and state ownership. The major geographic features include: Cascade Mountains, Chiwaukum mountains, Stuart Range, The Enchantments, Bonanza Peak, and the Chelan, Wenatchee and Columbia rivers. Most of the County is nationally protected lands: Lake Chelan National Recreation Area, North Cascades National Park (part) and the Wenatchee National Forest (part). Most of these lands are not expected to be developed within the 20 year planning horizon. Should any development occur it is expected to be only on leased land providing small scale residential or recreation uses. Any large scale development should occur concurrent with a Comprehensive Plan review or amendment to analyze potential Countywide impacts.

Land available for development, approximately 279,000 acres or 436 square miles, is generally found along the valleys and rolling hills associated with Lake Chelan, the Entiat River, the Wenatchee River and the Columbia River, as shown in orange on the map. The largest populated area is located at

the southeast corner of the County, in the City of Wenatchee and Malaga. As part of the Comprehensive Plan update process, the County is converting the designation of the community of Malaga from a LAMIRD to a UGA. A Malaga UGA Plan is included as Appendix D.

Due to geographic limitations, it is common for rural areas to have isolated commercial or tourist activities. These areas, addressed below and in the Rural Element as LAMIRDs, provide residents and tourists with necessary services, reduce travel demands on limited roadways, and provide local areas with employment opportunities. The community of Monitor is presently designated as a LAMIRD. Isolated areas throughout the county also contain LAMIRD implementing zoning designations.

Rural Character

The remaining County land is able to meet current and projected population needs; however, due to constrained transportation facilities and funding resources for rural utilities, it is common to find development occurring adjacent to built infrastructure, such as roads and power lines, and where travel to services (such as grocery stores, churches or schools) is more easily accessible. This type of development is not sprawl but rather follows the pattern of rural living in Chelan County with larger lot sizes used for residential living and often agricultural activities or clustered lots with large areas of protected open space. The County will continue to experience growth pressures on developable land.

Resource Lands

Agricultural uses continue to dominate as a rural economic benefit to the County. It should be noted that some historical agricultural activities, primarily orchards, are changing to vineyards, wineries, and other agricultural activities. The County has historically provided agricultural opportunities at a variety of scales, including various parcel sizes. Many of the new agricultural activities can and are occurring on smaller parcels of land near tourist communities. Other agricultural operations include organic farms, dairy production, row-crops, and where appropriate, fish farms. The long-term changes in agricultural operations will be determined, in large part, by the economic and market demands.

Open Space Lands

As noted above, much of Chelan County is open space established and maintained by Federal and State government. Additionally, the County encourages open cluster subdivisions in the rural areas; provides the opportunity for open space tax credits through the Public Benefit Rating System (PBRS); conducts countywide park and recreation planning; has adopted habitat and environmental

protection regulations; and preserves environmentally sensitive areas through planning and restoration plans and projects. Open space provides an important function, protecting fish and wildlife habitat areas, reducing development on steep slopes (geologically hazardous areas), protecting groundwater, and preserving the scenic rural character of Chelan County.

Population Growth

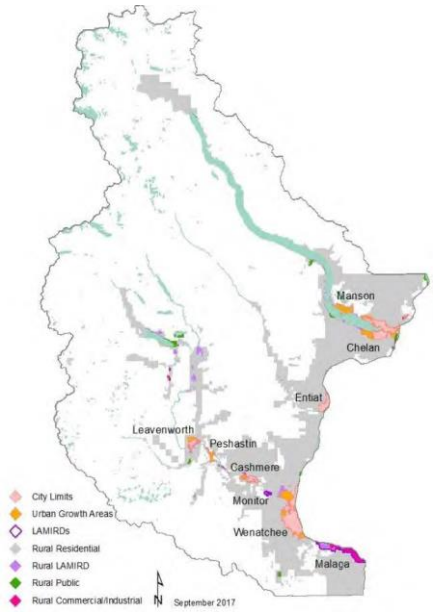
As the population increases, conflicts between resources and more intense land uses will continue to arise. . The County will continue to experience growth pressures on developable land. Appendix G includes a Land Capacity Analysis (LCA) for Chelan County. The analysis identifies areas in the County's rural zones, as well as the Manson and Peshastin UGAs, that have the potential to accommodate new or additional residential development over the next 20 years. As addressed in Appendix G, Chelan County has experienced 8.9% population growth between 2013 and 2023, reflecting that Chelan County's population has been growing and is expected to continue growing more slowly than the state rate (13.5%) but faster than the national rate (6.7%). Growth has varied across the County, with the Leavenworth UGA experiencing the largest increase (24.1%), while the Peshastin UGA population has declined (2.1%).

Industrial and Commercial Development

Rural industrial land uses are common throughout the County, including orchard processing and packaging facilities and mining. Rural commercial designations provide areas for necessary services and/or recreational support in isolated regions of the County. Both rural commercial and industrial are appropriate for Chelan County's unique land uses and provide rural employment opportunities. These types of uses are vital to residents and visitors where they are compatible with surrounding land uses.

Residential Development Patterns

The numerous water bodies of Chelan County provide opportunity for a mix of recreational and residential living adjacent to the water. It is common to find small lot residential development along the shoreline. These areas were often platted prior to the GMA and reflect the County's character of rural recreational lifestyle. It is appropriate that newer developments provide for smaller lots and public access when consistent with the Shoreline Master Program.



Development among the hills and hilltops has become increasingly common and can be consistent with the rural area, especially when developed in a manner which reduces road cuts and visual impacts, preserves open space, provides agriculture and/or recreational opportunities and protects critical areas.

Sprawl is defined, by Webster's Dictionary, as "to spread or develop irregularly or without restraint" and 'to cause to spread out carelessly or awkwardly". The negative effects associated with sprawl may include a reduction in environmental and human health. Chelan County does not support sprawl and requires that new development of rural land is consistent with historic density patterns; provides for the protection of the natural and critical environment and habitat; supports the Federal and State natural wilderness and park lands; protects the small rural communities; allows for recreation throughout the County; and encourages orderly growth of populated areas through adoption of LAMIRD designations and UGAs in a manner consistent with the State population forecasting and Chelan County's rural character.

Natural Systems/Critical Areas

The GMA requires all counties and cities in Washington to adopt regulations that protect critical areas to preserve the natural environment, wildlife habitats, and sources of fresh drinking water (Washington State Department of Commerce 2024). Local CAOs must be consistent with the RCW,

Washington Administrative Code (WAC) and GMA guidelines. Critical areas include the following areas and ecosystems: (a) wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas.

The County has adopted a CAO that protects these critical areas and ecosystems from the impacts of development and people from the consequences of developing in unsuitable areas. The County has also adopted an ordinance for its Shoreline Master Program, which protects shorelines based on preferred and existing patterns of development. Both the CAO and Shoreline Master Program rely on best available science for decision making and require development to result in no net loss of ecological function. Jurisdictions must demonstrate that the best available science (BAS) has been considered when creating or updating a CAO (Municipal Research and Service Center 2024). All jurisdictions are required to review, evaluate, and revise CAOs every 10 years per the schedule provided in RCW 36.70A.130.

The County has completed the planning process for developing these regulations following an extensive citizen participation process. Many of the issues and concerns that guided the development of the critical area regulations were discussed and addressed in the comprehensive planning process, and, subsequently, the adoption of the CAO update on May 4, 2021.

The GMA also requires the provision for the protection of the quality and quantity of ground water used for public water supplies. The land use element is also required to review; where applicable, drainage, flooding, and storm water run-off and to provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state.

Flood Hazard Management Plan

The Chelan County Comprehensive Flood Hazard Management Plan, adopted November 13, 2017 Resolution 2017-102, recommends regional policies, programs, and projects to reduce the risk to people and property from river flooding, alluvial fans and channel migration. This plan complies with state and federal requirements for flood hazard management. It presents a longterm vision for managing flood hazards and recommends actions, the Chelan County and its cities, to reduce flood risks and to protect, restore or enhance riparian and aquatic ecosystems. It identifies resources, information and strategies for reducing risk from flood hazards, and will help guide and coordinate mitigation activities. All citizens and businesses of Chelan County are the ultimate beneficiaries of this plan. The Flood Plan is adopted into the Comprehensive Plan by this reference.

II. Inventory

The inventory presented in this element provides information useful to the planning process by listing the various existing land uses within the County. This inventory was last completed in 2017 but is still relevant today. (A full inventory update will occur with the next comprehensive update.) Additional data and support documentation is located in the appendices. This inventory includes the general physical description and characteristics of key locations around the county and current land uses.

Land Uses

The purpose of a land use inventory is to describe existing land use conditions within the County.

Parcels have been grouped, as identified below, into eleven land use categories, based on the Assessor's primary land use classification code, per WAC 458-53-030. City and UGA land uses have been addressed in more detail within Appendix H. As resources permit, future physical inventories may provide more accurate information of existing land use.

- **Agriculture** includes parcels that are primarily devoted to agricultural activities, although residential uses may occur, land use codes 81-83.
  - Countywide: 1,578 parcels covering 45,384 acres
  - County (excluding Cities and UGAs): 1,375 parcels covering 44,142 acres
- **Undeveloped/Vacant** includes heavily timbered areas and rangeland type areas, both public and private. Some residential uses may occur in these areas. Undeveloped may be expanded based on actual land sizes and uses.
  - Countywide: 1,891 parcels covering 93,526 acres
  - County (excluding Cities and UGAs): 1,624 parcels covering 90,946 acres
- **Mineral Resource Land** includes areas either used for extraction or storage of rock, gravel or sand resources, land use code 85.
  - Countywide: 23 parcels covering 888 acres
  - County (excluding Cities and UGAs): 22 parcels covering 886 acres
- **Forest Resource Lands** includes areas designated forest, timberland, resource production or noncommercial forest, land use codes 88, 89, 92 and 95.
  - Countywide: 1,513 parcels covering 116,534 acres
  - County (excluding Cities and UGAs): 1,458 parcels covering 116,145 acres

- **Single Family Residential** includes a single home (including manufactured homes) on a lot as the primary activity, land use codes 11 and 19.
  - Countywide: 30,077 parcels covering 71,097 acres
  - County (excluding Cities and UGAs): 12,250 parcels covering 61,396 acres
- **Multi-Family Residential** includes condominiums, duplexes, multi-plexes, apartments and mobile home parks, land use codes 12-18.
  - Countywide: 5,885 parcels covering 8,520 acres
  - County (excluding Cities and UGAs): 2,931 parcels covering 7,473 acres
- **Commercial** includes any retail and/or service activity and may include secondary residential uses, land use codes 50-66.
  - Countywide: 1,367 parcels covering 942 acres
  - County (excluding Cities and UGAs): 76 parcels covering 278 acres
- **Industry** encompasses industrial activities, including uses related to agriculture, land use codes 21-39, 46 and 86.
  - Countywide: 309 parcels covering 1,501 acres
  - County (excluding Cities and UGAs): 20 parcels covering 1,054 acres
- **Transportation/Utilities** include transportation, utility and/or irrigation facilities, excluding any facilities within rights-of-way, land use codes 41-45. However, most of the roads are not identified within the County parcel data information, See the Transportation Element.
  - Countywide: 117 parcels covering 284 acres
  - County (excluding Cities and UGAs): 57 parcels covering 205 acres
- **Public/Quasi-Public** includes facilities such as fire stations, libraries, parks, schools, churches, and federal, state or local government owned lands, land use codes 47-49 and 67-79. This excludes roads and public lands not identified with a parcel number.
  - Countywide: 3,065 parcels covering 586,765 acres (note, the 'government' classification, land use code 67, makes up 2,043 parcels covering 543,167 acres)
  - County (excluding Cities and UGAs): 2,163 parcels covering 584,221 acres (note, the 'government' classification, land use code 67, makes up 1,694 parcels covering 542,071 acres)
- **Open Space** includes areas of open space designated under RCW 84.34, land use codes 93 and 94.
  - Countywide: 148 parcels covering 9,718 acres
  - County (excluding Cities and UGAs): 141 parcels covering 9,680 acres

III. Regions/Community Overviews

Chelan-Manson

Location and Geology

The Chelan-Manson area is situated between the Sawtooth and Chelan Mountains and is bounded by the Columbia River on the southeast. The Basin is dominated by Lake Chelan, a glacially formed lake approximately 55 miles long with an average width of 1.5 miles and a maximum depth of 1,500 feet. Three major tributaries: the Stehekin River, Railroad Creek and Twenty Five Mile Creek, along with numerous lesser streams flow into the lake. The outfall is controlled through a hydroelectric dam and a penstock system to the Columbia River. Lake Chelan and the Columbia River are important water bodies; providing the main source of drinking water for the area, they are also important for irrigation and recreation. The water quality of Lake Chelan is a major concern to many area residents.

Elevations in the Chelan/Manson area range from just over 700 feet above sea level along the Columbia River to 9,511 feet at the summit of Bonanza Peak, the highest point in the County. Many of the soils within the area become unstable or susceptible to erosion as slopes increase. An analysis of existing land use patterns indicates that virtually all existing structural and orchard development has occurred on those lands below 2,000 feet in elevation and on less than a 20% slope. The geology is characterized by underlying rock formations covered by a shallow mantle of soils in the valleys.

There is a wide variety of soil conditions in the planning area. Throughout much of the area, the soil is underlain with alluvial deposits and glacial drift. Volcanic pumice and ash from the Glacier Peak region have added substantially to the depth and character of the soil in many areas. The mountainous terrain, with characteristically steep slopes and high elevations, consist largely of rock outcroppings and shallow soils. The Natural Resources Conservation Service (NRCS) has classified 84% of the Lake Chelan Basin area as being forest. Lands below the forest level consist of grasses, sagebrush and shrubs, with the more level areas developed as crop land.

The climate is characterized as "marine west coast", with hot, dry summers and mild to severe winters. Temperature and precipitation vary widely depending on the elevation and proximity to the Cascade Crest. Lake Chelan exercises a local moderating influence on temperatures which adds to the suitability of the area for orchard production.

The thermal winds around Chelan Butte provide national and international hang gliding and parasailing opportunities. With development of access to the top of the Butte, parking, launches and other facilities, the Sky Park is renown as one of the best hang gliding areas and facilities in the world.

Tourism is a major industry for the county, with much of it concentrated in the Lake Chelan area. Especially during the summer months, the area draws visitors from around the world to admire its natural beauty and recreational opportunities. Tourism supports a number of businesses in the area that provide support for these tourist activities including restaurants, shopping, watercraft rentals, and more.

Vegetation

Fauna is found in three specific habitats: the wetlands along the Columbia River and the Lake Chelan shorelines, the canyon/steppe habitat of the steep drainages and the urban areas of Manson, Chelan and Chelan Falls. The Chelan Butte Wildlife Area is a an approximate 9,000-acre game refuge and popular recreation area. The property was purchased by the Chelan County PUD #1 in 1967 as a mitigating measure for the construction of the Rocky Reach Hydroelectric Dam. The refuge is primarily inhabited by game birds and occasionally migrating big game animals. The area is presently managed by the Washington State Department of Fish and Wildlife.

Land Uses

As stated above, most development has occurred below the 2,000-foot elevation on slopes less than 20%. The area enjoys a variety of recreational uses with two urban growth areas: City of Chelan UGA, and the unincorporated Manson UGA; and the developed community of Chelan Falls. See Appendix B for the Manson Subarea Plan, which includes policy framework to guide land uses within the UGA.

Most development is concentrated around the lower end of Lake Chelan, where private land dominates. The upper portion of the basin lies within the North Cascades National Park and the Lake Chelan National Recreation Area, while the area between is in the Wenatchee National Forest, a portion of which is in the Glacier Peak Wilderness Area.

Rural Character

Chelan and Manson communities provide urban services within defined boundaries. The remaining portion of the region is characterized by a variety of parcel sizes containing a mix of orchards and

vineyards, wineries, large estate homes, golf courses, ranchettes, open space, and pastureland. To the west, access roads become primitive, private, or forest service, which greatly reduces the number and types of land uses that can be developed. Higher levels of development, primarily residential uses, are common along the lakes. These homes provide for the rural recreational lifestyle and character of the area. Development among the hills and hilltops is becoming common and can be consistent with the rural area, when developed in a manner which reduces road cuts and visual impacts, preserves open space, provides agriculture and/or recreational opportunities and protects critical areas.

Entiat Valley

Location and Geology

The Entiat Valley area encompasses the Entiat River Basin. The Basin is shaped like a triangle with the Columbia River forming the base and the valley lying between the Chelan and Entiat Mountains. The Entiat River begins at the terminus of the Entiat Glacier on Mt. Maude and flows approximately 50 miles into the Columbia River at the south end of the City of Entiat. The drainage is generally long and narrow, with numerous small tributaries flowing into the main river. The north fork of the Entiat River and the Mad River are the largest tributaries. Not only do these bodies of water and their tributaries provide the main source of drinking water for the area, but they are also important for irrigation and recreation.

The climate is also characterized as "marine west coast", with hot, dry summers and mild to severe winters.

Elevations in the area range from just over 700 feet above sea level along the Columbia River to 9,249 feet at the summit of Mt. Fernow. Many of the soils within the area become unstable or susceptible to erosion as slopes increase. Consistent with development patterns in Chelan/Manson, virtually all existing structural and orchard development has occurred on those lands below 2,000 feet in elevation and on less than a 20% slope. Throughout much of the area, the soil is underlain with alluvial deposits and glacial drift. The geology of the Entiat area is igneous bedrock with granite and diorite predominating.

Vegetation

Vegetation in the valley depends largely on the elevation, with most of the land above 1,500 feet being forested. Lands below the forest level consist of grasses, sagebrush and shrubs. The more level

sites have, for the most part been developed as crop land, with orchards generally occurring where irrigation has been possible.

Land Uses

The Entiat basin is primarily natural habitat area with rural residential and agricultural uses primarily along the Entiat River. Development is limited as a result of there being only a single public access up the valley. The City of Entiat and associated UGA are located at the base of the Entiat River along the Columbia River.

Rural Character

As noted above, the Entiat Valley is a long, narrow, over 40-mile long valley along the Entiat River. The area contains several pockets of rural residential development and scattered rural commercial uses necessary to support the isolated lifestyle. Parcel sizes vary greatly throughout the valley. Along the river, smaller parcels of land are generally flat while hills and steep slopes primarily contain larger parcels of land which help protect critical areas. Residential structures are mixed in among the natural environment. Mining, timber activities and ranchettes are common. Higher levels of development are common along the eastern portion of the river, closer to the main highway and the City of Entiat. Several branch roads provide access to residential and recreational land uses among the mountains adjacent to the river. Future development and clustering would be compatible when developed in a manner which reduces road cuts and visual impacts, preserves open space, provides agriculture and/or recreational opportunities and protects critical areas.

Stemilt-Squilchuck

Location and Geology

The Stemilt-Squilchuck area is located in the southeast corner of the County. It includes Pitcher Canyon, Halverson Canyon, Mission Peak, Wenatchee Heights, Jumpoff Ridge, the Malaga sub-basin and Three Lakes Communities, and the drainage basins of Squilchuck Creek, Stemilt Creek, and Colockum Creek. The area is bordered by the Columbia River to the north and east, and by Kittitas County to the south.

Land Uses

The Stemilt-Squilchuck Community Vision addresses the area's primary land uses and goals. Wenatchee Heights is a large plateau overlooking the Wenatchee Valley. The Heights contains several large orchard tracts. Primary crops include apples, cherries and pears. Residences are scattered throughout the area. The Stemilt Hill is another large agricultural area. The area is well known for its high-quality cherry crop. Most residential development is scattered throughout the orchards. Colockum Creek, Jumpoff Ridge, Stemilt Basin, and Mission Ridge are comprised of undeveloped open spaces varying from grassland to forest. Primary land uses in those areas include rangeland, timber production and recreation. Recreation, industrial development, and agriculture are the most significant contributors to the economic base of the planning area. Mission Ridge ski area is located in the upper most portion of the planning area and is accessed by way of Squilchuck Road.

Rural Character

The topography of the Stemilt-Squilchuck area includes canyons, ridges, and upland benches that create a rural, foothill environment. The area embodies open landscapes dominated by agriculture and native vegetation, and scenic views from Wenatchee Heights and Jumpoff Ridge toward the Columbia River. The area is known for its orchard-based agriculture and includes open irrigated fields, small fruit warehouses, and sparse and dispersed settlements with residential pockets in Wenatchee Heights, Three Lakes, and along canyon roads. There is limited infrastructure and residents of these areas rely on nearby Wenatchee for urban services.

Malaga UGA

Location and Geology

Malaga is primarily an industrial and residential community located southeast of the City of Wenatchee in Chelan County. The area is bounded by the Columbia River to the north, the basalt cliffs and talus below Jumpoff Ridge to the south, by Stemilt Creek drainage to the west, and Colockum Creek drainage and Rock Island Dam to the east. The railroad crosses the Columbia into Chelan County at Malaga and extends north to Wenatchee. Water bodies in the vicinity include Cortex and Meadow Lakes. There are three water districts within this area, including Malaga Water District, Three Lakes, and the Stemilt Irrigation District. There is currently no sanitary sewage treatment facility in the study area.

Land Uses

Chelan County's first irrigation ditch was built in Malaga to serve the orchards and vineyards planted by early settlers. Malaga was named for the grapes, which were grown there for many years. The town site of Malaga was originally platted in 1903. Development of the Alcoa plant in the early 1950s stimulated residential development in the area. Most of the recent development has occurred southwest of the original town site especially around Cortez Lake, which is part of the Three Lakes residential area. Land uses and economic activity in the community are primarily tied to the surrounding agricultural activity, as well as recreational activities associated with Three Lakes Golf Course. Moving to the south of Malaga, the character is defined by industrial uses, primarily the former Alcoa plant site, the new Microsoft data centers, and the Helion fusion power plant. Chelan County Public Utility District's Rock Island Dam spans the Columbia River in the southeast portion of the area. In 2006, Malaga completed a visioning planning document, which defined the LAMIRD boundary and set appropriate land use designations (see Appendix D). As part of the Comprehensive Plan update process, the County is seeking to revise the designation of the community of Malaga from a LAMIRD to UGA. The UGA boundary excludes properties designated for agricultural use to preserve agricultural lands and maintain consistency with resource land protection policies.

Rural Surroundings

Malaga's unique character is addressed in large part by the Malaga Vision Plan; however, the region outside the plan area provides a rural character unlike any other in the County. This area is known for winding roadways that hug the hill sides. Rural farm life is most common with early morning tractors, spraying, farm worker housing, ranches are common where water rights are available. Larger parcels of land with dry farms or natural landscape are common as the roads turn private or end. Future development and clustering would be compatible when developed in a manner which reduces road cuts and visual impacts, preserves open space, provides agriculture and/or recreational opportunities and protects critical areas.

Lower Wenatchee River Valley

Location and Geology

The Lower Wenatchee River area includes the City of Cashmere and the communities of Monitor and Sunnyslope; and multiple canyons: Ollala, Hay, Nahahum, Warner, Warm Springs, Brender, Brisky, Tripp, Yaksum and Fairview,, and Mission, Brender and Swakane Creeks.

This area was first settled by members of the Wenatchi Indian Tribe. Where Cashmere now stands, the winter village of Ntuatckam was located and had a population of about 400 in 1850. Missionaries founded a small mission near the present site of Cashmere in 1863. In 1870, the first irrigation ditch in the valley was built which permitted irrigation around the mission. Other permanent settlers began arriving around 1881. They first settled in the Monitor area, but eventually homesites could be found in all areas of the Wenatchee Valley. The first major irrigation project, the Peshastin Ditch, was completed in 1890 to serve Cashmere and Dryden. The completion of the Great Northern Railway through Wenatchee in 1892 provided the impetus for undertaking the construction of the Highline and Icicle Canals. Completed in the early 1900s, these canals provided a source of water for orchards on the north and south sides of the Wenatchee River.

Today, the agricultural and services industries continue to be significant contributors to the economy of the planning area. Orchards are located throughout much of the lower valley, although they are being replaced by residential development in the Sunnyslope area. Major crops include apples, pears and cherries. Service industries are found primarily in the incorporated City of Cashmere and the unincorporated community of Sunnyslope. In 2008 Sunnyslope was included in the City of Wenatchee UGA and has since undergone significant residential development.

Rural Character

This region of Chelan County is made up of flat land and rolling hills with orchards and residential living among the numerous streams, hills and natural habitat areas. The rural environment is characterized by orchards in the valley and on the lower elevations of the hills. Preservation of farming rights is important to the region. Along the primary river – the Wenatchee River, and the highway there are several communities which provide small town living and work opportunities. These towns are a source of great pride to the local residents. They represent the best of small town living with concentrated development in a core "downtown," residential homes, and rural public services, such as a post office or school. These areas also contain industrial processing facilities necessary for the agricultural actives. Moving away from the Wenatchee river valley and orchards, land to the north is characterized by evergreen trees while the southern portion of the valley's undeveloped land contains natural grasses, shrubs and occasional trees. Future development and clustering would be compatible when the development was consistent with farming rights, reduced road cuts and visual impacts, and protects critical areas.

Upper Wenatchee River Valley

Location and Geology

The Upper Wenatchee River Valley area includes portions of the Wenatchee River, Chumstick Creek, Peshastin Creek and Icicle River Valleys, including the City of Leavenworth, the Urban Growth Area for Peshastin and the community of Dryden.

The topography of the west and north is a direct result of large mountain glaciers that formed in the Icicle, Tumwater, and Chumstick Canyons. Glacial action was responsible for deepening and smoothing the valley floors. These glaciers probably terminated along the Mountain Home Road, to the southeast of Leavenworth, where there is evidence of a terminal moraine.

Throughout much of the area, the soil is underlain with alluvial deposits and glacial drift. Volcanic pumice and ash from the Glacier Peak region have added substantially to the depth and character of the soil in the valleys and drainages. The mountainous terrain, with characteristically steep slopes and high elevations, consist largely of rock outcroppings and shallow soils.

The Wenatchee and Icicle Rivers and supporting tributaries are important bodies of water. Not only do these bodies of water and their tributaries provide the main source of drinking water for the area, they are also important for irrigation, recreation, and fish and wildlife habitat.

Rural Character

Most of the Upper Wenatchee River Valley consists of mountainous terrain with residential development along the rivers and lakes. The development areas are "pockets" of higher densities surrounded by natural lands. Land north and east of Leavenworth contains several unofficial communities – Tumwater, Chumstick, which are expected to continue growth patterns of smaller lots sizes along developed roads and water ways. Land to the west of Leavenworth is extremely limited by the mountains and steep slopes. Small parcel sizes are common due to the building area and ownership patterns. Future development and clustering would be compatible when developed in a manner which reduces road cuts and visual impacts, preserves open space, provides recreational opportunities and protects critical areas.

Plain-Lake Wenatchee

Location and Geology

The Plain/Lake Wenatchee area is located on the east slope of the Cascade Mountains in west central Chelan County, roughly within the boundaries of the Lake Wenatchee Ranger District of the Wenatchee National Forest. It is comprised of several river valleys which feed into Lake Wenatchee.

Much of the area is designated as National Forest. Most of the private land in the area is concentrated along the major water bodies and transportation routes.

Due to steep unstable slopes, floodways, wetlands and other critical areas, much of the area is not suitable for development. Development is also constrained by designated resource lands. Current development has occurred on limited areas near the rivers, Lake Wenatchee and Fish Lake.

There are 30 different soil types in the area. Of primary concern is the limitation for septic tank absorption fields, based on soil types. Three of the soil series, the Brief, Burch and Chiwawa have only slight limitations for septic tanks and are therefore desirable soils to develop. The remaining 27 soil types have septic tank limitations.

The area has two large lakes of state-wide significance: Lake Wenatchee and Fish Lake. There are also dozens of smaller alpine lakes in the Wenatchee National Forest, which includes portions of three different wilderness areas. Lake Wenatchee and Fish Lake support a number of recreational uses. There are also several significant rivers including: Wenatchee River, Chiwawa River, Nason Creek, Little Wenatchee River, White River, Napeequa River, Phelps Creek, and Whitepine Creek.

Rural Character

Most of the Plain-Lake Wenatchee area contains residential homes among the mountains with denser populations along the lakes and rivers. This is consistent with the rural recreation opportunities of the area. Plain provides a community area with commercial services and a public post office and school. Development is limited by ownership and parks but future development of recreational support services would be consistent with current activities. Future development and clustering would be compatible when developed in a manner which reduces road cuts and visual impacts, preserves open space, provides recreational opportunities and protects critical areas.

Stehekin

Location and Geology

The Stehekin area includes the northeastern most portion of the Lake Chelan National Recreation Area, extending to the County boundary and the entirety of the northwest end of Chelan County, including that part of the North Cascades National Park that falls within the County boundary. The National Park Service manages most of the federal property in Stehekin. There are approximately 400 acres of private land, intermingled with federal land administered by the National Park Service.

The Stehekin Valley is a U-shaped, glacially-carved canyon in the North Cascades. The valley is nearly 6,000 feet deep, and a mile or less wide as it extends 25 miles from Lake Chelan to the Cascade Crest. The valley floor is relatively flat with very little slope. The walls rise abruptly on each side of the river; hence, all construction has occurred on the floor of the valley, which is prone to flooding. Efforts have been made to move residential structures from the flood plain/way areas to higher ground.

The surface waters of the Stehekin River system, including the upper portion of Lake Chelan, can be characterized as clear and cold, with high oxygen content and low fertility. During major floods, the river spills its banks and occupies its floodplain, moderating the ultimate height of the flood's crest.

Native trees include western red cedar, Douglas and grand firs, ponderosa and white pines, big leaf, and vine maples, dogwoods, alders and cottonwoods. Limited logging, and timber cutting for firewood have opened some areas to change. Taking advantage of such change, or adapting to it, have been mule deer, black bears, coyotes and cougars, along with numerous small mammals and birds.

Rural Character

Most of Stehekin is undeveloped federal land. A small community along the northern most shore of Lake Chelan, it continues to develop and grow as a recreation and tourist service center. When future development occurs, it should be compatible if developed in a manner which reduces road cuts and visual impacts, preserves open space, provides recreational opportunities and protects critical areas.

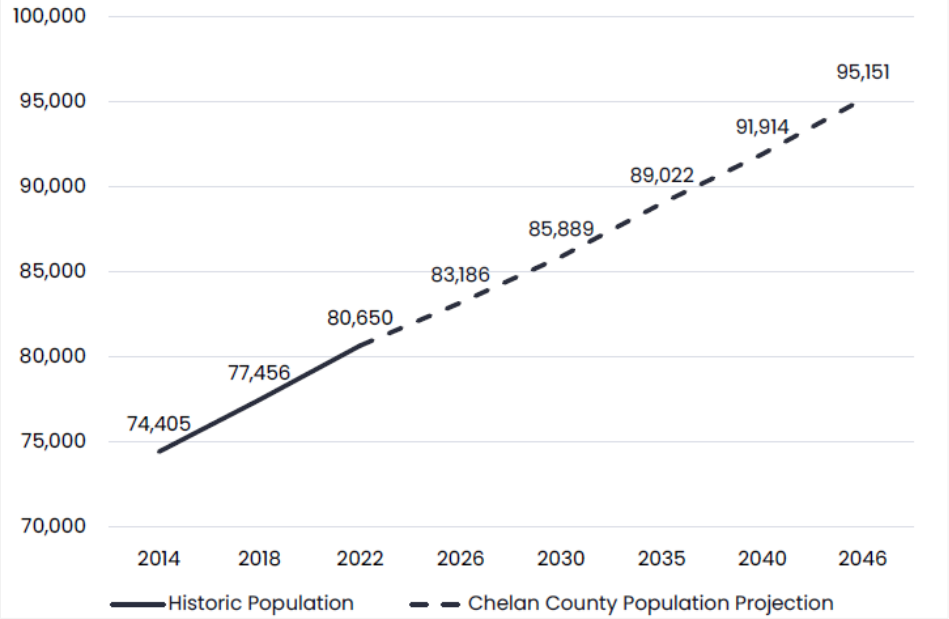
IV. Future Needs and Alternatives

Analysis of Population and Demographics

The analysis of local population and demographic trends is important for a broad understanding of the County and to anticipate future needs.

In 2023, Chelan County's estimated population was 81,500. On March 5, 2024, the Board of Chelan County Commissioners adopted a set of population projections based on the medium targets set by the Washington State Office of Financial Management (OFM). Figure 2-1 shows the population projections that were chosen by the County. Table 2-1 shows the adopted projections broken down by each UGA, as well as incorporated and unincorporated Chelan County.

Figure 2-1
Chelan County Population Projections



Source: Chelan County Land Capacity Analysis, 2025

Table 2-1
Chelan County Population Projections by Geographic Area

UGA	Population Allocation	2022	2026	2030	2035	2040	2046	2026-2046
Manson	3.4%	2,103	2,189	2,280	2,385	2,483	2,592	403
Chelan	3.4%	4,704	4,791	4,884	4,991	5,090	5,201	410
Entiat	2.2%	1,361	1,418	1,478	1,548	1,612	1,684	267
Leavenworth	3.4%	3,041	3,128	3,221	3,329	3,428	3,539	410
Peshastin	0.0%	655	655	655	655	655	655	--
Cashmere	3.2%	4,153	4,235	4,322	4,423	4,517	4,621	386
Wenatchee	59.6%	41,019	42,530	44,141	46,008	47,731	49,660	7,130
Urban	75.28%	57,036	58,945	60,980	63,339	65,516	67,953	9,007
Rural	24.72%	23,614	24,241	24,909	25,683	26,398	27,198	2,958
Total	**100.00%**	**80,650**	**83,186**	**85,889**	**89,022**	**91,914**	**95,151**	**11,965**

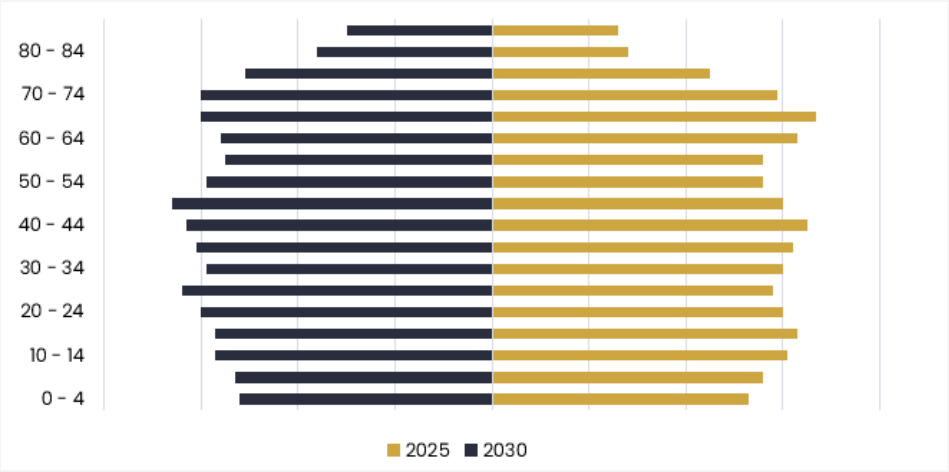
Source: Chelan County Land Capacity Analysis, 2025

Appendix G includes a LCA for Chelan County. The LCA outlines the first step in the process undertaken by Chelan County to ensure sufficient land is available to meet future housing needs, based on projected population growth and the corresponding housing demand of all income segments through 2046.

Age Groups

In 2023, approximately 31% of the population was under the age of 25. Working age-adults between the ages of 25 to 54 made up 36% of the population, and retirement-age residents made up approximately 21% of the population.

Figure 2-2
Age Distribution in Chelan County, Current and Projected, 2025–2030 Gender



Source: Points Consulting, 2025

The large group of school aged residents has put the educational system at or over capacity. Several of the schools are adding facilities, see the Capital Facilities Element.

Diversity of Population

There are numerous challenges in collecting cultural data, including, how individuals classify themselves or how they want to be seen by others. Additionally, changes in how demographic information is collected and tracked, through the US Census, make it difficult to compare data. Table 2-2 summarizes 2023 census demographics (see Attachment B).

While many population groups can meet their housing needs, more vulnerable populations require special attention. They often lack financial or social resources to secure market-rate housing. Chelan County overall has a poverty rate of 9.0% that is comparable to the state average of 9.9% and lower than the national rate of 12.4%.

Table 2-2
2020 Census Data

Subject	Population Share (percentage)
White	66%
Hispanic or Latino	28%
Black/African American	1%
American Indian & Alaskan Native	1%
Asian	1%
Native Hawaiian & Other Pacific Islander	0%
Some Other Race	0%
Two or More Races	3%

Source: Points Consulting 2025

Adopted Population Projections

Table 2-3
Jurisdiction Specific Population Projections and Housing Allocations for Chelan County

Population Allocations										
Urban Growth Area	Share of 2000-2020 Population Growth	Adjusted Population Allocation	2022 OFM Estimate	2026 Projection	2030 Projection	2035 Projection	2040 Projection	2045 Projection	2046 Projection	2026-2046 20 year change
Manson UGA	3.37%	3.37%	2,103	2,189	2,280	2,385	2,483	2,574	2,592	403
Chelan UGA	3.43%	3.43%	4,704	4,791	4,884	4,991	5,090	5,183	5,201	410
Entiat UGA	2.23%	2.23%	1,361	1,418	1,478	1,548	1,612	1,673	1,684	267
Leavenworth UGA	3.43%	3.43%	3,041	3,128	3,221	3,329	3,428	3,521	3,539	410
Peshastin UGA	-0.43%	0.00%	655	655	655	655	655	655	655	-
Cashmere UGA	3.23%	3.23%	4,153	4,235	4,322	4,423	4,517	4,604	4,621	386
Wenatchee UGA	59.59%	59.59%	41,019	42,530	44,141	46,008	47,731	49.347	49,660	7,130
Urban	74.86%	75.28%	57,036	58,945	60,980	63,339	65,516	67,557	67,953	9,007
Rural	25.14%	24.72%	23,614	24,241	24,909	25,683	26,398	27,069	27,198	2,958
Total	100.00%	100.00%	80,650	83,186	85,889	89,022	91,914	94,626	95,151	11,965

The share of population growth presented in the above table was calculated using the same methodology as the population allocations adopted under Chelan County Resolution 2015-112 for the last periodic update cycle.

The UGAs listed above include incorporated areas located within them, if any.

Growth Patterns

The County anticipates growth to occur in a manner consistent with the land use designations planned for and implemented by the zoning map and regulations. Growth in the County is constrained by public land ownership and topography. However, in developable areas, growth is expected to occur in areas identified as vacant and underutilized by the County Assessor's primary land use classification code. However, there is less land available for development within the Rural Residential/Resource 2.5 and LAMIRD designations. Therefore, the percentage of growth in these areas may be less than other residentially designated lands.

V. Goals and Policies for Land Uses

While recognizing that residential development is important and necessary to the sustainability of the County, the following goals and policies were developed to ensure that future development is compatible with surrounding land uses and can be efficiently and effectively served by public facilities and services. Further guidance can be found in the Rural Element and the Housing Element.

GOAL LU 1: Residential designations should provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations should provide for a variety of residential opportunities to serve a full range of income levels.

Rationale: An adequate supply of housing available to all income levels is necessary to meet the housing needs of the County.

Policy LU 1.1: Promote improved neighborhood character and compatibility through unified design and site requirements for both site-built homes and manufactured and modular housing.

Rationale: The placement of housing units should take into consideration compatibility with the character of existing and future residential areas.

Policy LU 1.2: Protect residential neighborhoods from impacts associated with incompatible land uses through application of development standards and permit conditioning.

Rationale: Incompatible land uses located in close proximity to residential neighborhoods may create adverse impacts which could lead to a reduction in the high quality of life for the County residents.

Policy LU 1.3: Develop innovative regulatory strategies that create developer incentives to provide affordable housing to low- and moderate-income households.

Rationale: This can be accomplished through the use of innovative techniques including but not limited to: density bonuses, performance zoning, zero lot line development, and cluster subdivisions. Incentives may help facilitate the construction of low and moderate income housing, including government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and within a UGA boundary, consideration of duplexes, triplexes, and townhomes in single family residential designations

Policy LU 1.4: Encourage development of moderate density housing options, such as duplexes, triplexes, and townhomes, and accessory dwelling units in relation to employment locations.

Rationale: Consistent with RCW 36.70A.070(2)(b), (d) and WAC 365-196-410(2)(a), locating new multi-unit development increases residential capacity in areas located near employment centers promotes workforce housing, reduces long travel distances, and promote multimodal access to jobs and services.

Policy LU 1.5: Allow co-living as a permitted use on lots located within a UGA that allows at least six multifamily residential units, including on a lot zoned for mixed use development following the standards set forth on HB 1998.

Rationale: Co-living housing is a type of housing that can provide rental homes affordable to people with moderate to low incomes without requiring any public funding. HB 1998, enacted in 2024, added a new section to RCW 36.70A to allow co-living housing as a permitted use on any lot located within an urban growth area that allows at least six multifamily residential units, including on a lot zoned for mixed use development.

Policy LU 1.6: Except as provided by the Rural Element, new residential development which requires urban services and facilities must be located within UGAs or LAMIRDs.

Rationale: Residential development at a size and density which requires urban services and utilities normally associated with urban areas should be located within the urban growth areas. Logical expansion and infill of urban growth areas will assist in reducing the cost of providing necessary infrastructure.

Policy LU 1.7: Encourage infill of vacant and underdeveloped land in existing residential areas within urban growth areas and rural communities, such as LAMIRDs.

Rationale: Many parcels of land are available within existing residential developments that can accommodate further development. Infill within these areas will allow public facilities and services to be provided in a more efficient manner.

Policy LU 1.8: Consider environmental limitations, availability of infrastructure and consistency with the Comprehensive Plan and the GMA when establishing residential density standards.

Rationale: Physical characteristics and the availability of utilities are important factors in determining residential development patterns and densities. In addition, residential densities must be consistent with the guidance of the comprehensive plan and the requirements of the Act.

Policy LU 1. 9: Consistent with the GMA, ensure provision of necessary public facilities and public services for the development, infill and redevelopment of existing residential and mixed-use centers outside urban growth areas, such as LAMIRDs or rural communities. Such services should not be extended in a manner that promotes low density sprawl in rural areas.

Rationale: The GMA permits the development, redevelopment and infill of existing intensely developed rural areas. The Act does not allow for the expansion of these areas outside of logically set boundaries.

Policy LU 1.10: Ensure that adequate off-street parking is provided for residential development.

Rationale: Off street parking should be provided in safe and convenient locations. Off street parking for high density multifamily residential development should accommodate those with special needs.

GOAL LU 2: Physical Activity: Encourage active communities through land use decisions and designs that support bikeways, pedestrian, equestrian and other non-motorized transportation modes.

Rationale: Land use regulations set the framework for how communities function. Supporting non-motorized transportation through land use not only increases the transportation functions but benefits an individual's health, the environment and can improve land values. Encouraging physical activity would reduce per capita vehicle miles traveled within the County.

Policy LU 2.1: Encourage physical activity through land use policies, regulations, design and, when feasible, community awareness and education.

Policy LU 2.2: Support implementation of multi-modal transportation facilities, continued use of public lands, and land uses such as parks, trail systems, sidewalks, road ways and other transportation systems, when reviewing land use designations, development permits and land divisions.

Policy LU 2.3: Support higher density residential uses in areas with access to multimodal transportation, urban amenities, goods and services, physical activity, and healthy foods.

Rationale: Locating residential areas with access to multimodal transportation, urban amenities, and goods and services can reduce the reliance on single occupancy vehicles (SOVs) to cover everyday needs and promotes physical activity, consistent with RCW 36.70A.070(1), as amended, and WAC 365-196-405(2)(j).

Policy LU 2.4: Promote commercial, mixed use, high-density housing, and transit-oriented development to promote non-vehicular modes of transportation as well as public transportation, while reducing SOV trips and reducing per capital vehicle miles traveled (VMT).

Rationale: Commercial and mixed-used zoning could reduce commutes, VMT and travel distances by co-locating homes, jobs, urban amenities, and access goods and services. Access to active transportation infrastructure promotes physical activity, consistent with RCW 36.70A.070(1), as amended, and WAC 365-196-405(2)(j).

Policy LU 2.5: Update zoning provisions that are coordinated with transit access, commercial services, and public amenities.

Rationale: Zoning updates aligned with these factors helps to optimize public investment in infrastructure that support economic vitality in commercial centers, promotes transit-oriented and walkable communities, reduces dependence on SOVs, and improves accessibility to daily needs and employment opportunities.

Policy LU 2.6: Prioritize development of bikeways, sidewalks, multi-use trails, and equestrian routes in communities that experience the greatest environmental health burdens, ensuring safe, comfortable, and connected non-motorized routes for residents of all ages and abilities.

Rationale: Land-use decisions that support walkable and bike-accessible connections to schools, parks, public lands, grocery stores, social services, and transit, with priority placed on communities experiencing environmental health disparities improves everyday access to healthy food, recreation, and social resources and avoids creating or worsening environmental health disparities, pursuant to RCW 36.70A.070(1).

Policy LU 2.7: When siting active-transportation corridors near overburdened and vulnerable communities, pursue alignments that enhance safety and health while minimizing new impacts such as noise, dust, traffic conflicts, or other pollution.

Rationale: This policy ensures that physical-activity infrastructure does not unintentionally worsen health disparities, pursuant to RCW 36.70A.070(1).

Policy LU 2.7: Encourage the integration of shade trees, green infrastructure, and heat-mitigation features into walking and biking routes, prioritizing areas with high heat exposure, low canopy coverage, or other health risks.

Rationale: Design that prioritizes natural heat-mitigation features minimizes the risks of exposure to extreme heat for all users of non-motorized transportation infrastructure.

GOAL LU 3: Protect water quality and quantity.

Rationale: The protection of water quality and quantity is important for the public health, the local economy, the environment, and helps to maintain the high quality of life.

Policy 3.1: Support data collection for water quality and quantity which can be used to evaluate land uses and development. Including but not limited to:

- Support the implementation of watershed plans to address water quantity and quality, including instream flows. Continue to plan reserves for future population growth and track exempt well use.
- Improve County tracking and coordination efforts with public water providers.
- Evaluate the existing exempt well and reserve tracking system for expansion Countywide.
- Consider different conditions in each Water Resources Inventory Area (WRIA) or sub-basin regarding water quantity and quality concerns.
- For areas where physical availability is potentially limiting, support studies on safe sustaining yield of water in relation to planned growth.
- Support mitigation measures including infrastructure projects.
- Support analysis of water bank options, or other alternatives, where instream flow reserves are exhausted, or where there are concerns over legal or physical availability.
- Support development of outreach/educational materials to residents, interest groups and developers.
- Require development to provide adequate water for domestic use. Water source priorities are as follows, in order of priority:
    1. Connection to an existing public water system where available;
    2. Where a public water system is not available, implementation of a new public water system consistent with DOH and CDHD requirements; and
    3. Individual well outside the service of a public water system.

Policy LU 3.2: Encourage and support future and ongoing water quality monitoring programs.

Rationale: Monitoring of water quality helps to determine the impacts of growth and development on water quality. Should water quality problems arise, determining the sources of water quality degradation, and educational and regulatory tools to maintain or improve water quality would be necessary.

Policy LU 3.3: Support water quality education programs which inform local citizens and visitors about water quality issues and ramifications.

Rationale: Education programs can be an effective approach to maintaining or enhancing water quality.

Policy LU 3.4: Encourage appropriate regulatory agencies to actively pursue violators which illegally discharge waste into rivers, lakes and streams.

Rationale: Enforcement of water quality and waste disposal standards is a key element in maintaining contaminant free water resources.

Policy LU 3.5: Support ongoing health department efforts to adequately monitor on-site septic systems and require the repair of failing on-site septic systems.

Rationale: Failing on-site systems have the potential to introduce fecal coliform and bacteria into water systems.

Policy LU 3.6: Encourage existing and require future public boat launches to incorporate washoff stations. Vessel sewage pump-out and fueling facilities should be sited to implement best management practices for the protection of water quality.

Rationale: Preventative management of water resources is essential to maintain our high-quality water environments.

🥬 Policy LU 3.7: Promote municipal and agricultural water conservation and efficiency efforts in watersheds to manage water demand.

Rationale: It is anticipated that the most consequential change to water supply will likely be a shift in the timing of natural water availability throughout the year, which may create challenges for adequate water supply when water demand is greatest.

🥬 Policy LU 3.8: Allow for water storage near sources to address low stream flow, flooding, firefighting, and water supply needs consistent with watershed plans and development regulations.

Rationale: The water availability timing may change and alter how to provide an adequate water supply when water demand is greatest. Review watershed plans and other irrigation and water district plans for potential strategies and solutions.

🥬Policy LU 3.9: Compatible with state and health district rules, allow for greywater systems and promote water re-use.

Rationale: Greywater could be used for irrigation to conserve potable water.

GOAL LU 4: Preserve the integrity of significant natural, historic, and cultural features by minimizing the impacts of development.

Rationale: These features are an important part of the surroundings that contribute to the area's high quality of life.

Policy LU 4.1: Encourage development that is compatible with the natural environment and minimizes impacts on significant natural and scenic features.

Rationale: The design of development proposals should consider the relationship with the natural environment from both aesthetic and environmental perspectives. Capitalizing on natural features can enhance the quality of new development while minimizing potential adverse impacts and exposure.

Policy LU 4.2: Partner with agencies responsible for managing public lands to ensure that local interests are represented.

Rationale: Because public lands comprise such a large percentage of the County, the importance of management that reflects local interest cannot be over-emphasized.

Policy LU 4.3: Promote the use of land preserves and conservation areas to protect important natural areas from inappropriate development.

Rationale: Resource conservation areas are important for preservation of natural features.

Policy LU 4.4: Establish a framework for the identification and preservation of archeological and significant historic sites and structures within the County.

Rationale: Goal 13 of the GMA requires the identification of lands, sites, and structures that have historical or archaeological significance.

Policy LU 4.5: Encourage the design of non-motorized trails and recreation routes in consultation with Tribes and affected communities to avoid harm to cultural resources and environmentally sensitive habitats, while expanding inclusive access to outdoor recreational opportunities.

Rationale: Designing non-motorized trails and recreation routes in consultation with Tribes and affected communities can expand non-motorized access to parks, open space, and natural areas. Focusing on communities that currently lack safe and convenient recreation options while ensuring new park infrastructure does not create or exacerbate environmental burdens and avoids creating or worsening environmental health disparities.

VI. Urban Growth Areas

A focal point of the GMA is the requirement of designating urban growth areas (UGAs). UGAs are to include areas and densities sufficient to permit the urban growth that is projected to occur in the County over a 20-year planning period. Urban growth areas are to be located first in areas already characterized by urban development where existing public facilities and service capacity is available and second, in areas where public or private facilities or services are planned or could be provided in an efficient manner. Planning for growth in this way accomplishes two GMA goals: 1) the efficient provision and utilization of public facilities and services and 2) reduce inappropriate conversion of undeveloped land into sprawling, low density development. The GMA also requires the county to identify open space corridors within and between UGAs. Open space corridors connect parks, recreational lands, wildlife habitat, critical areas, and provide opportunities for trails and other compatible uses. Open space opportunities provide relief from intense urban land uses that create, among other things, urban heat islands.

The County contains two UGAs encompassing the unincorporated communities of Manson and Peshastin. The County has worked, and continues to work, with these communities to ensure that the development patterns and community objectives are met through the planning process and zoning regulations. Both Manson and Peshastin have completed comprehensive planning exercises in the past, the goals and policies of which have carried forward into this Chelan County Comprehensive Plan update. However, it should be noted that those plans were not updated as part of the 2026 effort and in the rare instance that there may be inconsistencies between the two, the full Comprehensive Plan policies will supersede the local plan.

In areas where UGA boundaries are associated with an incorporated city, the County and cities have worked jointly in the adoption of the UGA boundaries outlined in the County-Wide Planning Policies.

The County and the cities also work together to adopt development regulations and land use designations which meet the County and City's objectives for growth and development.

As part of the Comprehensive Plan update process, the County is revising the designation of the community of Malaga from a LAMIRD to UGA. Converting Malaga to a UGA would allow the County to increase density to support future anticipated development and commercial opportunities in this area. The rationale is that Malaga already operates as a UGA and adding urban services, such as sewer, could help alleviate environmental concerns related to water quality issues associated with increased levels of nitrates in groundwater as described in Appendix D.

The UGA boundaries will be evaluated at least once every ten years, according to RCW 36.70A.130, and may be amended on an annual basis to ensure they are adequate to accommodate the 20-year population projections. The assessment of the UGA capacity is based upon developable lands, environmental constraints, known water quality and quantity issues, housing and economic development needs, public facility and service capacities and the implementation of growth strategies.

The GMA defines urban growth, and urban governmental services as:

A. Urban growth refers to growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources, rural uses, rural development and natural resource lands designated pursuant to RCW 36.70A.170. A pattern of more intensive rural development, as provided in RCW 36.70A.70(5)(d), is not urban growth. When allowed to spread over wide areas, urban growth typically requires urban governmental services. "Characterized by urban growth" refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth.
B. Urban governmental services or urban services include those public services and public facilities at an intensity historically and typically provided in cities, specifically including storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with rural areas.

VII. Goals and Policies for Urban Growth Area

GOAL LU 5: Encourage development to occur in urban growth areas where adequate public facilities and services exist or can be provided in an efficient manner.

Rationale: Promoting the efficient utilization of land by encouraging urban development within UGAs will improve the efficiency of infrastructure provision and usage and reduce low density sprawling development within the County.

Policy LU 5.1: Designated urban growth areas should include those areas already characterized by urban growth as well as those areas projected to accommodate future growth.

Rationale: Including areas already characterized by urban growth and those areas projected for urban growth within the urban growth areas is a logical progression that will help to prevent leapfrog development, reduce sprawl, and decrease infrastructure costs.

Policy LU 5.2: Designate and size urban growth areas in accordance with the GMA (RCW 36.70A.110) based on projected population growth; existing land use and transportation systems; capacity of public facilities and services; capacity to fund the necessary infrastructure and capital facilities. Consideration should also be given to addressing grossly irregular corporate boundaries during the process of designating urban growth boundaries.

Rationale: Following these criteria will ensure that the urban growth areas will be of sufficient size to allow for future growth and be served with urban level services.

Policy LU 5.3: Implementation regulations should be designed to ensure that urban densities outlined in the comprehensive plan can be accommodated in urban growth areas.

Rationale: Implementation regulations must be consistent with the comprehensive plan. Urban growth areas are the most appropriate location for accommodating urban growth.

Policy LU 5.4: The timing of utility extensions into the urban growth areas should be consistent with the adopted capital facilities plan of the utility purveyor.

Rationale: Public financing for the extension of public facilities and services may not allow for the extension of facilities and services prior to established timelines in the purveyor's capital facility plans. However, coordination between developers and public service purveyors may allow a repayment plan for improvements with provisions for utility assisted financing and latecomer fees.

Policy LU 5.5: Capital Facility Plans should provide for an urban-level of public facilities and services for buildout of lands within the Urban Growth Area.

Rationale: Urban levels of public facilities and services are necessary to accommodate planned urban growth and development.

Policy LU 5.6: Regularly evaluate Urban Growth Area boundaries based on new population projections provided by the State.

Rationale: Changing conditions that could affect growth rates in the future will necessitate a re-evaluation of established urban growth boundaries. Re-evaluations should be done on a more frequent basis than every ten years as required by the GMA.

Policy LU 5.7: Require developments within Urban Growth Areas to commit to public water and sewer systems, if available at the site. If public water or sewer service is not available, encourage use of community water and sewer systems over individual water wells and septic systems.

Policy LU 5.8: Require curb, gutter and sidewalks for all new roads in UGAs, and develop standards for street improvements, including alignment and grading, road surfacing, public road access and right-of-way and stormwater.

Policy LU 5.9: Enhance the visual character of access points to urban growth areas and rural community centers through implementation of development standards addressing signage, setbacks, landscaping, and design.

Rationale: Development standards should be adopted to address appropriate signage, setbacks and landscaping to promote an orderly and aesthetic approach into a community.

Policy LU 5.10: Permit development, redevelopment and infill in urban shoreline areas, when consistent with protection of critical areas.

Rationale: The amount of waterfront property suited for residential and multi-use development is limited. The presence of urban-level services will support higher densities, and development at such densities is encouraged to make efficient use of the shoreline.

Policy LU 5.11: Promote infill of vacant, partially used, and underutilized land as an important aspect of the efficient development of urban growth.

Rationale: Many parcels of land available within the residential, commercial, and industrial areas can accommodate further development. Infill within the urban growth area will allow public facilities and services to be provided in a more efficient manner.

GOAL LU 6: Identify and designate open space corridors within and between UGAs that connect parks, recreational lands, wildlife habitat, critical areas and that provide opportunities for trails and other compatible uses.

Rationale: Consistent with WAC 365-196-335, when identifying open space corridors, the county and cities should plan an integrated open space system that connects large parks, recreational lands, resource lands, wildlife habitats and critical areas. Designating and preserving open space corridors integrates multiple planning objectives, promotes access to nature for urban and rural residents, and supports ecosystem preservation.

Policy LU 6.1: Encourage the use of land development techniques to identify and maintain open space corridors that define urban growth boundaries and provide separation between communities, and between urban and rural areas where feasible.

Rationale: Designating open space corridors support GMA goals to reduce sprawl, protect rural character, and sustain ecological and recreational open space between developed areas.

Policy LU 6.2: Urban growth planning with any federally recognized Tribe whose reservation or ceded lands lie within the County and has chosen to participate in GMA planning should include early and meaningful government-to-government consultation.

Rationale: Pursuant to RCW 36.70A.040 and RCW 36.70A.110(9) early, substantive consultation with affected Tribes addresses potential impacts to cultural resources and treaty rights and establishes mediation when agreement cannot be reached.

Policy LU 6.3: Consider various land acquisition techniques in the development of cooperative management plans and implementation strategies for open space areas of inter-jurisdictional significance and encourage cooperative work with public and private groups to identify, protect, and enhance open space areas.

Rationale: By using diverse land acquisition techniques and partnerships with public and private entities, the county can more effectively identify, protect, and enhance open space areas that provide regional ecological, recreational, and community benefits across jurisdictions.

Policy LU 6.4: Preserve tree canopy cover in critical areas such as streams, wetlands, critical aquifer recharge areas, geologically hazardous areas, frequently flooded areas, and shorelines.

Rationale: Maintaining canopy cover along streams, wetlands, and other sensitive areas enhances habitat quality, stabilizes soils, improves water quality, moderates microclimates, and supports the broader goal of creating an integrated green network that links parks, habitats, and recreational spaces.

Policy LU 6.5: Encourage construction within or within proximity of urban forests to occur in such a way to protect the forest and the structures against hazards of wildfire.

Rationale: This approach supports the long-term health and safety of the built and natural environments and maintains the integrity of open space corridors and urban forest systems by reducing fire and property risks and preserving habitat connectivity within and between UGAs.

Policy LU 6.6: Promote urban forests through tree planting programs, increased education and awareness, maintenance of trees in parks, residential, commercial, and industrial areas, and restoration and protection of forest habitat.

Rationale: Promoting urban forests through tree planting, education, maintenance, and habitat restoration strengthens the ecological and social value of open space corridors within and between urban growth areas.

Policy LU 6.7: Consider establishment of tree retention and replacement policies in all zones.

Rationale: Expanding and caring for urban tree cover enhances air and water quality, provides wildlife habitat, mitigates heat island effects, and fosters community stewardship of green spaces across all land use types.

GOAL LU 7: Convert the Malaga LAMIRD into a UGA.

Rationale: Converting the Malaga LAMIRD to a UGA would allow the County to provide urban services, increase density to support future anticipated economic development and commercial opportunities, and reduce environmental health hazards from septic tank use in this area. This ::services and reducing inappropriate conversion of undeveloped land into sprawling, low density development.

LU 7.1: Develop and adopt development standards that are compatible with the existing rural landscape in Malaga. These include requiring landscaping, buffering, and screening for residential, commercial, and industrial uses, with emphasis on native vegetation, visual integration with the surrounding landscape, and mitigation of noise, dust, and light impacts.

Rationale: Thoughtfully designed buffering standards protect the rural visual character while allowing for economic diversification and the development of new commercial and housing units. These standards minimize land use conflicts, enhance community aesthetics, and provide ecological benefits such as habitat and stormwater filtration.

LU 7.2: Continue to develop and implement a public education initiative to inform community members about the use of cluster development as a tool for preserving open space, agricultural land, and natural resources, including the use of Transfer of Development Rights (TDRs) and Commerce's Landscape Conservation Infrastructure Program (LCLIP). Following implementation, conduct a community feedback process to reassess public perspectives and refine clustering policies accordingly.

Rationale: Educating residents on the opportunities and benefits of cluster development strategies and following up on public perceptions by meaningful public engagement helps address misconception, builds relationships, and enables informed refinement of land use policies.

LU 7.3: Initiate and ma.2intain coordination with the Wenatchee School District to evaluate population growth projections and jointly identify suitable sites for a future elementary school that ensures safe, accessible, and equitable educational infrastructure for local families.

Rationale: There are no public school facilities within Malaga. Collaboration with the school district ensures that education facilities keep pace with demographic changes. Early coordination reduces siting conflicts, improves transportation planning, and supports neighborhood-centered development.

LU 7.4: Encourage the expansion and modernization of public safety services to meet or exceed urban service standards in the Malaga UGA.

Rationale: Demands for critical services increase as population and development increase. Efficient public safety services support new development and maintain community resilience.

GOAL LU 8: Develop / maintain community-specific plans for UGAs

Rationale: While Urban Growth Areas are included in the county-wide planning goals and policies and all land use decisions must be consistent with this plan, community-specific plans can be useful in establishing vision and policy for unique communities in Chelan County.

LU 8.1: Ensure that community plans are consistent with the overall Chelan County Comprehensive Plan by reviewing population and housing allocations.

LU 8.2: As resources allow or as changing conditions merit, work with community representatives to update community plans in alignment with the 2027-2047 Comprehensive Plan.

VIII. Commercial Development

This sub-element addresses land use goals and policies relating to commercial development. The Citizen Advisory Committees also reviewed the following issues during discussions about future commercial development: parking, aesthetics, compatibility with adjacent land uses and the efficient

provision of public services and facilities. Further guidance for commercial development can be found in the Rural Element.

IX. Commercial Development Goals and Policies

GOAL LU 8: Direct future commercial development to designated commercial areas in urban growth areas and to existing rural commercial areas consistent with the Growth Management Act.

Rationale: Commercial activities should occur within urban growth areas which have the infrastructure and services necessary for such development. Under the provisions of the GMA, commercial development, redevelopment, and infill may also occur in existing rural commercial locations. The Act also provides for cottage industries and small scale recreation and tourist commercial activities in rural areas.

Policy LU 8.1: Strengthen existing commercial centers rather than permitting the aimless spread of new development.

Rationale: Strip commercial development causes negative impacts on existing infrastructure and access problems for road systems.

Policy LU 8.2: Support home occupations in residential areas provided such occupations would not alter the residential character of the property or create a nuisance that interferes with the peaceful occupancy of neighboring homes.

Rationale: Home occupations generate substantial economic activity with minimal land use impact.

Policy LU 8.3: Promote employment opportunities for rural residents by permitting isolated cottage industries and small-scale businesses where public services and public facilities would be limited to those necessary to serve these uses and be provided in a manner that does not permit low density sprawl.

Rationale: The GMA provides opportunities for cottage industries and small scale businesses in rural areas.

Policy LU 8.4: Take advantage of Chelan County's rural character and natural setting by promoting small scale, non-residential, recreation and tourist uses, including associated commercial facilities in rural areas.

Rationale: The GMA provides opportunities for small scale recreation and tourist uses in rural areas.

GOAL LU 9: Support the enhancement and development of successful commercial areas that are aesthetically pleasing, compatible with non-commercial uses, and have adequate access, public facilities, utilities, and parking.

Rationale: Commercial development must take into consideration potential impacts on adjacent land uses and the community.

Policy LU 9.1: Protect residential zones and scenic corridors from visual impacts of commercial development by requiring screening or enclosure of outdoor vehicle or material storage areas.

Rationale: A compatible image is essential for the success of the community, quality of life, and the tourism industry.

Policy LU 9.2: Implement regulations to ensure recreation or tourist uses and associated commercial facilities in rural areas are compatible with surrounding land uses.

Rationale: Potential impacts on surrounding land uses should be addressed.

Policy LU 9.3: Promote commercial development design that maintains high aesthetic quality and includes features to protect less intense land uses, including setbacks, landscape buffers, and screening.

Rationale: Appropriate setbacks and landscape buffers can help mitigate impacts on less intensive land uses.

Policy LU 9.4: Future commercial development should contribute a proportionate share of infrastructure improvement costs, though local government may choose to incentivize desirable commercial development when the public benefits would surpass improvement costs.

Rationale: Existing uses should not be responsible for the costs of system improvements associated with new development. However, development should not be required to contribute to improvements not reasonably related to the development. Desirable commercial development can bring greater benefits to an area than it may cost to provide services.

Policy LU 9.5: Ensure that adequate parking and transportation facilities are provided in conjunction with expansion of or development of additional commercial activities.

Rationale: Sufficient off-street parking should be provided in safe and convenient locations and should be compatible with adjacent land uses. Off street parking should accommodate those with special needs.

Policy LU 9.6: Promote and encourage improvements to the appearance of the commercial districts and residential areas throughout the County.

Rationale: Consideration of the compatibility of land uses, and providing for appropriate lighting, curbs and gutters, and sidewalks may encourage improvements to commercial buildings and adjoining residential districts in the County.

Policy LU 9.7: Support placement of commercial activities and land use designations to meet the economic needs of the County and provide for a range of commercial opportunities that support diversification of the area economy.

GOAL LU 10: Retain docking facilities at the Stehekin landing for both commercial and private use.

Rationale: The dock is the port area of Stehekin and should be used for the benefit of all.

Policy LU 10.1: Provide the opportunity for appropriate year around moorage at Stehekin landing for commercial and private use.

Rationale: People who work and recreate with watercraft in the Stehekin Area should have access to a portion of the Stehekin boat docks year around.

X. Industrial Development Goals and Policies

Existing industrial activities contribute significantly to the economic and employment base of the County. Industrial uses overall in the County are primarily resource based; however, non-resource-based industries have become more common in the county. Industrial development opportunities in rural areas are limited due to the lack of available infrastructure including public water and sewer systems. During the discussion of industrial development, several issues and concerns were identified. Some of these include:

- Size of projects
- Emissions from uses (fumes, noise, dust)
- Locating compatible or similar uses together
- Buffering of industrial development and less intensive land uses

Strategies to diversify and provide guidance for industrial development can be found in the Rural Element as well as this sub-element.

GOAL LU 11: Direct future industrial development to designated industrial areas in Urban Growth Areas and LAMIRDs and to existing rural industrial areas, consistent with the Growth Management Act.

Rationale: Industrial activities should occur within urban growth areas and LAMIRDs which have the infrastructure and services necessary for such development. Under the provisions of the GMA, industrial development, redevelopment, and infill may also occur in existing rural industrial locations. The Act also allows for the development of cottage industries in rural areas.

Policy LU 11.1: Permit siting of industrial uses in rural areas when adverse impacts to the rural community can be minimized and the requirements of the GMA (RCW 36.70A.365 or RCW 36.70A.070(5)) can be met.

Rationale: Some industrial uses, because of the nature of their operations, are more appropriately located in rural areas.

Policy LU 11.2: Promote the use of innovative development techniques, such as industrial parks, to improve the aesthetic appearance of industrial development and promote positive working environments.

Rationale: Industrial parks can be used to promote the human working environment through the provision of convenient and safe access, parking and landscaping. Site design of industrial parks can improve the aesthetic appearance of industrial developments.

Policy LU 11.3: Encourage industrial development to locate in areas with access to necessary support facilities, services, and transportation systems, and where industrial development would be compatible with nearby land uses.

Rationale: Industrial development should not conflict with adjacent land uses, should be served by a convenient transportation system and have access to necessary public facilities and services.

Policy LU 11.4: Provide necessary public facilities and services for development, infill and redevelopment of existing industrial or mixed-use sites outside of urban growth areas, where such services can be provided in a manner that does not promote sprawl, consistent with the GMA.

Rationale: The GMA provides for the redevelopment and infill of existing industrial areas.

Policy LU 11.5: Promote revitalization of existing developed industrial areas suitable for continued use.

Rationale: Continued use and on-going redevelopment of developed sites will take advantage of existing infrastructure investments.

Policy LU 11.6: Develop a comprehensive solid waste management plan in coordination with the cities within Chelan County and that contains policies on the reduction, collection, and handling of solid waste and materials as well as management services and programs throughout the County.

Rationale: Consistent with RCW 36.70A.142, as amended to allow for siting of organic materials management facilities as identified in local solid waste management plans.

Policy LU 11.7: Organic materials management facilities should be sited following the criteria described in RCW 70A.205.040(3)

Rationale: Consistent with RCW 70A.205.040(3), priority areas for organic materials management facilities must be in industrial zones, agricultural zones, or rural zones, and may not be located in overburdened communities identified by Ecology under chapter 70A.02 RCW.

GOAL LU 12: Maintain Chelan County's existing industrial base and promote further diversification of the area's economy with industries that are compatible with surrounding land uses.

Rationale: Existing industrial base and resource based industries provide the foundation for the area's economy. Industrial development and redevelopment should take into consideration impacts on surrounding land uses.

Policy LU 12.1: Encourage public/private partnerships for targeted identification and development of industrial sites.

Rationale: Public/private cooperation can more effectively help implement economic development and diversification of the County.

Policy LU 12.2: Future industrial development should contribute a proportionate share of infrastructure improvement costs, though, local government may choose to incentivize desirable industrial development when the public benefits would surpass improvement costs.

Rationale: Desirable industrial development can bring greater benefits to an area than it may cost to provide services.

Policy LU 12.3: Require industrial development to provide adequate setbacks, landscape buffers and/or screening to aid the transition between industrial development and other land uses.

Rationale: Appropriate setbacks, landscape buffers, and screening provided by vegetation, fencing and other methods can help mitigate impacts to less intensive land uses.

Policy LU 12.4: When evaluating industrial development proposals, ensure potential impacts on nearby properties and public facilities and services are avoided, minimized, or mitigated.

Rationale: Industrial developments can be fairly intensive land uses. When reviewing industrial development proposals, impacts on nearby properties and public facilities and services must be addressed.

Policy LU 12.5: Encourage the development of light industries to diversify the area economy while minimizing negative environmental impacts.

Rationale: Further development of light industries would help diversify the area's economy while minimizing negative environmental impacts.

Policy LU 12.6: Develop regulations to ensure that cottage industries in rural areas are compatible with surrounding land uses.

Rationale: Impacts to surrounding land uses should be avoided or mitigated whenever possible.

Policy LU 12.7: Ensure provision of adequate off-street parking in conjunction with the expansion or development of industrial sites.

Rationale: Sufficient off-street parking should be provided in safe and convenient locations and should be compatible with adjacent land uses. Off street parking should accommodate those with special needs.

Policy LU 12.8: Industrial and natural resource land uses that constitute a nuisance, making them inherently unsuitable for urban areas, may be permitted on a limited basis in remote rural areas, provided that the extension of urban services would not be required and that potential impacts on surrounding land uses can be addressed.

Rationale: Some industrial and natural resource based uses, due to their nature, are not appropriate to be located in urban growth areas but can be located in remote locations within the limits set by rural governmental services, and the protection of the rural character and critical areas. Said uses can play an important role in support of other industries and businesses in the county.

XI. Open Space/Recreation

Open space is an important component of the natural environment and supports natural systems, aesthetic, recreational, and economic resources in the rural landscape. Open space is minimally developed or undeveloped land that serves a functional role in the life of a region. Open space helps

define the rural character of the County. Open space related to recreation is specifically addressed in the Park and Recreation Element.

Open space lands in Chelan County consist of critical areas, parks and recreational land, wildlife corridors and conservation areas. Within the County a significant amount of land is owned and managed by Federal and State agencies. These areas are an important open space resource providing numerous benefits to the County and its residents.

Open space lands may have some restrictions on their use or management. If the County acquires sufficient interest in a property, or control of resource development, based on public interest, additional restrictions may occur. The County may acquire, by donation or purchase, land ownership and/or easements within these open space corridors.

XII. Goals and Policies for Open Space/Recreation

GOAL LU 13: Preserve open space for the enjoyment of County residents and visitors.

Rationale: Open space is a valuable resource for the enjoyment of residents and visitors. The retention of open space helps to maintain the natural beauty and rural character of the County.

Policy LU 13.1: Encourage the provision and retention of open space through regulations that allow innovative techniques and incentive-based programs, such as the public benefit rating system, the open space tax program, purchase of development rights or conservation easements by public or private entities, and land trusts.

Rationale: Innovative site and development designs and incentive programs help to encourage the retention and provision of open space.

Policy LU 13.2: Encourage multiple uses of public lands to support open space and recreational use in the County.

Rationale: Public lands can provide opportunities for open space preservation and recreation opportunities while providing for the management of valuable natural resources by public entities.

Policy LU 13.3: Encourage preservation of outstanding natural and scenic resources, critical areas, and significant historic and cultural resources.

Rationale: Protection of these resources will help to maintain the high quality of life enjoyed by residents and visitors of Chelan County.

Policy LU 13.6: Ensure that construction within or within proximity of urban forests occurs in such a way to protect the forest and the structures against hazards of wildlife.

Rationale: The Land Use Element must be consistent with RCW 36.70A.070(1), as amended, RCW 36.70A.160, and WAC 365-196-335.

Policy LU 13.7: Promote urban forests through tree planting programs, increased education and awareness, maintenance of trees in parks, residential, commercial, and industrial areas, and restoration and protection of forest habitat.

Rationale: The Land Use Element must be consistent with RCW 36.70A.070(1), as amended, RCW 36.70A.160, and WAC 365-196-335.

Policy LU 13.8: Consider establishment of tree retention and replacement policies in all zones.

Rationale: The Land Use Element must be consistent with RCW 36.70A.070(1), as amended, RCW 36.70A.160, and WAC 365-196-335.

GOAL LU 14: Encourage development and maintenance of recreational facilities and opportunities to meet the needs of residents and visitors.

Rationale: Recreational opportunities help to promote the area for tourism and provide for a high quality of life.

Policy LU 14.1: State and publicly owned tourist/recreation destinations should provide adequate sanitary facilities.

Rationale: Adequate sanitary facilities help to maintain the quality of recreation opportunities enjoyed by residents and tourists in the area.

Policy LU 14.2: Prepare a comprehensive study of underutilized public rights of way and easements and assess the potential for public benefit through the following steps:

- Identify all undeveloped or underutilized public rights of way and easements and determine ownership status.
- Establish criteria to evaluate public benefit, including, but not limited to, lake access, park siting, trails, view corridors, resale or exchange, open space, critical areas, utility purposes, and property access streets.
- Assess each site's value using criteria established in step "b" to determine value for use or sale.
- Develop and encourage the implementation of a plan for use or sale of each site.

Rationale: Underutilized right of ways and easements offer an opportunity for significant public benefit as open space and recreation.

Policy LU 14.3: Support the development of recreation districts in the County where local support can be demonstrated.

Rationale: This is an opportunity to meet open space and recreation needs within the County.

🥦 Policy LU 14.4: Improve and promote the range of weather-independent and all-season tourism and recreation opportunities.

Rationale: Anticipated changes in temperature and precipitation are expected to affect availability of winter and summer recreation and tourism (e.g., shorter winter recreation periods and less summer water availability). Adaptions to seasonal conditions would be important to the local economy.

XIII. Master Planned Resorts

The scenic and natural amenities located within Chelan County afford opportunities for varied recreational activities. It is the intent of this comprehensive plan to provide guidance for Master Planned Resorts (MPR) as authorized by the general principles contained in RCW 36.70A master planned resorts, as amended.

MPRs are developments with urban characteristics that may be located outside of urban growth areas. A MPR is a fully integrated, self-contained planned unit development, in a setting of significant natural amenities, with its primary focus on destination resort facilities, consisting of short-term visitor accommodations associated with a range of developed on-site indoor and/or outdoor recreational facilities. Capital facilities, utilities, and services, including those related to sewer, water, stormwater, security, fire suppression, and emergency medical provided on-site should be limited to meet the needs of the master planned resort. Implementation regulations will be established for the approval of MPRs that are consistent with the goals and policies contained in this plan and meeting the future development goals of the county.

XIV. Goals and Policies for Master Planned Resorts

GOAL LU 15: Provide opportunities for Master Planned Resorts (MPRs), consistent with the provisions of RCW 36.70A.360, to create a diversity of recreational, tourist and economic opportunities in Chelan County.

Rationale: State law contains criteria that are required to be utilized in the review and formation of development standards for MPRs.

Policy LU 15.1: The primary focus of Master Planned Resorts are as a fully-contained destination resort consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreation facilities, mix of related convenience goods and services, short-term residential uses, capital facilities, utilities and services and, when feasible, an affordable housing component for employees.

Rationale: RCW 36.70A.360 requires MPRs to have a primary focus on destination resort facilities.

Policy LU 15.2: MPRs should not occur in areas that are designated as agricultural or forest lands of long-term commercial significance under RCW 36.70A.170, unless a finding can be made that the land is better suited in the long-term for development as a MPR than for the commercial harvesting of timber or agricultural production.

Rationale: Chelan County places a prime importance on maintaining the current inventory of commercial forest and commercial agricultural land, which is a significant economic contributor to the county. Development of MPRs in rural areas would reduce the amount of productive land for agricultural or forest uses, as required by RCW 36.70a.360(4)(c).

Policy LU 15.3: Ensure the compatibility of MPRs with adjacent land uses through appropriate site design which emphasizes physical and visual separation from the nearest existing developed areas, preservation and protection of critical areas, and cluster development surrounded by open space.

Rationale: The urban characteristics of a MPR has the potential to create conflicts with rural uses.

Policy LU 15.4: Development plans for MPRs should blend site development and architecture with the natural character and features of the land, topography, vegetation, geology, slope, soils etc. The MPR design should also reflect relevant cultural heritage and preservation of the area's rural character or natural resource uses.

Rationale: MPRs are intended to take advantage of the natural amenities and character of the area. To ensure that those amenities continue and are undiminished, the design of the MPR must be compatible with the surrounding area.

Policy LU 15.5: Permanent residential uses may be included within the boundaries of a MPR, provided such uses are integrated into and support the on-site recreational nature of the resort.

Rationale: The primary focus of the MPR is for destination resort facilities with short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreation facilities. Given this focus, single-family or multi-family residential development should not be the primary component of MPRs.

Policy LU 15.6: Necessary capital facilities, utilities and services may be provided to a MPR by outside service providers, including municipalities and special service districts, provided that all costs associated with service extensions and capacity increases directly attributable to the MPR are fully born by the resort, and provided that such facilities and utilities serve only the MPR and/or urban growth areas.

Rationale: Due to the size and remote distance from existing services, significantly larger costs of extending services and capacity result from an MPR than from other forms of development. Limiting the use of those services outside of an UGA will limit unwanted development outside of those areas.

Policy LU 15.7: Existing resorts seeking designation as Master Planned Resorts should have been completed before July 1, 1990, and planned as self-contained integrated developments focused on short-term visitor accommodations and recreational facilities.

Policy LU 15.8: After designation as a MPR, new urban and suburban land uses should be precluded in the vicinity surrounding the resort, except in areas otherwise designated for urban growth or LAMIRDS.

> Rationale: MPRs are created to maintain rural character while allowing development to take advantage of natural amenities. Additional urban or suburban land uses around an MPR will diminish the rural character and should be directed to other areas designated for those types of uses, and as required by RCW 36.70A.362(2).

Policy LU 15.9: An existing resort may be included or expanded as a MPR when consistent with the provisions for a new MPR, critical areas and other regulations.

> Rationale: The impacts of the existing resort on the surrounding area should have been mitigated in a prior process. The expansion of a resort may create new impacts that must be identified and mitigated with the MPR process prior to approval.

XV. Environmental Justice Goals and Policies

The 2024 GMA legislation and updated Commerce guidance requires that counties that are fully planning under the GMA give special consideration to achieving environmental justice goals and policies, including efforts to avoid creating or worsening environmental health disparities (RCW 36.70A.070(1)). The term "Environmental Justice" is defined by RCW 70A.02.010 as "as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to development, implementation, and enforcement of environmental laws, regulations, and policies. Environmental justice includes addressing disproportionate environmental and health impacts in all laws, rules, and policies with environmental impacts by prioritizing vulnerable populations and overburdened communities and the equitable distribution of resources and benefits." In this context, the term "overburdened communities" refers to the geographic area where vulnerable populations face combined, multiple environmental harms and health impacts, and includes but is not limited to communities impacted by fossil fuel pollution, by natural disasters, or a community located in census tracts that are fully or partially on Tribal land.

The Environmental Justice sub-element is consistent with the definition provided by the Washington State Department of Health that defines environmental health disparities as the increasing combination of social, medical, and environmental factors that cause more sickness, disease, pollution, and other problems and that affect communities with more economic needs. Goals and policies proposed in this sub element prioritize increased levels of health and wellness for all communities to benefit from clean air, clean water, and a healthy environment.

GOAL LU 16: Encourage the implementation of land use strategies and efforts that work to avoid creating or worsening environmental health disparities.

Rationale: Consistent with RCW 36.70A.070(1), as amended, this helps ensures that environmental benefits (e.g., access to services, and natural and recreational areas) are equitably distributed among all communities, including those with existing health disparities, and that no population is subject to disproportionate adverse effects.

Policy LU 16.1: Consider using geospatial analysis or other techniques that help identify overburdened communities within Chelan County to inform policies, plans, and distribution of funding that promote environmental justice and avoid creating or worsening environmental health disparities.

Rationale: Identifying geographic areas where vulnerable populations face combined, multiple environmental harms and health impacts, including communities impacted by fossil fuel pollution, by natural disasters, or a community located in census tracts that are fully or partially on Tribal land is the first step to guaranteeing meaningful involvement of all populations in development, implementation, and enforcement of environmental laws, regulations, and policies.

Policy LU 16.2: Encourage investments that meet the needs of current and future residents and employers, including overburdened communities.

Rationale: Residential and employment opportunities for all communities, including overburdened communities, contribute to the access to services by reducing economic and spatial barriers that could create or worsen environmental health disparities.

Policy LU 16.3: Reduce disparities in access to opportunity for all residents through inclusive community planning.

Rationale: Access to clean air and water, safe housing, green infrastructure, and park leads to improvements in the quality of life of all communities and reduces the potential for environmental health disparities.

Policy LU 16.4: Encourage the development of livable communities for those who live, work, and recreate in Chelan County by directing growth into urban areas that are accessible, walkable, and transit oriented; preserving and creating open spaces; and protecting resource and rural lands.

Rationale: Accessible, walkable, and transit oriented developments, in addition to preserving and creating open spaces and protecting resource and urban lands, could improve the quality of life of all communities by removing barriers to benefiting from resources and services offered in the County.



Photo credit: Anchor QEA

CHAPTER 3
RURAL ELEMENT

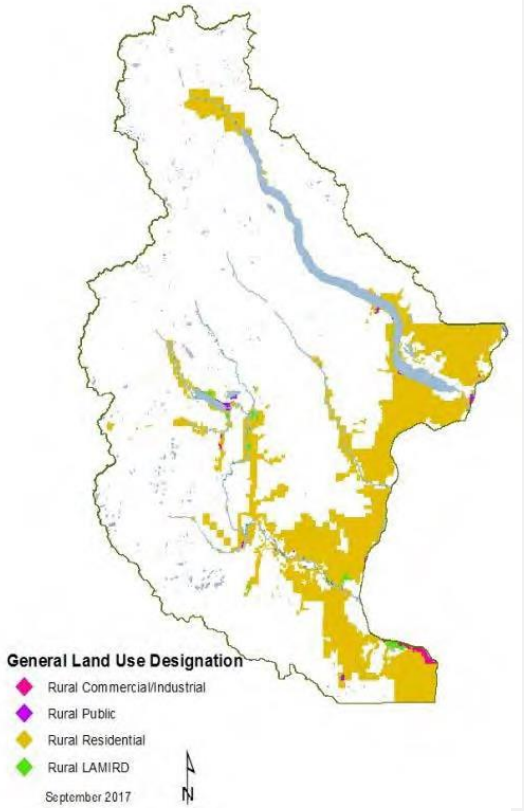
I. Introduction

The GMA requires a Rural Element in the County's comprehensive plan. The Rural Element contains goals and policies to guide the development of rural land including the identification of the general types of uses to be permitted. Rural lands are all lands not designated for urban growth, or agriculture, forest or mineral resource lands.

The GMA recommends providing a variety of residential densities at levels that are consistent with the preservation of rural character and the requirements of the Rural Element. The Rural Element provides guidance on appropriate land uses and densities for Chelan County's rural areas. Rural governmental services should be provided at a level necessary to support and sustain the land use pattern planned for rural areas. Rural governmental services should not provide the level of service

which promotes growth or sprawl in rural areas. The GMA provides the following definitions of rural development, rural character and rural governmental services:

A. Rural development refers to development outside of UGAs and outside agricultural, forest, and mineral resource lands designated pursuant to RCW 36.70A.170. This type of development can consist of a variety of uses and residential densities, including clustered residential development, at levels that are consistent with the preservation of rural character and other requirements. Rural development does not refer to agriculture or forestry activities that may be conducted in rural areas.



B. Rural governmental services or rural services include those public services and public facilities historically and typically delivered at an intensity usually found in rural areas, and may include domestic water systems, fire and police protection services, transportation and public transit services, and other public utilities associated with rural development and normally not associated with urban areas. Rural services do not include storm or sanitary sewers, except as otherwise authorized by RCW 36.70A.110(4).

C. Rural character refers to the patterns of land use and development established by a county in the rural element of its comprehensive plan:

   1. In which open space, the natural landscape, and vegetation predominate over the built environment;
   2. That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;

3. That provide visual landscapes that are traditionally found in rural areas and communities;
4. That reduce the inappropriate conversion of undeveloped land into sprawling, low density development;
5. That generally do not require the extension of urban governmental services; and
6. That are consistent with the protection of natural surface water flows and ground water and surface water recharge and discharge areas.

II. Intent

It is the intent of this Rural Element to preserve the rural character and way of life in the rural area, and to protect private property rights while considering impacts to the environment of Chelan County.

As noted in the Land Use Element, most land within the County is in Federal or State ownershipand is therefore considered unbuildable within the planning horizon of this plan.

As documented in the Parks and Recreation Element, the Federal and State lands provide the County with large rural and natural park lands, these include: Glacier Peak Wilderness, Lake Chelan Sawtooth Wilderness, Wenatchee National Forest, Alpine Lakes Wilderness, Henry M. Jackson Wilderness, North Cascades National Park, and Lake Chelan National Recreation Area. These very large wilderness and park areas are not expected to develop but rather enhance the character of the County as a recreation and natural resource to locals and visitors.

In addition to Chelan County's rural character being dominated by park lands, Chelan County has a history of agricultural uses—primarily orchards of various sizes, residential rural living; forest practices, rural industrial activities, mining and small town settlements. Over the last 20 years, some areas have transitioned to vineyards, wineries, smaller-scale agricultural production and agricultural and recreational tourism.

Within the Land Use Element each region of the County has been defined by its unique characteristics and rural character, including innovative tools for development. The goals and policies in the Rural Element are to guide land use activities in and surrounding rural lands. Goals and policies have been developed for the preservation of the rural character by:

- Containing or otherwise controlling rural development;
- Assuring visual compatibility of rural development with the surrounding rural area;

- Reducing the inappropriate conversion of undeveloped land into sprawling, low-density development in the rural area;
- Protection of critical areas, surface water and ground water resources; and,
- Protecting against conflicts with the use of agricultural, forest, and mineral resource lands of long-term commercial significance, see Resource Element.

The County land use designations can be grouped as Rural, limited areas of more intensive rural development (LAMIRD), Resource, and UGA. This Element addresses the siting criteria and Goals and Policies of the Rural and LAMIRD designations. Additionally, each designation is broadly defined with intended uses and densities under the siting criteria. Services for rural lands are addressed in the Capital Facilities and Utilities Elements.

Rural designations include: Rural Residential/Resource 2.5, 5, 10 and 20 LAMIRD designations include: Rural Waterfront; Rural; Rural Village; Rural Recreational/Residential; Rural Commercial; and, Rural Industrial

III. Goals and Policies – Rural Designations

GOAL RE 1: Maintain a balance between human uses and the natural environment in rural areas of the County.

Rationale: Residents who choose to live in rural areas need to realize that their lifestyle has an impact on the natural environment and efforts need to be made to find and maintain a balance between human activity and the natural environment.

🥬 Policy RE 1.1: Rural development should avoid and mitigate impacts to critical areas, which have value as wildlife habitat and open space and protect developed areas from natural disasters.

Rationale: Wildlife habitat and open space are typically located in rural areas and are an important part of the reason why people choose to live in a rural setting. Therefore, development may occur when suitable mitigation is provided to address impacts to Critical Areas existing in rural lands.

Policy RE 1.2: Uses not specifically addressed or prohibited in the comprehensive plan are not automatically allowed and should be reviewed on their own merits for compatibility with existing goals and policies.

Rationale: Should there be a new land use or an innovative technique towards the management of growth, they can be reviewed during the annual review process to analyze their compatibility with existing goals and policies of the plan.

Policy RE 1.3: Establish a variety of rural land use designations that would accommodate a wide variety of rural uses and densities consistent with the County's rural character.

Rationale: The rural areas of Chelan County contain a variety of land uses and densities that comprise the rural character of the area. Continuing this pattern will help to maintain and enhance this rural character.

Policy RE 1.4: Essential public facilities and/or services should be sited and developed in a manner that maintains the rural character of the area. Essential public facilities and/or services are appropriate for location in rural areas when suitable mitigation is provided.

Rationale: Essential public facilities and/or services should not compromise the goal of the Rural Lands.

Policy RE 1.5: Provide adequate stormwater infrastructure focused on regional systems (e.g., developing new and expanded pump stations and new stormwater facilities) where financially feasible and in circumstances shown to be necessary to protect basic human health and safety of the environment.

Rationale: Promote stormwater best practices to mitigate or cleanse discharges that may pollute waters of the state. Stormwater infrastructure should not compromise the goal of Rural Lands.

Policy RE 1.6: Where financially feasible and necessary to protect basic human health and safety of the environment, provide adequate wastewater infrastructure including new and upgraded pump stations to accommodate growth, with opportunities for private development to construct new and/or improve existing pump stations.

Rationale: Promote wastewater best practices to mitigate or cleanse discharges that may pollute waters of the state. Wastewater facilities and infrastructure should not compromise the goal of Rural Lands.

Policy RE 1.7: Encourage coordination with state and federal partners to evaluate long-term impacts to watershed hydrology, including the provisions of sufficient streamflow for salmonids, and identify mitigation options.

Rationale: Coordination with state and federal partners ensures that local policies align with broader water management, and habitat protection goals. Promoting efficient irrigation reduces infrastructure demands. Expanding water supplies for firefighting enhances public safety and reduces wildfire damage to watershed resources, protecting both communities and natural systems.

Policy RE 1.8: Where financially feasible and necessary to support and protect basic human health and safety of the environment, incentivize development that utilizes Low Impact Development (LID) practices, which improve stormwater quality and control runoff flow beyond minimum standards.

Rationale: Incentivizing LID and minimizing impervious surfaces reduces stormwater runoff, flooding risks and water quality degradation and do not compromise the goal of rural lands.

GOAL RE 2: Maintain natural environment features that support and enhance natural resource-based economic activities, wildlife habitats, traditional rural lifestyles, outdoor recreation, and open space.

Rationale: Conserving ecological functions, open space, landscapes, fish and wildlife habitat, and sustaining the environmental qualities that define traditional rural lifestyles supports long-term economic vitality. By maintaining natural environmental features, the County ensures that rural development proceeds at intensities compatible with surrounding resource lands and ecological constraints, preventing the creation of urban or suburban patterns in rural areas. .

Policy RE 2.1: Review rural development applications to determine the potential for groundwater contamination.

Rationale: Preventing groundwater contamination is necessary to avoid exorbitant costs, hardships, and potential physical harm.

Policy RE 2.2: Rural development should not preclude use of rural lands for agriculture and timber production and should avoid or mitigate impacts on existing agriculture or timber operations.

Rationale: Productive agriculture and timber lands exist in rural areas. Potential negative impacts to these lands from more intense land uses should be avoided through the application of appropriate mitigation measures and/or the use of innovative techniques.

Policy RE 2.3: Ensure that rural development (residential, commercial and industrial) near designated resource lands occurs in a manner that minimizes potential conflicts and reduces conversion of farm and forest land to non-resource uses. Develop mitigating measures to provide adequate protection against potential conflicts.

Rationale: The close proximity of rural lands to resource lands is unavoidable. The presence of these resource activities such as forests and agricultural production adds to the character of these rural lands. However, many activities which take place on these resource lands are not compatible with other activities, especially residential uses. Since the conservation of these resource lands may be jeopardized by development which is not sensitive to the activities that characterize a resource based land use; it is important to implement mitigating measures that will provide an adequate transition area between potentially conflicting land uses.

Policy RE 2.4: Encourage the preservation and protection of unique, rare and fragile natural features, unstable bluffs, and culturally significant features.

Rationale: These features contribute to the character and attractiveness of the rural area. Their preservation enhances the openness and aesthetic quality of the area. The use of voluntary incentives including the Chelan County Public Benefit Rating System used in evaluating applications for current use taxation of property under the Open Space Program and clustering provisions will help to encourage the preservation and protection of these areas.

Policy RE 2.5: When open space areas are provided in a development, provisions should be made to identify: who owns the open space, what uses or activities will be permitted on it, how the area will be maintained, and whether public access will be provided. This information should be contained on the face of the plat or binding site plan.

Rationale: One of the drawbacks of providing open space is determining how it should be managed. It is important to establish this at the design phase, so everyone is clear on their responsibilities. When the information is noted on the face of the plat or binding site plan all subsequent property owners will be aware of the open space provisions.

Policy RE 2.6: To achieve a variety of rural densities and uses, allow for clustering, density transfer, design guidelines, conservation easements, and other innovative techniques to accommodate growth consistent with rural character.

Rationale: The amount of privately owned developable land in the County is limited. Innovative techniques can allow rural development while protecting the rural character of the County.

Policy RE 2.7: Protect local environmental and visual resources in hillside areas by encouraging development to locate on existing benches and terraces and by applying appropriate development standards and performance criteria.

Rationale: Hillside residential development offers a number of potential advantages, if properly established. If hillsides are to be both used and enjoyed by present and future residents of the area, development policies must include soundly based standards and performance criteria, yet have sufficient flexibility to fit varied environmental conditions.

Policy RE 2.8: Protect hillside areas from erosion by requiring development to adequately capture storm drainage and avoid duplication of road systems.

Rationale: Road cuts impact on the visual quality of hillsides and are a source of erosion and should be minimized.

LU 11.1: The Stemilt-Squilchuck area should actively preserve and promote agricultural and outdoor recreational land uses as key element of local identity, economy, and land use pattern through zoning protections, the use of TDRs and the Landscape Conservation and Local Infrastructure Program (LCLIP), incentives for agricultural viability, and limitations on non-agricultural encroachment.

Rationale: Agriculture is both a cultural heritage and an economic asset for the community. Retaining agricultural land ensures food security, environmental sustainability, and preserves the rural character that defines the area. Encouraging agricultural uses supports local producers and prevents sprawl. Additionally, designating and enforcing the zoning code will prevent non-agricultural encroachment.

GOAL RE 3: Develop at densities such that demands will not be created for urban levels of public services and facilities in rural areas.

Goal Rationale: Development in rural areas should not be at densities which require urban levels of service. Development at lower densities will also help protect the rural quality of life.

Policy RE 3.1: Provide government services in non-urban areas at a limited level appropriate to the rural setting, including police, fire, roads, and general utilities.

Rationale: Limited public facilities and services will be provided to persons living and working in rural areas. Urban levels of services should not extend beyond UGAs, except where provided for under the Growth Management Act.

Policy RE 3.2: Permit development of rural areas adjacent to UGAs at densities that will allow for orderly extension of urban utilities and services as UGAs expand in the future.

Rationale: Land that is immediately adjacent to an UGA is unique in that it has a greater potential to eventually develop at higher densities. Therefore, it is appropriate that these lands develop at an appropriate rural density so that when they do obtain the opportunity to develop in an UGA, they will permit the orderly extension of public utilities.

Policy RE 3.3: Promote orderly expansion of urban facilities and infrastructure by including rural areas adjacent to UGAs with capital facilities and transportation plans. These plans should try to anticipate, where appropriate, where future additional infrastructure and facilities will be sited.

Rationale: Anticipation of future siting needs for facilities and infrastructure will help ensure the orderly expansion of UGAs.

Policy RE 3.4: Promote use of innovative site designs that employ alternatives to conventional on-site wastewater disposal systems.

Rationale: Innovative site designs can take advantage of alternative wastewater systems such as community drain-fields within open space areas which may be effective in reducing potential failures and contamination of water sources.

Policy RE 3.5: Where consistent with State and local requirements, encourage innovative site designs that utilize community water systems.

Rationale: Innovative site designs can provide an affordable option for rural residential development since many of the site improvement costs and restrictions associated with individual wells can be distributed equally between all the home sites.

Policy RE 3.6: Develop fire protection standards for all commercial, industrial and residential development in rural areas, including, but not limited to, use of fire retardant building materials, access to on-site water bodies (lake, ponds, cisterns, pools, etc), and Firewise program consistent vegetation removal or fire breaks.

Rationale: Rural development depends upon adequate safety standards to reduce wildfire risk and protect life and property in rural areas.

Policy RE 3.7: Seek input from rural fire districts and the County Fire Marshal on design standards for adequate ingress and egress to new developments to address fire safety and evacuation issues.

Rationale: To provide adequate escape routes for residents and emergency vehicles.

Policy RE 3.8: Appropriate rural densities and designations should be applied which maintain the rural character, accommodate rural population projections and can be provided with rural services within the constraints of the County Budget and Capital Facility Plan.

Rationale: To plan for and fund the proper size and extent of supporting public facilities, utilities and services, the density and extent of future development areas must be specified.

Policy RE 3.9: Where feasible, allow the infill, development, and redevelopment of existing intensely developed rural areas where consistent with the goals and policies of the comprehensive plan, including recreational, mixed-use, shoreline developments, and residential developments for different income categories, including moderate, low, very low, and extremely low-income households .

Rationale: Rural recreational developments provide the opportunity for residential development, multiple uses of a recreational area, and innovative techniques to meet the needs and desires of the public to live and recreate in rural areas, with access or proximity to natural amenities.

Policy RE 3.10: Necessary public facilities and public services may be provided for the development, infill, and redevelopment of existing intensely developed residential, mixed use, shoreline, commercial and industrial areas outside of UGAs. Provision of such services should not be provided in a manner which permits low density sprawl outside of the boundary of the designation area.

Rationale: This policy recognizes the existence of intensely developed areas in rural lands and provides for the provision of necessary public facilities and services.

Policy RE 3.11: Encourage rural subdivision designs that cluster development in appropriate locations in order to protect critical areas, maintain open space, and preserve rural character.

Rationale: This approach reduces land fragmentation, protects critical areas, and maintains opportunities for agricultural and forestry activities, while offering more affordable options outside UGAs without compromising the goal of rural lands.

Policy RE 3.12: Urban governmental services that pass through rural areas when connecting urban areas should not constitute an extension of urban services into a rural area provided those public services are not provided in the rural area. Sanitary sewer service may be provided only if it:

a. Is necessary to protect basic public health and safety and the environment;
b. Is financially supportable at rural densities; and
c. Does not permit urban development.

Rationale: Providing sanitary services when feasible and following the criteria above improve public health and safety without compromising the goal of Rural Lands.

Policy RE 3.13: Establish and coordinate rural levels of service that reflect the diverse needs and service capacities of different rural areas, ensuring adequate public facilities while maintaining rural character. Levels of service may vary across the rural area, and the County should encourage coordination between private and public service providers to document and align appropriate service standards.

Rationale: Rural communities have diverse needs and varying service capacities, and a uniform level of service standard would not reflect local conditions or community expectations. Allowing varying levels of service recognizes these differences while maintaining consistency with GMA requirements for adequate public facilities. This approach addresses the needs of individual rural communities and supports fiscally responsible planning without compromising the rural character of Chelan County.

GOAL RE 4: Identify, protect and enhance rural communities and natural areas at potential risks from the effects of natural disasters, including wildfires and flooding.

Goal Rationale: Development in rural areas should not be planned in areas vulnerable to flooding and wildfire. The County should identify, protect, and enhance existing rural communities and natural areas located in risk areas.

Policy 4.1: Identify and prioritize rural areas vulnerable to flood hazards in alignment with the Multi-Hazard Mitigation Plan, Shoreline Master Program and Critical Areas Ordinance, and apply

appropriate land use tools, development standards, and public education to all populations to reduce hazard exposure and protect rural property, infrastructure, and public safety.

Rationale: The Rural Element aims to reduce and mitigate the risk to lives and property posed by floodings by using available tools and support local, state, and federal efforts to reduce exposure of rural communities and property to areas prone to flooding.

Policy RE 4.2: Reduce and mitigate the risk to all rural populations and property posed by wildfire in the wildland urban interface area by developing building, engineering, and maintenance standards consistent with the Firewise program, separating human development from wildfire prone landscape with open space, and protecting existing residential development through community wildfire preparedness and fire adaptation measures.

Rationale: The Rural Element aims to reduce and mitigate the risk to lives and property posed by wildfire by using land use planning tools and through wildfire preparedness and fire adaptation measures.

Policy RE 4.3: New subdivisions and individual structures in wildland and rural residential areas should be provided with fire apparatus access roads in accordance with the International Wildland Urban Interface Code (WAC 51-55).

Rationale: Compliance with updates to the International Wildland Urban Interface Code and amended WAC 51-55 ensures that development in wildfire-prone areas includes public safety and emergency response capacity. Adequate access supports timely firefighting, evacuation, and medical response, which reduces risks to human life, property, and natural resources.

Policy RE 4.4: Wildland-urban interface areas should be recorded on maps available for inspection by the public and be reevaluated and modified on a 3-year basis or more frequently as deemed necessary by the legislative body.

Rationale: Compliance with the International Wildland Urban Interface Code and amended WAC 51-55 ensures that emergency services, developers, and property owners understand the risks associated with wildfire-prone areas. By reevaluating wildlife-urban interface area boundaries at least every 3 years, the County can incorporate new conditions, including wildfire science, changes in vegetation or land use, and evolving weather patterns. An updated database helps reduce risks and strengthens the County's ability to protect life, property, and natural resources.

GOAL RE 5: Encourage rural economic development consistent with the goals and policies of the Chelan County Comprehensive Plan and the Growth Management Act.

Rationale: The comprehensive plan provides for a range of rural economic activities including: rural agriculture, forestry, and mineral resource industries as well as a range of rural development opportunities consistent with the Growth Management Act.

Policy RE 5.1: Permit rural development of small scale recreational, tourist, and resort uses that rely on a rural location and setting, including commercial facilities to serve such uses, provided they do not include new residential development and are otherwise consistent with other goals and policies of this plan.

Rationale: These uses are appropriate in rural areas when it can be demonstrated that they are compatible with the goals and policies of the comprehensive plan. Public services and public facilities should be limited to those necessary to serve the recreational or tourist use and should be provided in a manner that does not permit low density sprawl.

Policy RE 5.2: Additional commercial centers or activities may be considered in existing rural activity centers, villages, hamlets, or crossroad developments in the rural area during the yearly amendment process for the comprehensive plan when consistent with RCW 36.70A.070(5) and the goals and policies of the comprehensive plan.

Rationale: Limited commercial development may be appropriate in some rural areas to meet the needs of residents and visitors.

Policy RE 5.5: Encourage new visitor facilities and services, consistent with the national mandate for recreation and visitors in the Lake Chelan National Recreation Area and in coordination with the General Management Plan for the Lake Chelan National Recreation Area.

Rationale: Growth of the state and all associated areas indicates increased visitor use for Stehekin. Tastefully constructed and environmentally sensitive installations to support the increased number of visitors are required and desired.

Policy RE 5.6: MPRs may be considered within rural areas when consistent with the provisions of the comprehensive plan and RCW 36.70A.360.

Rationale RCW 36.70A.040 requires all land use regulations to be consistent with and implement the adopted comprehensive plan.

GOAL RE 6: Support RCW 17.10 purpose to limit economic loss and adverse effects to Washington's agriculture, natural, and human resources due to the presence and spread of noxious weeds on all terrestrial and aquatic areas in the State.

Policy RE 6.1: Encourage public awareness and removal of noxious weeds through the Chelan County Noxious Weed Control Board.

IV. Designations/Siting Criteria – Rural:

The following designations apply to the implementation of the Comprehensive Plan through the zoning map. The following purpose and locational guidelines provide a basic understanding of the zoning districts' intent and how they relate to the Comprehensive Plan designations, see the Land Use Element.

A. RR20, Rural Residential/Resource: 1 Dwelling Unit per 20 Acres

Purpose: To allow for low intensity rural development, agricultural and forestry uses which do not require the extension of services or infrastructure. These areas provide greater opportunities for protecting sensitive environmental areas and creating open space typical of a rural setting.

Uses appropriate for these areas include: open space; residential; agriculture; and forestry. Additional uses may be considered with supplemental provisions. These provisions shall address performance standards, impacts to the surrounding area, and be consistent with the goals and policies of the comprehensive plan. Such uses may include: natural resource support facilities and services; mineral resource activities; intensification of existing small scale recreational or tourist uses that rely on a rural location or setting, but that do not include a new residential component; intensification of development on lots containing existing isolated nonresidential uses; home occupations; bed and breakfasts; and community facilities.

Density: One (1) dwelling unit per twenty (20) acres.

Locational Guidelines:

1. Geographical and Geological Characteristics. These areas tend to be remote or have been historically rural in character. Soil characteristics, steep slopes or other physical constraints to development may be present. Large tracts of undeveloped, open space exist.

2. Natural Resources. The area may have agricultural or forest land practices of both small scale and/or commercial significance. The area may also be adjacent to designated resource lands.

3. Public Services. Uses do not require extension or provision of urban level services. In many locations, public roads or infrastructure are not available to serve the area and may not be available in the 20-year planning period.

4. Existing Land Uses. Dispersed single family residences, farms or forest management activities, and other low intensity rural development may be present. Predominant parcel sizes are 20 acres or greater.

B. RR10, Rural Residential/Resource: 1 Dwelling Unit per 10 Acres

Purpose: To allow for rural development, forestry and agricultural uses consistent with the rural character and rural development provisions outlined in the goals and policies of the comprehensive plan. These areas can function as areas of transition between resource lands and areas of more intense rural or urban development. These areas also provide opportunities for protecting sensitive environmental areas and creating open spaces typical of a rural setting.

Uses appropriate for these areas include: open space; residential; agriculture; and forestry. Additional uses may be considered with supplemental provisions. These provisions shall address performance standards, impacts to the surrounding area, and be consistent with the goals and policies of the comprehensive plan. Such uses may include: natural resource support facilities and services; mineral resource activities; intensification of existing development or new development of small scale recreational or tourist uses that rely on a rural location or setting but that do not include a new residential component; intensification of development on lots containing existing isolated nonresidential uses or new development of isolated cottage industries and isolated small-scale businesses that are not principally designed to serve the existing and projected rural population and nonresidential uses, but do provide for job opportunities for rural residents; home occupations; bed and breakfasts; and community facilities.

Density: One (1) dwelling unit per ten (10) acres. Clustering consistent with the underlying densities and the rural character and rural development provisions of the goals and policies of the comprehensive plan may be permitted. Topography, critical areas, other environmental constraints, and compliance with all other applicable development standards shall be considered in the provisions to allow for clustering.

Locational Guidelines:

1. Geographical and Geological Characteristics. The area is predominantly rural in character. Soil characteristics, steep slopes or other physical constraints to development may be present. Significant areas of undeveloped open space may exist.

2. Natural Resources. The area may have agricultural or forest land practices of both small scale and/or commercial significance. The area may also be adjacent to designated resource lands.

3. Public Services. Uses do not require the extension or provision of urban level services. These areas are rural in character and may have access or limited access to rural governmental services and infrastructure. These areas may have the potential to be provided with rural governmental services within the 20-year planning period.

4. Existing Land Uses. Dispersed single family residences, farms or forest management activities and other rural development may be present. Predominant parcel sizes are 10 acres or larger.

C. RR5, Rural Residential/Resource: 1 Dwelling Unit per 5 Acres

Purpose: Provides opportunities for small scale agricultural activities, and rural development consistent with the rural character and rural development provisions outlined in goals and policies of the comprehensive plan. These areas may provide opportunities for protecting sensitive environmental areas and open spaces typical of a rural setting. RR5 designations adjacent to UGAs are intended to encourage the preservation of rural areas until such time as they serve as UGAs and urban services become available. RR5 designations can also act as buffers between designated resource lands and more intense rural or urban development.

Uses appropriate for these areas include: open space; residential; agriculture; and forestry. Additional uses may be considered with supplemental provisions. These provisions shall address performance standards, impacts to the surrounding area, and be consistent with the goals and policies of the comprehensive plan. Such uses may include: natural resource support facilities and services; mineral

resource activities; intensification of existing development or new development of small scale recreational or tourist uses that rely on a rural location or setting but that do not include a new residential component; intensification of development on lots containing existing isolated nonresidential uses or new development of isolated cottage industries and isolated small-scale businesses that are not principally designed to serve the existing and projected rural population and nonresidential uses, but do provide job opportunities for rural residents; home occupations; bed and breakfasts; and community facilities.

Density: One (1) dwelling unit per five (5) acres. Clustering consistent with the underlying densities and the rural character and rural development provisions of the goals and policies of the comprehensive plan may be permitted. Topography, critical areas, other environmental constraints, and compliance with all other applicable development standards shall be considered in the provisions to allow for clustering.

Locational Guidelines:

1. Geographical and Geological Characteristics. The area is predominantly rural in character. Soil characteristics or other physical constraints to development may also be present. Some areas of undeveloped, open space may exist. The area may also be adjacent to designated UGAs.

2. Natural Resources. The area may have agricultural or forest land practices of both small scale and/or commercial significance. The area may also be adjacent to designated resource lands.

3. Public Services. Uses do not require extension or provision of urban level services. Rural governmental services are available or may be provided within the 20 -year planning period.

4. Existing Land Uses. Dispersed single family residences, farms or forestry uses, cottage industries and small businesses, and other rural development may be present. Predominant parcel sizes are 5 acres or larger.

D. RR2.5, Rural Residential: 1 Dwelling Unit per 2.5 Acres

Purpose: To maintain the range of rural development opportunities consistent with the rural character and rural development provisions outlined in the goals and policies of this comprehensive plan. These areas can provide buffering or transitions between existing rural developments and areas of higher or lower densities. This designation should not function as an urban reserve area, although these areas may someday be incorporated into UGAs.

Uses appropriate for these areas include: residential; agriculture; and forestry. Additional uses may be considered with supplemental provisions. These provisions shall address performance standards, impacts to the surrounding area, and be consistent with the goals and policies of the comprehensive plan. Such uses may include: intensification of existing development or new development of small scale recreational or tourist uses that rely on a rural location or setting but that do not include a new residential component; intensification of development on lots containing existing isolated nonresidential uses or new development of isolated cottage industries and isolated small-scale businesses that are not principally designed to serve the existing and projected rural population and nonresidential uses, but do provide job opportunities for rural residents; home occupations; bed and breakfasts; and community facilities.

Density: One (1) dwelling unit per 2.5 acres. Clustering consistent with the underlying densities and the rural character and rural development provisions of the goals and policies of the comprehensive plan may be permitted. Topography, critical areas, other environmental constraints, and compliance with all other applicable development standards shall be considered in the provisions to allow for clustering.

Locational Guidelines:

1. Geographical and Geological Characteristics The area may have moderate soil limitations and may have other limited physical constraints to development. The area may be immediately adjacent to existing residential or rural developments. The area may be adjacent to UGAs.

2. Natural Resources. The area has limited resource management potential. The area may be adjacent to resource lands.

3. Public Services. Uses do not require extension or provision of urban levels of services. Rural governmental services and infrastructure are typically available, planned and/or funded for.

4. Existing Land Uses. Single family residences, agricultural uses, cottage industries and small businesses, and other rural development may be present. Predominant parcel sizes are currently 2.5 acres or greater in size but typically less than 5 acres.

E. Rural Public Lands And Facilities (RP):

Purpose: To provide open space, recreational opportunities, sites for necessary public facilities, utilities and services, and protection of critical areas. Encourage joint public/private ventures,

consistent with the rural development and rural character provisions, and goals and policies of this comprehensive plan.

Uses appropriate for these areas include: public facilities and services, open space and developed open space; agriculture; and forestry. Additional uses may be considered with supplemental provisions.

These provisions shall address performance standards, impacts to the surrounding area, and be consistent with the goals and policies of the comprehensive plan. Such uses may include: natural resource support facilities and services; mineral resource activities; intensification of existing or new development of small scale recreational or tourist uses that rely on a rural location or setting but that do not include new residential development; and intensification of development on lots containing isolated nonresidential uses or new development of isolated cottage industries and isolated small-scale businesses that are not principally designed to serve the existing and projected rural population and nonresidential uses.

Locational Guidelines:

1. Geographical and Geological Characteristics: These lands are in public ownership and may contain critical areas. The County has no jurisdiction over federal lands.

2. Natural Resources: Public lands may contain resource lands.

Public Services: Services should be limited to the needs of the public agencies. Extension of public services can be considered for joint public/private ventures if consistent with the provisions of the comprehensive plan. Development in these areas shall not create a need for urban governmental services.

V. Limited Areas of More Intensive Rural Development (LAMIRD)

Introduction

Generally, the rural element is to provide for a variety of rural densities, uses and facilities and services. It is recognized that a variety of developments already exist in rural areas. This includes some development that is more compact than the surrounding rural lands, which are identified as Limited Areas of More Intensive Rural Developments (LAMIRD). There are three distinct types of

LAMIRDs that may be designated pursuant to RCW 36.70A.070(5)(d) and WAC 365-196-425. Type 1 can either be commercial, industrial, residential, or mixed-use. Type 2 delineates existing commercial tourist or recreational commercial uses as well as allowing some new commercial tourist uses that rely on a rural location. The Type 3 LAMIRD identifies isolated small-scale businesses. Generally, limited areas of more intensive rural development include necessary public facilities and public services to serve that area.

Intent

LAMIRDs are designated to identify more intense areas of existing development, and to minimize and contain those existing developed areas within the rural lands. LAMIRDs are not intended by the Legislature to be mini-UGAs, suburbs or areas for significant future development. LAMIRDs are rural; they are contained and compact, and, with minor exceptions, were built before July 1, 1990. Though the LAMIRD will recognize existing development, it cannot promote sprawl or low-density growth in the rural area. In designating LAMIRDs, the County has established clear criteria to address each type of LAMIRD. Those criteria generally address the need to contain and control existing development, and the need to preserve the character of the community, its physical boundaries, and prevent abnormally irregular boundaries. The criteria will also determine how public facilities and services will be provided in a manner that does not permit low density sprawl.

General LAMIRD Criteria

LAMIRDs serve the following purposes:

a. To recognize existing areas of more intense rural development and to minimize and contain these areas to prevent low density sprawl;
b. To allow for small-scale commercial uses that rely on a rural location;
c. To allow for small-scale economic development and employment consistent with rural character; and
d. To allow for redevelopment of existing industrial areas within rural areas.

Lands designated as LAMIRDs will not extend beyond the logical outer boundary of the existing area or use. Existing areas are those that are clearly identifiable and contained and where there is a logical boundary delineated predominately by the built environment, but may also include limited undeveloped lands within the LAMIRD. Generally, future development may occur as infill or redevelopment, although new development can occur in some LAMIRD types.

In establishing the logical outer boundary the County will address (A) the need to preserve the character of existing natural neighborhoods and communities, (B) physical boundaries such as bodies of water, streets and highways, and land forms and contours, (C) the prevention of abnormally irregular boundaries, and (D) the ability to provide public facilities and public services in a manner that does not permit low-density sprawl. The logical outer boundary must be delineated primarily by the built environment as it existed on the date the County became subject to the planning requirements of WAC 365-196-425. Vacant land may be included within the logical outer boundary provided it is limited and does not create a significant amount of new development within the LAMIRD. The County should favor the configuration that best minimizes and contains the LAMIRD to the area of existing development as of the date the County became subject to the planning requirements of WAC 365-196-425. The County should determine how much new growth will occur at build out and determine if this level of new growth is consistent with rural character and can be accommodated with the appropriate level of public facilities and public services.

Upon the initiation or update of a community and/or sub-area plan in the rural areas of the County, future LAMIRDs will be evaluated and existing LAMIRD designations will be updated as necessary to be consistent with the Growth Management Act provisions in RCW 36.70A.070(5) for Limited Areas of More Intensive Rural Development (LAMIRDs).

Type 1 LAMIRD – commercial, industrial, residential, or mixed-use.

Type 1 LAMIRDs are described as rural development consisting of existing and potential infill of commercial, industrial, residential, or mixed use, whether characterized as shoreline developments, villages, hamlets, rural activity centers, or crossroads developments. These LAMIRDs must meet the general criteria listed above, and must be principally designed to serve the existing and projected rural population (with the exception of industrial LAMIRDs and/or industrial uses within a mixed use LAMIRD, which are not required to meet this standard). It is also important that these designations are consistent with the character of the existing uses, particularly in terms of building size, scale, use or intensity. Changes in use from vacant land or some previous use may be allowed, provided the new use complies with these above requirements.

Type 2 LAMIRD – existing commercial tourist or recreational commercial uses as well as some new commercial tourist uses in a rural location.

Type 2 LAMIRDs are an intensification of development on lots containing, or new development of, small-scale recreational or tourist uses, including commercial facilities to serve those recreational or tourist uses that rely on a rural location and setting. This type of LAMIRD designation is not required to only serve the existing and projected rural population, but it also may not include new residential development. Public services and public facilities are limited to those necessary to serve the recreation or tourist use and will be provided in a manner that does not permit low-density sprawl.

Type 3 LAMIRD – isolated non-residential, cottage industries and small-scale businesses.

Type 3 LAMIRDs are the intensification of development on lots containing isolated nonresidential uses or new development of isolated cottage industries and isolated small-scale businesses. This type of LAMIRD is not principally designed to serve the existing and projected rural population and nonresidential uses, but does provide job opportunities for rural residents. The County may allow the expansion of small-scale businesses if those small-scale businesses conform with the rural character of the area as defined by the County through a process consistent with RCW 36.70A.030(14). The County may also allow new small-scale businesses to utilize a site previously occupied by an existing business if the new small-scale business conforms to the rural character of the area as defined by the County. Public services and public facilities are limited to those necessary to serve the isolated nonresidential use and will be provided in a manner that does not permit low-density sprawl.

VI. Goals and Policies – LAMIRDs

Where applicable, existing policies identified within the Comprehensive Plan which are consistent with LAMIRD designations should be considered when addressing LAMIRD development.

GOAL RE 7: Designate limited areas of more intensive rural development (LAMIRDs) for infill, development or redevelopment of existing commercial, industrial, residential or mixed use areas.

Policy RE 7.1: Development in LAMIRDs, except for industrial areas or industrial sites within mixed use areas, should be principally designed to serve the existing and projected rural population.

Rationale: Requirements of the Growth Management Act allowing more intense development in rural areas include a provision that these areas serve primarily the existing and projected rural population, generally to ensure rural sprawl does not occur where inappropriate.

Policy RE 7.2: Apply development standards in LAMIRDs (e.g., allowance of infill and development within LAMIRD boundaries) to ensure the design of development or redevelopment is consistent with the character of the existing areas and the proposed use conforms to the intent of this Comprehensive Plan. Building size, scale, use, and intensity should not increase the need for public facilities and utilities to urban levels.

Rationale: Requiring new and/or redevelopment within LAMIRD designations to be consistent with the provisions of this element ensure that the County remains consistent with the requirements of the Growth Management Act with respect to LAMIRD designations. The Rural Element must be consistent with RCW 36.70A.070(5), as amended.

Policy RE 7.3: Encourage business growth in existing LAMIRDs while limiting business growth outside of LAMIRDs.

Rationale: The Rural Element must be consistent with RCW 36.70A.070(5), as amended.

VII. Designations/Siting Criteria – LAMIRDs:

The following designations apply to the implementation of the Comprehensive Plan through the zoning map. Comprehensive Plan Land Use Designation for the Rural areas are identified and discussed in the Land Use Element. The following purpose and locational guidelines provide a basic understanding of the zoning districts' intent and how they relate to the Comprehensive Plan designations, see the Land Use Element.

A. Rural Waterfront (RW):

This designation is considered an implementation of a Type 1 LAMIRD as described above, consistent with the Growth Management Act.

Purpose: This designation will provide the opportunity for the development, redevelopment and infill of existing intensely developed shoreline areas for residential, and water related/water dependent recreational and tourist development consistent with the rural character and rural development provisions outlined in the goals and policies of this comprehensive plan. These areas provide a distinct water related lifestyle. Potential impacts on the surrounding area, critical areas, and water quality shall be addressed. These areas must be clearly identifiable as existing intensely developed rural shorelines; where a logical boundary can be delineated and set by the built environment. Such a boundary shall not permit or encourage a new pattern of sprawling low density or urban type development.

Uses appropriate for these areas include: open space and developed open space; residential; agriculture; and forestry. Additional uses may be considered with supplemental provisions. These provisions shall address performance standards, impacts to the surrounding area, and be consistent with the goals and policies of the comprehensive plan. Such uses may include: intensification of existing development or new development of small scale water related/water dependent recreational or tourist uses, including commercial facilities to serve those recreational or tourist uses, that rely on a rural location or setting but that do not include a new residential component; intensification of development on lots containing existing isolated nonresidential uses; home occupations; bed and breakfasts; and community facilities.

Density: May allow for less than 1 acre per dwelling unit, when consistent with the Health District standards. The provision of necessary public facilities and services shall not permit or encourage low density sprawl or urban type development outside of the designation boundary. Existing urban governmental services in some areas, may allow for higher densities than those with rural governmental services.

Clustering consistent with the underlying densities and the rural character and rural development provisions of the goals and policies of the comprehensive plan may be permitted. Topography, critical areas, other environmental constraints, and compliance with all other applicable development standards shall be considered in the provisions to allow for clustering.

Locational Guidelines:

1. Geographical and Geological Characteristics: Parcels are located on or near shorelines identified by the Chelan County Shoreline Master Program. The area may have moderate soil limitations and may have other limited physical constraints to development.
2. Natural Resources: This designation shall not be applied on resource lands of long term commercial significance.

3. Public Services: Necessary public facilities and public services to serve the development, redevelopment or infill of these areas may be provided. There may be some existing urban governmental services. Rural governmental services are typically available, planned and/or funded for.
4. Existing land uses: Seasonal and year-round residences, tourist and recreational activities and other rural development may be present. Predominant parcel sizes are 1 acre or smaller.

B. Rural Recreational/Residential (RRR)

This designation is considered an implementation of a Type 1 LAMIRD as described above, consistent with the Growth Management Act.

Purpose: This designation will provide the opportunity for the development, redevelopment and infill of existing intensely developed rural recreational/residential areas for residential, recreational and tourist development consistent with the rural character and rural development provisions outlined in the goals and policies of this comprehensive plan. These areas provide a distinct rural lifestyle closely associated with the many natural amenities found within Chelan County. Potential impacts on the surrounding area, critical areas, and water quality shall be addressed. These areas must be clearly identifiable as existing intensely developed rural recreational development; where a logical boundary can be delineated and set by the built environment. Such a boundary shall not permit or encourage a new pattern of sprawling low density or urban type development.

Uses appropriate for these areas include: open space and developed open space; residential; agriculture; and forestry. Additional uses may be considered with supplemental provisions. These provisions shall address performance standards, impacts to the surrounding area, and be consistent with the goals and policies of the comprehensive plan. Such uses may include: intensification of existing development or new development of small scale recreational or tourist uses, including commercial facilities to serve those recreational or tourist uses, that rely on a rural location or setting but that do not include a new residential component; intensification of development on lots containing existing isolated nonresidential uses; home occupations; bed and breakfasts; and community facilities.

Density: May allow for less than 1 acre per dwelling unit, when consistent with Health District standards. The provision of necessary public facilities and services shall not permit or encourage low-density sprawl or urban type development outside of the designation boundary.

Clustering consistent with the underlying densities and the rural character and rural development provisions of the goals and policies of the comprehensive plan may be permitted. Topography,

critical areas, other environmental constraints, and compliance with all other applicable development standards shall be considered in the provisions to allow for clustering.

Locational Guidelines:

1. Geographical and Geological Characteristics: Developments are closely associated with natural amenities found within Chelan County. The area may have moderate soil limitations and may have other limited physical constraints to development.
2. Natural Resources: This designation shall not be applied on resource lands of long term commercial significance.
3. Public Services: Necessary public facilities and public services to serve the development, redevelopment or infill of these areas may be provided. Rural governmental services are typically available, planned and/or funded for.
4. Existing land uses: Seasonal and year-round residences, tourist and recreational activities and other rural development may be present. Predominant parcel sizes are 1 acre or smaller.

C. Rural Village (RV):

This designation is considered an implementation of a Type 1 LAMIRD as described above, consistent with the Growth Management Act.

Purpose: This designation recognizes the existence of intensely developed rural residential developments and communities, with densities less than 2.5 acres per dwelling unit, which typically will not have sewer service. This designation will provide the opportunity for the development, redevelopment and infill of existing intensely developed rural residential areas for residential and other rural development consistent with the rural character and rural development provisions outlined in the goals and policies of this comprehensive plan. Potential impacts to the surrounding area, critical areas, and water quality shall be addressed. These areas must be clearly identifiable as existing intensely developed rural residential development; where a logical boundary can be delineated and set by the built environment. Such a boundary shall not permit or encourage a new pattern of sprawling low density or urban type development.

Uses appropriate for these areas include: developed open space; residential; agriculture; and forestry. Additional uses may be considered with supplemental provisions. These provisions shall address performance standards, impacts to the surrounding area, and be consistent with the goals and policies of the comprehensive plan. Such uses may include: intensification of existing small scale recreational or tourist uses that rely on a rural location or setting but that do not include a new

residential component; intensification of development on lots containing existing isolated nonresidential uses; home occupations; bed and breakfasts; and community facilities.

Density: May allow for less than 2.5 acres per dwelling unit. The establishment of densities shall consider pre-existing development patterns, Health District standards, proximity to resource lands, existence of critical areas and the availability of necessary public facilities and services. The provision of necessary public facilities and services shall not permit or encourage low density sprawl or urban type development outside of the designation boundary.

Clustering consistent with the underlying densities and the rural character and rural development provisions of the goals and policies of the comprehensive plan may be permitted. Topography, critical areas, other environmental constraints, and compliance with all other applicable development standards shall be considered in the provisions to allow for clustering.

Locational Guidelines:

1. Geographical and Geological Characteristics: The area may have moderate soil limitations and may have other limited physical constraints to development. The area may be adjacent to a variety of rural development, and areas with varying residential densities. The area may be adjacent to UGAs.
2. Natural Resources. The area has low resource management potential. The area may be adjacent to resource lands.
3. Public Services: Sewer service is typically not available. Rural governmental services and infrastructure are typically available, planned and/or funded for. Necessary public facilities and public services to serve the development, redevelopment, or infill of these areas may be provided.
4. Existing Land Uses. Single family residences and other rural development may be present. Predominant parcel sizes are less than 2.5 acres.

D. Rural Commercial (RC):

This designation is appropriate in any of the LAMIRD designations (Type 1, 2, or 3). To be considered an implementation of a Type 1 LAMIRD as described above, consistent with the Growth Management Act, this designation would be applied to existing mixed-use areas. It should be noted that per the RCW Type 1 LAMIRDs are limited to existing designated areas.

This designation may also be applied within a Type 2 LAMIRD as discussed above, where the uses and activities are aligned with the district use chart. This would include limited commercial uses to support recreational activities.

Finally, this designation may also be applied to implement a Type 3 LAMIRD. This would be appropriate in an isolated area where the existing uses consist of only commercial or light industrial activities.

Because this designation may be applied in all different LAMIRDs, the purpose and intent statement for the designation is broad. Any application of the RC designation would take into account the associated LAMIRD and the goals and policies related to the area.

Purpose: To provide for a range of commercial uses to meet the needs of local residents, and small scale tourist or recreational uses including commercial facilities to serve those recreational or tourist uses within the rural areas to meet the needs of local residents and visitors. This designation will provide the opportunity for the development, redevelopment and infill of commercial uses in existing rural commercial developments, mixed use areas, or intensely developed residential areas consistent with the rural character and rural development provisions outlined in the goals and policies of this comprehensive plan. Potential impacts to the surrounding area, critical areas, and water quality shall be addressed. These areas must be clearly identifiable as existing rural commercial developments, mixed use areas, or intensely developed residential developments; where a logical boundary can be delineated and set by the built environment. Such a boundary shall not permit or encourage new rural commercial development outside of these boundaries.

Uses appropriate for these areas include: commercial facilities and services; developed open space; above ground floor residential housing; agriculture; forestry; natural resource support facilities and services, tourist or recreational uses; home occupations; bed and breakfasts; and community facilities.

Locational Guidelines:

1. Geographical and Geological Characteristics: The area may have moderate soil limitations and may have other limited physical constraints to development. The area may be adjacent to a variety of rural development.
2. Natural Resources. These areas have low resource management potential. The area may be adjacent to resource lands.

3. Public Services: Rural governmental services and infrastructure are typically available, planned and/or funded for. Necessary public facilities and public services to serve the development, redevelopment or infill of these areas may be provided.
4. Existing Land Uses. Commercial, or higher intensity residential uses may be present, in addition to other rural development.

E. Rural Industrial (RI):

This designation is considered an implementation of a Type 1 LAMIRD as described above, consistent with the Growth Management Act.

Purpose: To recognize the need for rural industrial and resource based industrial activities within the rural areas. This designation will provide the opportunity for the development, redevelopment and infill of existing rural industrial developments or former industrial sites consistent with the rural character and rural development provisions outlined in the goals and policies of this comprehensive plan. Potential impacts on the surrounding area, critical areas, and water quality shall be addressed. These areas must be clearly identifiable as existing rural industrial developments or former industrial sites; where a logical boundary can be delineated and set by the built environment. Such a boundary shall not permit or encourage new industrial development outside of these boundaries.

Uses appropriate for these areas include: industrial facilities and services; intensification of development on lots containing isolated nonresidential uses; agriculture; forestry; caretaker residence for industrial facilities; and natural resource support facilities and services. Additional uses may be considered with supplemental provisions. These provisions shall address performance standards, impacts to the surrounding area, and be consistent with the goals and policies of the comprehensive plan. Such uses may include: mineral resource activities.

New industrial sites may be designated during yearly comprehensive plan amendments if consistent with criteria and requirements outlined in RCW 36.70A.365 and the goals and policies of this comprehensive plan. Such a new industrial area would be designated as an UGA and have the potential to receive urban services.

Locational Guidelines:

1. Geographical and Geological Characteristics: The area may have moderate soil limitations and may have other limited physical constraints to development. The area may be adjacent to a variety of rural development.

2. Natural Resources. Existing rural industrial sites have low resource management potential. The area may be adjacent to resource lands. Future industrial sites may be located in areas with agricultural or forestry uses if consistent with the criteria outlined in RCW36.70A.365.
3. Public Services: Rural governmental services and infrastructure are typically available, planned and/or funded for. Necessary public facilities and public services to serve the development, redevelopment, or infill of these areas may be provided. Some industrial sites may currently have sewer service. Industrial sites designated pursuant to RCW 36.70A.365, as UGAs, would have access to urban services.
4. Existing Land Uses. Industrial developments currently exist or the area may have been utilized in the past for an industrial use. Areas identified as having potential for infill for industrial uses may be currently utilized for a variety of rural development and resource activities. Future industrial sites designated pursuant to RCW 36.70A.365, may presently have a variety of rural development and resource activities.



Photo credit: Anchor QEA

CHAPTER 4
RESOURCE ELEMENT

I. Introduction

This Resource Element provides a concise overview of the Agricultural, Forest and Mineral Resources and critical areas within Chelan County consistent with the Goals of the Growth Management Act, in accordance RCW 36.70A, WAC 365 and with the County-Wide Planning Policies. Furthermore, it has been integrated with all other planning elements to ensure consistency throughout the comprehensive plan.

The goals and policies contained in the Resource Element form the basis of the land use strategy to support long-term resources:

- Providing for a supply and distribution of land use types to accommodate the population and employment growth projected for the planning area;
- Reducing development pressures and patterns of sprawl within rural areas;

- Conserving agricultural, forest and mineral resource lands of long-term commercial significance; and
- Preserving and protecting critical areas and areas of rural character.

The State legislature found that it is in the public interest to identify and provide long-term conservation of those productive natural resource lands that are critical to and can be managed economically and practically for longterm commercial production of food, fiber, and minerals. Successful achievement of the natural resource industries' goal set forth in RCW 36.70A.020 requires the conservation of a land base sufficient in size and quality to maintain and enhance those industries and the development and use of land use techniques that discourage uses incompatible to the management of designated lands.

II. Overview of Chelan County

Chelan County is divided by mountains and rolling hills which form several valley and basin areas where agricultural and mineral resources compete with growing rural and urban land uses. It is not uncommon for development and resource lands to be intermixed or in close proximity to each other.

This Element summarizes the current resource lands, provides guidance for locating and protecting resources, and identifies specific goals and policies for managing these resources to "assure that the use of lands adjacent to agricultural, forest, or mineral resource lands shall not interfere with the continued use of these designated lands for the production of food, agricultural products, or timber, or for the extraction of minerals."[3]

Overall, two key issues, land ownership and access, currently restrict the County for accessing the vast potential for resources. First, as discussed in the Land Use Element, most of Chelan County is in federal or state ownership. Ownership has less of an impact on Forest/Timber resource management than on Agriculture and Mineral Resources.

Secondly, as discussed in the Transportation Element, the road network provides major trucking routes which support related resources industries. Hauling routes are limited, in part, due to topography. For the three types of resources reviewed in this Element, mineral, agriculture and forestry, the current primary resource exports are agriculture and forestry products.

[3] RCW 36.70A.060

III. Chelan County Agricultural Lands

Chelan County contains agricultural lands that are important to the local economy. It must be recognized that in order to continue to exist, orchards must remain profitable. In an attempt to encourage existing and future agricultural development as a viable land use and a significant economic activity within the County, agricultural lands of long term commercial significance have been designated according to the U.S. Soil Conservation Service's classification for prime and unique farmland soils, and criteria outlined in WAC 365-190-050. These areas have been identified on the land use map designated as Commercial Agricultural Lands (AC) and are shown in Appendix H in specific area maps. The Growth Management Act defines "long term commercial significance" to include the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land.

Typically, the most successful agricultural land conservation programs in the United States have been ones that combine incentive and regulatory techniques chosen according to the needs and conditions of a community. The opportunity for differential tax assessment for orchardists in Chelan County, helps to provide landowners an incentive to remain in agricultural use. Buffers, parcel size, and clustering development provide regulatory techniques to retain agricultural land. This combination of conservation techniques provides property owners the flexibility for some non-farm development, helps reduce conflict between non-farm development and agricultural operations, and preserves farmable orchard parcels in support of retaining a viable orchard industry.

Chelan County participates in the Voluntary Stewardship Program (VSP) program. The VSP is an optional, incentive-based approach to protecting critical areas while promoting agriculture. The VSP is allowed under the Growth Management Act (RCW 36.70A.700-760) as an alternative to traditional approaches to critical area protection, such as “no touch” buffers. Chelan County is one of 28 counties that has “opted in” to participate in VSP. A VSP Work Plan was published in 2017 outlining the County’s approach to implementing VSP, including monitoring, reporting, and adaptive management.

Land Use Designation/Siting Criteria: Commercial Agricultural Lands

Land use designations and siting criteria for agricultural property are applied in the County to assure the long-term conservation of commercial agricultural lands; to protect and preserve the farmers

ability to farm; encourage existing and future agricultural land uses as a viable land use and a significant economic activity within the community; and, to protect agricultural land of long-term commercial significance not already characterized by urban development from encroachment and incompatible uses. Lands designated for agricultural use are shown in detail in the map set in Appendix H.

Uses appropriate for these areas include: agriculture; open space; residential; and forestry. Additional uses may be considered with supplemental provisions. These provisions shall address performance standards, impacts to the surrounding area, and be consistent with the goals and policies of the comprehensive plan. Such uses may include natural resource support facilities and services; mineral resource activities; intensification of existing small scale recreational or tourist uses that rely upon a rural setting but that do not include a new residential component; intensification of development on lots containing existing isolated nonresidential uses; home occupations; bed and breakfasts; and community facilities.

Density: One (1) dwelling unit per 10 acres. Clustering consistent with the underlying densities and the rural character and rural development provisions of the goals and policies of the comprehensive plan may be permitted. Topography, critical areas, other environmental constraints, and compliance with all other applicable development standards shall be considered in the provisions to allow for clustering.

Locational Guidelines:

1. Geographic and Geological Characteristics: The area contains farmland soils classified as prime or unique by the Natural Resource Conservation Service. Soil characteristics. Moderate slopes or other physical constraints to development may be present. The area should not be adjacent to intensive urban or incompatible rural development. The predominant land use in the area is agriculture.
2. Natural Resources: The area should contain or have the potential to contain agricultural or agriculture support activities. The area should meet the criteria under WAC 365-190-050, as agricultural lands of long-term commercial significance.
3. Public Services: Uses should not require extension or provision of urban level services. These areas may have access to rural governmental services and infrastructure or have the potential to be provided with rural governmental services within the 20-year planning period. Urban services should not be present.
4. Existing Land Uses: The prevailing land use pattern consists of agricultural operations and agricultural support facilities and services. Dispersed single family residences and low intensity rural uses may be present. The predominant parcel size is typically 5 acres or larger.

Agricultural Resource Lands: Goals & Policies

While developing goals and policies and designating agricultural resource lands, many issues and concerns were identified during the public participation process and addressed during the development of the goals and policies for the agricultural section of the Land Use Element including agricultural vs. residential development. These concerns included the following:

- Responsibility for mitigation measures (developer of incompatible use)
- Location of future development
- Recognize agriculture as a significant economic activity
- Agricultural uses vs. compatible and incompatible uses
- Availability of irrigation water
- Protecting farmers options
- Periodic evaluation of Commercial Agriculture designations

Areas not designated as agricultural resource lands of long-term commercial significance that do not meet the designation criteria can still play an important part in the local agricultural industry. Rural designations and buffers between orchards and non-farm development may be beneficial in retaining much of the rural area's current orchards. Future expansion of long-term agriculture into rural undeveloped areas is a possibility, but will heavily depend upon the availability of water, water rights, and market conditions.

GOAL AL 1: Support the viability of agriculture and encourage the continued use of rural and resource lands for agriculturally related land uses.

Goal Rationale: The County benefits from a commercially significant and viable agricultural industry.

Policy AL 1.1: Encourage air quality standards and policies that accommodate necessary agricultural practices.

Rationale: Agricultural practices vary depending on local and specific conditions. In contexts where burning is necessary, such activities should implement best practices and follow local standards.

Policy AL 1.2: The farmer shall have the right to farm, consistent with appropriate local, state and federal requirements.

Rationale: Agriculture plays a significant role in the welfare of the County and its residents and should be supported.

Policy AL 1.3: Encourage the maintenance of agricultural lands in current use property tax classification consistent with RCW 84.34, the Open Space Taxation Act.

Rationale: Open space taxation allows property owners to be assessed at current use rather than highest and best use. This provides an incentive for the property owner to continue to use land for resource production.

Policy AL 1.4: Conserve agricultural lands for productive economic use by identifying and designating agricultural resource lands whose principal and preferred land use is commercial agricultural resource management.

Rationale: Activities in designated agricultural resource lands should be discouraged that would limit or eliminate the ability to continue agricultural operations.

Policy AL 1.5: Agricultural resource lands should be classified and designated based on the criteria and procedures established in WAC 365-190-040, and 050, with special consideration given to long-term viability of commercially significant agricultural land.

Rationale: Agricultural Resource lands should be identified based on the best available information at the time of the designation.

Policy AL 1.6: Support public and private programs and efforts to ensure the viability and sustainability of the agricultural industry.

Rationale: Strong agricultural markets and a supportive regulatory environment are two of the necessary components of a healthy agricultural industry. Attempts to secure these will be beneficial to the general welfare of the County.

Policy AL 1.7: In rural and resource lands, permit facilities and services that support Chelan County's natural resource industries, provided such facilities are compatible with surrounding uses and potential impacts can be mitigated.

Rationale: The agricultural industry in Chelan County is a significant economic activity. Necessary support services and facilities should be accommodated.

Policy AL 1.8: Protect the economic viability of the agricultural industry by supporting the construction of agricultural worker housing near orchard areas. Where permitted by state agencies, consider the reduction of site development and fire protection standards for temporary housing units for migrant workers.

Rationale: This will assist the agricultural industry to remain economically viable, reduce transportation needs, and provide adequate housing for agricultural workers.

Policy AL 1.9: Develop regulations promoting agriculture-related accessory uses on existing farms to supplement farm income, improve farming efficiency, and provide employment for farm family members.

Rationale: Regulatory opportunities for limited enterprises such as direct marketing of unprocessed and value-added agricultural products and agriculturally related small scale tourist operations can help supplement the agricultural industry and maintain the primary use of agriculture.

Policy AL 1.10: Through the Voluntary Stewardship Program and other programs, encourage agricultural producers to implement sustainable farming practices that anticipate future conditions and ensure adequate water supply and conservation, voluntary implementation of ecological enhancements in vulnerable areas, and other strategies to increase resilience.

Rationale: Soil health strategies, water conservation, cover crops and no till farming, and other conservation practices can increase resilience to changing conditions.

GOAL AL 2: Conserve agricultural lands of long-term significance by controlling encroachment of incompatible uses.

Goal Rationale: Limiting the encroachment of incompatible uses will help to ensure that agricultural lands remain viable.

Policy AL 2.1: All plats, short plats, binding site plans, development permits and building permits issued for development activities on or within five hundred feet of lands designated as agricultural resource lands, should contain a notice that the subject property is within or near designated agricultural resource lands. The notice should further state that a variety of commercial activities may occur on these designated lands that are not compatible with the development.

Rationale: Such notification will help property owners and purchasers to make educated decisions.

Policy AL 2.2: Encourage clustering of residential development on lands adjacent to agricultural resource lands, provide open space buffers between uses and address incompatibility issues.

Rationale: Clustering can provide for open space adjacent to the resource use and may help to minimize conflicts.

Policy AL 2.3: Require new non-farm development in rural areas, adjacent to an existing orchard operation, to provide appropriate buffers and/or mitigation measures to minimize potential conflicts.

Rationale: Orchard operations in rural lands account for a significant amount of the agriculture within Chelan County. It is important to protect the farmer's ability to continue to farm by minimizing potential conflicts.

Policy AL 2.4: Development on or adjacent to designated agricultural resource lands, including plats, short plats, and binding site plans, should avoid and minimize potential conflicts with agricultural operations through appropriate siting and mitigation measures, such as buffers, screening, dust control, and pest control.

Rationale: Buffers can reduce the potential for conflicts between agricultural operations and other land uses.

Policy AL 2.5: Designated agricultural resource lands should be protected from inappropriate infrastructure improvement assessments. Deferral programs or other measures should be considered that would protect the farmer's ability to continue farming.

Rationale: Additional taxes would impact the viability of agricultural operations. Infrastructure improvements or assessments inconsistent with the comprehensive plan should not be supported.

Policy AL 2.6: The retention of small forest operations, crop and specialty farming, livestock-based farm operations, and hobby farms should be encouraged in rural areas.

Rationale: Maintaining and enhancing small forest operations, crop and specialty farming, livestock-based farm operations, and hobby farms is consistent with RCW 36.70A020(8) and encourages the conservation of productive forestlands and productive agricultural lands and discourages incompatible uses.

Policy AL 2.7: Resource-dependent tourism and recreation-oriented uses such as commercial horse stables, guide services, golf courses, and group camps should be allowed on a conditional use basis in rural areas provided they do not adversely impact adjoining rural uses.

Rationale: This type of tourism offers support to local economies while encouraging the conservation of productive agricultural lands while discouraging incompatible uses.

Policy AL 2.8: Resource-based industries that help sustain rural communities, require only rural levels of service, support the conservation of natural resource lands, and complement rural character should be promoted in rural areas.

Rationale: Encouraging resource-based industries that conserve natural resources, maintain existing levels of service, and complement rural areas discourage incompatible uses.

Policy AL 2.9: Non-resource dependent tourism-related uses such as motels and restaurants serving rural and resource areas should be located within commercial zones.

Rationale: Allocating these uses to designated zones discourages incompatible uses.

IV. Chelan County Mineral Lands[4]

Chelan County has a Mineral Resource Lands Overlay (MRLO) which identifies and protects lands that have the potential to contain mineral resource deposits of long-term commercial significance, to recognize the importance of preserving mineral lands to ensure the future supply and to ensure compatibility between mineral resource lands and surrounding land uses.

Mineral resources in Chelan County are classified into two tiers of commercial importance. This MRLO focuses on Primary resources:

Primary: Sand, gravel, and rock/stone (either solid or crushed for use in aggregate). The Mineral Resource Lands Overlay (MRLO) is generally applied to areas of existing production and those rural lands with high potential for production. It should be noted that large areas of potential mineral production are under federal ownership and therefore not considered available or mapped but may be designated if the site meets the MRLO criteria.

[4] Mineral Resource data contained within this Element reflects work completed by BERK Consulting, Inc with grant funds from the Department of Commerce, July 26, 2017.

Secondary: All other metallic, non-metallic, and petroleum mineral resources occurring in Chelan County. Historically, mining was a major component of the regional economy, including extraction of copper, zinc, silver and gold. The MRLO is not generally applied to areas where these resources occur, but property owners may apply for designation if the site meets the MRLO criteria.

Surface Mineral Extraction Sites

In 2026, the Washington State Department of Natural Resources (DNR) records documented eight active surface mining sites in Chelan County.

In addition to DNR-permitted surface mines, mineral extraction also occurs in Chelan County at smaller scales. Mines with surface disturbance of less than three acres or a depth of less than 30 feet may operate without a DNR surface mining permit, and DNR does not track these operations. The Chelan County Assessor documents an additional 19 locations with a current land use classification of "Mining Activities." Of these, six are owned by a land conservation organization and seven are owned by the federal government.

Mining operations occur near agriculture, forestry, manufacturing/industrial, single-family residential, government service, and undeveloped land, according to the County Assessor records. Of the eight active mines in the County, some are adjacent to or located on land classified as single-family residential. This is consistent with Exhibit 1, which identifies high-potential mineral sources lands within the Rural Residential/Resource zoning district, covering nearly 57,000 acres. Current and potential impacts on residential development may occur should mining be proposed and should be reflected in mitigation measures applied through either environmental review or special use permitting.

The most recent comprehensive study of mineral resource lands was completed with the 2017 Comprehensive Plan update. That study showed that most of the mines have capacity to continue extraction for a number of years; estimating annual production is difficult because mining (especially sand and gravel) relies so heavily on local demand.

Mineral Resource Lands Overlay

Based on review of available mineral resources data, information gained from local businesses and agencies, the requirements of the Growth Management Act, and designation frameworks employed by other jurisdictions, the Mineral Resource Lands Overlay (MRLO), shown on Exhibit 4.1, covers the following areas:

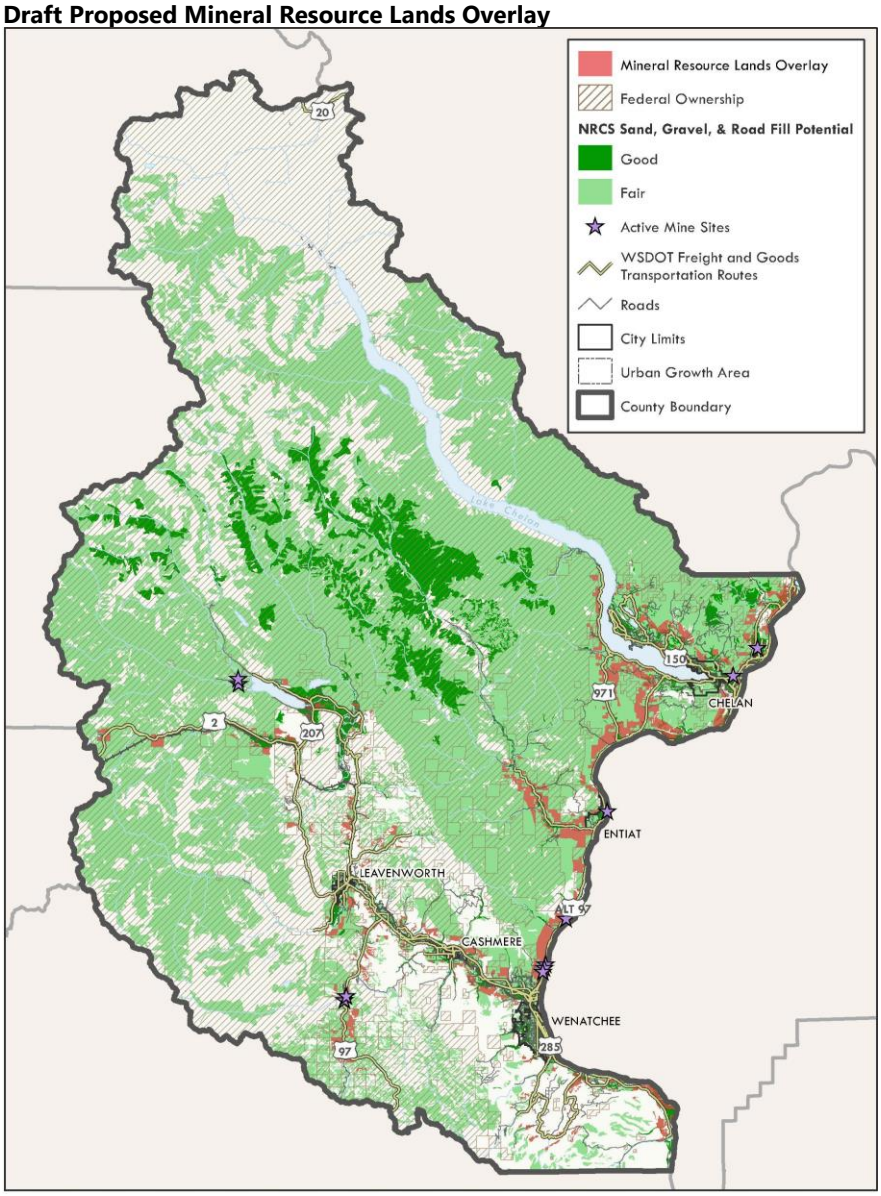
- Properties housing active mining operations and adjacent parcels under unified ownership;

- Lands classified by NRCS as "good" sources of sand, gravel, or road fill material; and
- Lands classified by NRCS as "fair" sources of sand, gravel, or road fill material and which are located outside cities and urban growth areas.

The following areas are excluded from the overlay:

- Properties currently developed for single-family residential or commercial uses.
  Rationale: Mining on or near these lands poses a possibility of adverse impacts that must be mitigated.
- Properties zoned for commercial or residential uses at urban intensities.
- Land zoned for a minimum lot size smaller than 10 acres.
- Developed properties less than 20 acres in size.
  Rationale: Large properties are better able to accommodate buffers from surrounding uses.
- Properties under Federal ownership.
- Lands designated as Natural by the Chelan County Shoreline Master Program.
  Rationale: The SMP prohibits mining activities in these areas for the protection of valuable shoreline natural resources.
- Lands more than one mile from a designated WSDOT Freight and Goods Transportation route.
  Rationale: WAC 365-190 requires consideration of the availability of roads and public infrastructure, as well as the distance from mineral deposits to market. Mining operations have the potential to generate significant truck traffic, which will require roads designated to handle high volumes of freight trips.

Exhibit 4.1
Draft Proposed Mineral Resource Lands Overlay



Land Use Designation/Siting Criteria: Commercial Mineral Lands

The following purpose and locational guidelines provide a basic understanding of the zoning districts intent and how they relate to the Comprehensive Plan designations.

Designation Guidelines:

1. Geographic and Geologic Characteristics: The designated property should be at least 20 acres in size, and the estimated deposit size should be sufficient to meet both of the following:
    a. Depth of overburden should be no more than 25 feet, and
    b. The ratio of the amount of resource to be extracted to the amount of overburden to be removed should be at least 3:1.
2. Natural Resources: The designated property does not contain environmentally critical areas, including wetlands, riparian areas, threatened or endangered species, geological hazards, and critical aquifer recharge areas, or adequate mitigation can be provided.
3. Transportation Infrastructure: Extraction and processing sites have adequate access to the regional transportation network:
    a. Mineral Resource Lands should be located within one mile of a designated WSDOT Freight and Goods Transportation System route; and
    b. Truck haul routes from the site should avoid areas of residential development or employ appropriate mitigation measures to avoid impacts to residences.
4. Existing Land Uses: Adjacent land uses are generally compatible with mineral extraction and processing activities – examples include mining, agriculture, commercial forestry, industrial development, and undeveloped land. Designation of land adjacent to large-lot residential (no more than 1 dwelling per 5 acres) is conditional on mitigation of impacts from any future mineral extraction or processing activities on nearby residences.

Mineral Resource Lands: Goals & Policies

GOAL ML 1: Protect Chelan County's mineral resource lands of long-term commercial significance and allow for short-term mineral resource extraction opportunities in unincorporated areas, where appropriate.

Rationale: Conservation of these resources must be assured through measures designed to prevent incompatible development in or adjacent to designated mineral resource lands, and to mitigate impacts of mineral extraction activities on adjacent land uses.

Policy ML 1.1: Conduct a comprehensive countywide analysis when classifying, designating, and de-designating natural resource lands to maintain and enhance natural resource-based industries and discourage incompatible uses.

Rationale: Because of the significant amount of time needed to review natural resource lands and potential impacts from incompatible uses, frequent, piecemeal de-designations of resource lands should not be allowed. Site-specific proposals to de-designate natural resource lands should be deferred until a comprehensive countywide analysis is conducted.

Policy ML 1.2: Review and update designations and development regulations for mineral resource lands to reflect the most current information available. Updates should include the data and model development regulations prepared by the State Department of Natural Resources, Department of Commerce, or the Washington State Association of Counties.

Rationale: Pursuant to RCW 36.70A.131, incorporating new data from the Department of Natural Resources helps protect valuable mineral resources by accurately identifying deposit locations and preventing incompatible land uses. Using updated model regulations from state and county associations promotes consistency across jurisdictions and provides best practices for balancing mineral extraction with community interests.

Policy ML: 1.3: Designate mineral resource lands in locations proximate to their likely end-use areas to preserve access to valuable mineral deposits, reduce the risk of resource loss due to incompatible development, and minimize costs associated with extraction and transport.

Rationale: It is expected that mineral resource lands will be depleted of minerals over time. Planning for their appropriate location ensures efficient use of the resource while safeguarding future opportunities for future land uses once mining activities are complete.

Policy ML 1.4: Assure conservation of designated mineral resource lands through land use regulations that prevent incompatible development on or adjacent to mineral resource lands.

Rationale: Mineral resource extraction, such as sand and gravel, pits are typically incompatible with residential and other types of land uses due to noise, dust and heavy equipment traffic. Therefore, it is important to develop appropriate land use regulations that protect mineral resource lands as well as adjacent land uses.

Policy ML 1.5: Require the reclamation of land after the completion of gravel and mineral extraction.

Rationale: Effective reclamation of mining sites can insure future redevelopment of the site and prevent impacts from erosion and visual impacts.

Policy ML 1.6: Require mining and extraction operations to be sited and designed to avoid and mitigate conflicts with surrounding land uses. Screening, buffers, the provision of open space and other mitigation measures should be considered and required where necessary.

Rationale: The careful design and siting of mining operations can prevent or minimize impacts to surrounding land uses.

Policy ML 1.7: Require mining sites to be served by roadways, adequate to handle industrial traffic and not endanger public health and safety.

Rationale: Transportation system impacts and public health and safety issues must be addressed.

Policy ML 1.8: Encourage development adjacent to designated mineral resource lands to incorporate screening, buffers, open space, or other design features to prevent conflicts with existing or future mineral resource extraction activities.

Rationale: The minimization of potential conflicts helps to maintain the viability of mineral resource extraction operations.

Policy ML 1.9: Protect water quality and prevent sedimentation through use of settling ponds, retaining basins, ditches, diking and re-vegetation of slopes and other measures for mining and production operations.

Rationale: Water resources must be protected.

Policy ML 1.10: Surface mining should not lower the ground water table of surrounding properties in a manner that directly impacts their use.

Rationale: Lowering of the ground water table could have serious effects on domestic water supplies.

Policy ML 1.11: Clustering of residential development on adjacent non-resource lands is encouraged.

Rationale: Clustering will provide for open space adjacent to the resource use and will minimize conflicts.

Policy ML 1.12: Designated mineral resource lands not included in urban growth areas should be protected from infrastructure improvement assessments such as, but not limited to, local improvement districts and local utility districts with deferral programs or other measures.

Rationale: Additional taxes would pressure the property owner into converting resource land into other uses.

Policy ML 1.13: Support the maintenance and development of mineral resource extraction that is consistent with the comprehensive plan to provide necessary materials for the development of roads, structures and other projects.

Rationale: Materials provided by mineral extraction operations are vital to the community, and are a significant economic activity and supports broader economic development.

Policy ML 1.14: Protection of mineral resources under the MRLO should occur in two tiers:

- Lands actively being mined for commercial production of sand, gravel, or rock/stone are designated as mineral resource lands of long-term commercial significance. Owners of these properties may request an amendment to remove the MRLO once mineral production has permanently ceased.
- For lands not currently in active mineral production, the MRLO should act as an interim measure to protect mineral resources until the presence of a commercially viable mineral deposit can be verified through a geologic study. Property owners who wish to finalize designation of their property and undertake mining activities may submit a study by a qualified geologist indicating the presence of commercially significant, accessible mineral resources. Likewise, property owners may request removal of their property from the MRLO by submitting a study from a qualified geologist confirming the absence of such resources.

Rationale: Sand, gravel, and rock are the primary mineral products in Chelan County and are therefore given the highest protection. Mineral resources not currently under production can be evaluated and added to the overlay as more detailed information becomes available.

Policy ML 1.15: Inclusion of a property under the MRLO does not imply approval for a specific mineral extraction activity and does not substitute for any necessary local or state mining permit required.

Rationale: The MRLO is designed to protect and preserve mineral lands, but permitting is necessary to ensure mineral extraction is conducted consistent with applicable laws and regulations.

Policy ML 1.16: As part of the periodic comprehensive plan update process under the Growth Management Act, the County should regularly review the criteria for economic viability of a mineral resource and update the criteria for designation as appropriate.

Rationale: Economic conditions, market trends, and demand for mineral products can change over time, and the MRLO designation criteria may need to be periodically revised to reflect current conditions. The regular GMA plan review cycle is an appropriate time to review this information.

Policy ML 1.17: All plats, short plates, development permits, and building permits issued on properties within 500 feet of lands designated as part of the MRLO should include a notice to that effect. The notice should disclose that development of the nearby MRLO lands may include uses and activities that are not compatible with residential development.

Rationale: This notice is required under the Growth Management Act (RCW 36.70a.060(1)(b)). Additionally, such notification will allow potential real estate purchasers to make educated decisions.

Policy ML 1.18: Mineral extraction and processing activities in the MRLO should be required to implement best management practices (BMPs) to avoid, reduce, or mitigate environmental impacts associated with mining activities. Such BMPs should be designed to protect the natural environment, adjacent land uses, and the long-term viability of mineral lands.

Rationale: Mineral resource extraction operations are intensive land uses that can involve large amounts of ground disturbance, noise, dust, and heavy equipment traffic. BMPs are necessary to prevent unnecessary impacts on sensitive natural resources and nearby development.

Policy ML 1.19: Once mining activities have commenced on a MRLO-designated property, development of said property under the rules of the underlying zoning may apply in conjunction with the restoration of the mining activities.

Rationale: Postponing development of any part of the site until after reclamation is complete ensures that the property is safe for use and that no incompatible land uses are introduced while mining operations are ongoing.

Policy ML 1.18: At the time of permitting, the County should coordinate with property owners and the Department of Natural Resources to identify post-reclamation uses for MRLO properties that are consistent with the County's comprehensive plan and zoning code, both for the mine site itself and for planned adjacent uses.

Rationale: Coordination on future use of the property will help ensure that County plans recognize post-mining conditions in these areas and reduce the potential for future development that is incompatible with surrounding uses.

V. Chelan County Forest/Timber Lands

Forestland is defined as *"land primarily devoted to growing trees for long-term commercial timber production on land that can be economically and practically managed for such production…and has longterm commercial significance,"* RCW 36.70A.030.

Timber harvesting is a type of natural resource industry with a long history in Chelan County. The following outlines the declining trend of timber harvesting, as documented by the Department of Natural Resources.[7] The following table denotes "thousand board feet" of harvested timber.

Year	1990	1995	2000	2005	2010	2015	2017[8]
Ownership							
Private Industrial	5,710	18,192	1,800	-	-	19,820	11,170
Private Large	-	7,486	636	9,482	1,866	-	-
Private Small	866	31,286	6,698	2,780	882	2,374	1,852
Private Unknown	-	-	-	-	186	719	-
Total Private	**6,576**	**56,964**	**9,134**	**12,262**	**2,934**	**22,913**	**13,022**
State	7,989	5,921	897	2,455	1,100	43	-
Federal	68,382	6,703	8,990	15,913	6,200	-	35
Other Public	13,035	9,708	-	588	-	9,091	2,989
Total Public	**89,406**	**22,332**	**9,887**	**18,956**	**7,300**	**9,134**	**3,024**
Total All	**95,982**	**79,296**	**19,021**	**31,218**	**10,234**	**32,047**	**16,046**

Notes:
Source: DNR, Washington State Timber Harvest Reports.

[7] Industry – companies and individuals operating wood, using plants; private large – non-industrial companies and individuals not operating wood-using plants but with statewide holdings totaling 1,000 or more acres; private small – non-industrial companies and individuals not operating wood-using plants and owning less than a total of 1,000 acres.

The Timber Harvest Report was put on indefinite hold at the beginning of the COVID-19 pandemic due to funding constraints, and 2017 is the most recent year harvest data were collected. As of January 2026, considerations are underway whether to reinstate it.

Land Use Designation/Siting Criteria: Commercial Forest Lands

The growth management process requires identification of forest lands of long-term commercial significance as part of the growth management process. The identification of these lands is an attempt to conserve and encourage existing and future forest practice land uses as a viable, permanent land use and a significant economic activity within the County. Forest land also provides recreational opportunities, scenic value and wildlife habitat. In addition, the identification and land use regulations of the commercially significant forest lands will provide protection for forest lands from encroachment and incompatible land uses. The Growth Management Act defines "long term commercial significance" to include the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land. These areas are identified as (FC) on the land use maps, and are shown in Appendix H.

The following purpose and locational guidelines provide a basic understanding of the zoning districts intent and how they relate to the Comprehensive Plan designations.

Purpose: To assure the long-term conservation of commercial forest lands; to preserve and encourage existing and future forest land uses as a viable, permanent land use and a significant economic activity within the community; and to protect forest lands of long term commercial significance not already characterized by urban development from encroachment of incompatible uses.

Uses appropriate for these areas include: forestry, open space; residential; and agriculture. Additional uses may be considered with supplemental provisions. These provisions shall address performance standards, impacts to the surrounding area, and be consistent with the goals and policies of the comprehensive plan. Such uses may include: natural resource support facilities and services; mineral resource activities; intensification of existing development or the development of new small scale recreational or tourist uses that rely upon a rural setting but that do not include new residential development; intensification of development on lots containing existing isolated nonresidential uses; home occupations; bed and breakfasts; and community facilities.

Density: One (1) dwelling unit per 20 acres.

Locational Guidelines:

1. Geographic and Geological Characteristics: Soil characteristics, steep slopes or other physical constraints to development may be present. The area should not be adjacent to intensive urban or incompatible rural development. Large tracts of land oriented to forest resource management exist.
2. Natural Resources: The area should contain or have the potential to contain commercial forest resource management operations and commercial forest support facilities and services. The area should meet the criteria under WAC 365-190-060, as forest resource lands of long-term commercial significance.
3. Public Services: Uses should not require extension or provision of urban level services. These areas may have access to rural governmental services and infrastructure or have the potential to be provided with rural governmental services within the 20-year planning period. Urban services should not be present.
4. Existing Land Uses: The prevailing land use pattern consists of commercial forest resource management operations and commercial forest support facilities and services. Dispersed single family residences and low intensity rural uses may be present. The predominant parcel size is typically 20 acres or larger. Recreational and small-scale tourist commercial opportunities may be present.

Forest/Timber Resource Lands: Goals & Policies

GOAL FL 1: Conserve forest lands of long-term commercial significance. Encourage sustainable timber production in rural and resource lands as a viable, permanent land use, a significant economic activity within the community, and a means to improve forest health and reduce wildfire risk.

Goal Rationale: Timber production remains an important aspect of the County's economy.

Policy FL 1.1: Conserve forest lands for productive economic use by identifying and designating forest resource lands where the principle and preferred land use is commercial resource management.

Rationale: Timber production remains an important aspect of the County's economy and the productive capacity of area forests cannot be ignored. Activities in designated forest resource lands that would limit or eliminate the ability to continue commercial forest resource management should be discouraged.

Policy FL 1.2: Promote multiple uses of forest resource lands where such uses do not eliminate or limit commercial forest resource management.

Rationale: Forest resource lands provide unique opportunities and locations for land uses such as natural resource extraction and open space and recreation development.

Policy FL 1.3: Protect designated forest resource lands from inappropriate infrastructure improvement assessments through deferral programs or other measures that would protect the ability to continue long-term commercial forest resource management.

Rationale: Additional taxes would impact the viability of commercial forest resource management operations. Infrastructure improvements or assessments inconsistent with the comprehensive plan should not be supported.

Policy FL 1.4: Classify and designate forest resource lands based on the criteria and procedures established in WAC 365-190-040, and 060 with special consideration given to the determination of whether forest resource lands considered for designation are viable as long term commercial significant forest resource lands.

Rationale: Resource lands should be identified based on the best available information at the time of the designation.

Policy FL 1.5: Support maintenance of forest lands in timber and current use property tax classification consistent with RCW 84.28, 84.33, and 84.34.

Rationale: Open space taxation assists the property owner in maintaining property in commercial forest production.

Policy FL 1.6: Promote cooperative resource management between government agencies and private entities.

Rationale: This policy would provide equal representation and efficient management regarding forest issues.

🥬 Policy FL 1.7: Use the permit review process to promote implementation of forest management practices that minimize the potential for catastrophic wildfires. In partnership with state and federal

agencies and property owners, proactively address fire resiliency through activities such as: pre-fire monitoring, forest treatment, thinning, prescribed fire, and managed natural fire.

Rationale: The potential for catastrophic forest fires should be reduced. Coordination with other state and federal entities is necessary as most forest land is in federal or state hands. The Community Wildfire Protection Plan addresses several resiliency efforts.

Policy FL 1.8: Recognize that state and national forest lands and orchard lands accommodate carbon sequestration, having a positive effect on carbon emissions in the region.

Rationale: Chelan County contains extensive forest lands and agricultural lands that can absorb carbon emissions.

Policy FL 1.9: Support local industry that can process harvested, thinned, and salvaged timber into value-added products that support regional markets, such as lumber, mass timber, and engineered wood products.

Rationale: Supporting local wood-processing industries creates markets for thinned and salvaged timber, making forest restoration and wildfire risk-reduction efforts more feasible while strengthening the regional economy. Local value-added processing creates jobs, keeps economic benefits in the community, reduces transportation impacts and costs, and supports sustainable forest management in heavily timbered areas.

GOAL FL 2: Icicle River Valley: Where appropriate, encourage sustainable timber production in the Icicle Valley.

Goal Rationale: Timber production remains an important aspect of Chelan County's economy, and the productive capacity of forest in the Icicle Valley cannot be ignored. Consideration of visual management to maintain the scenic quality of the Icicle Valley should be encouraged, while at the same time providing for the growing, management, and harvesting of timber resources.

Policy FL 2.1: Promote timber production in the Icicle Valley, subject to appropriate conditions for protection of the area's scenic qualities and water resources.

Rationale: It is important to maintain the environmental and scenic qualities of the Icicle Valley.

Policy FL 2.2: Protect the visual character of the Icicle Valley by discouraging clear cutting, except where such cuts can be designed in the form of small, irregular patch cuts that take advantage of natural variations in the vegetation and topography.

Rationale: Such measures will help mitigate the visual impact of clear cutting.

Policy FL 2.3: Minimize logging road construction; approval of new logging roads should be conditional on evaluation of visual and environmental impacts.

Rationale: Minimizing the construction of logging roads will help to preserve the environmental quality of the area.

Goal FL 3: Build community resilience and support forest management that reduces wildfire risk.

Policy FL 3.1: In partnership with state and local entities, build awareness of increasing wildfire and smoke risk, encourage mitigation and preparedness, and create fire adapted communities.

Rationale: Chelan County can play a role in sharing information and coordinating strategies to prepare communities for resilience to wildfires. The Chelan County Community Wildfire Protection Plan identifies area-specific wildfire preparation and protection strategies.

Policy FL 3.2: Enhance safety and develop fire safe places in fire-prone areas through wildland urban interface policies and codes.

Rationale: Chelan County implements fire and building, standards as new or altered development is proposed, and continues to monitor and apply newer codes to development in hazard areas.

Policy FL 3.3: Work with partners to integrate potential future conditions into hazard response plans. Coordinate emergency preparedness systems, increase early detection capabilities and communication. Respond to emerging health and safety threats. Assist the most vulnerable people and communities in preparing for and responding to wildfire and post-fire hazards.

Rationale: The County Sherriff's Emergency Management Office produces the Comprehensive Emergency Management Plan (CEMP) providing mitigation, preparedness, response, and recovery activities for wildfire and other emergencies and provides it to a range of state, regional, and local agencies. The County develops the CEMP on behalf of the cities of Cashmere, Chelan, Entiat, Leavenworth, and Wenatchee through an interlocal agreement.

Policy FL 3.4: Work in partnership with federal, state, and local entities to test relevant forest management scenarios to understand combined benefits for fire fuels reduction, snowpack retention, summer streamflow, and water supply.

Rationale: Snowpack accumulation and melt rates are related to forest structure as well as climate. Forest management practices could increase snow water storage, change the timing of snowmelt, and support stream flow and fish habitat.

VI. Chelan County Natural Systems/Critical Areas

The Growth Management Act states that counties should "protect critical area." Critical areas include the following areas and ecosystems: (a) wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas.

The County has completed the planning process for developing these goals and policies and corresponding regulations following an extensive citizen participation process.

Natural Systems: Critical Area Goals & Policies

GOAL CL 1: Use best available science to identify and protect critical areas from adverse environmental impacts while providing for reasonable use of private property.

Goal Rationale: Preservation of critical areas will help protect the environment and maintain and enhance the quality of life. Implementation regulations should provide reasonable use of private property. The use of best available science helps to identify and protect critical areas by applying current and best practices.

Policy CL 1.1: Promote residential, commercial, and industrial development regulations that protect the availability of potable water by preventing contamination of groundwater sources.

Rationale: The maintenance of a safe potable water supply is vital to the County.

Policy CL 1.2: Encourage restoration of contaminated groundwater sources.

Rationale: The restoration of contaminated ground water helps to meet County needs for potable water and is beneficial to the environment and rural property owners that use wells.

Policy CL 1.3: Classify, designate and protect all critical areas, including frequently flooded areas, wetlands (as defined in 36.70A.030), fish and wildlife habitat conservation areas, aquifer recharge areas and geologically hazardous areas using best available science, pursuant to RCW 36.70A.172, WAC 365-190-040, WAC 365-195, and WAC 365-196-830.

Rationale: Critical areas add to the quality of life within a community, as well as performing important natural functions that assist with protecting private property from damage from natural disasters and events. Identifying critical areas and protection measures for those areas in alignment with best available science (WAC 365-195) are important steps in ensuring that those functions and values are preserved for future generations' enjoyment and protection. WAC 365-190-040 outlines the process to classify and designate natural resource lands and critical areas.

Policy CL 1.4: Regulate development in floodplains to protect property and mitigate the loss of floodplain storage capacity.

Rationale: The loss of floodwater storage results in a potentially greater level of destruction to downstream properties from the resultant higher flood elevations and water flow velocities.

Policy CL 1.4.1: Improve flood warning and information dissemination. Assess risk management, and prepare for rapid response during the flood event.

Rationale: In the future, both the frequency and magnitude of floods in and around Chelan County are predicted to increase. The Flood Control Zone District is tasked with flood warning and emergency response, but other agencies also support.

Policy CL 1.4.2: Evaluate and improve stormwater management and infrastructure for high-intensity rainfall events.

Rationale: In the future, more winter precipitation is predicted to fall as rain rather than snow, increasing winter runoff and streamflow volumes.

Policy CL 1.4.3: Seek funding for measures to protect and restore fish and wildlife habitats and ecosystem function to support resilience in response to flood events. Plan for post-flood replanting and restoration to increase infiltration and slow movement of water and to stabilize ecosystems.

Rationale: As a result of increased flooding, effects on habitat could include greater mortality of juvenile fish and eggs and reduced slow-water habitat.

Policy CL 1.4.4: Relocate, upgrade, or protect critical facilities from wildfire and flooding.

Rationale: Wildfire and floods can affect facilities and services important to emergency response. The County has mapped critical facilities in its Natural Hazard Mitigation Plan, Community Wildfire Protection Plan, and Comprehensive Flood Hazard Management Plan.

Policy CL 1.5: Discourage development on unstable soils or steep slopes and in areas susceptible to landslide, flood, or avalanche.

Rationale: Discouraging development in natural hazard areas helps to protect the public health, safety, and general welfare.

Policy CL 1.6: Adopt an excavation and grading ordinance to regulate excavation, grading and earthwork construction activities.

Rationale: Uncontrolled filling and grading can cause erosion and siltation of streams, rivers and ponds. These activities can also be detrimental to adjacent properties.

🥬 Policy CL 1.7: Support the purchase of critical areas by public or private organizations for purposes of preservation, restoration, or conservation.

Rationale: This option allows interested private and public organizations to purchase lands they wish to put into a long-term conservation or preservation programs.

Policy CL 1.8: Critical area regulations should not preclude reasonable use of property or affect a taking in violation of the U.S. Constitution, the Constitution of the State of Washington, or substantive due process.

Rationale: Private property rights must be protected.

Policy CL 1.9: Allow for open space and recreational use of critical areas where such use does not negatively impact critical areas.

Rationale: Open space and recreational use of critical areas may provide an opportunity for residents and visitors to enjoy the natural amenities of the County.

Policy CL 1.10: When reviewing development proposals, the County should apply appropriate conditions to avoid or mitigate negative impacts to critical areas, including the no net loss of critical areas functions and values. Proposal review should also include evaluation of the cumulative impacts of development proposals in critical areas.

Rationale: It is important to take a comprehensive approach to development in a critical area since there is often a compounding effect resulting from changes to natural systems. Consistent

with WAC 365-196-830(4), if development regulations allow harm to critical areas, they must require compensatory mitigation of the harm to avoid a net loss of the functions and values of the ecosystem that includes the impacted or lost critical areas.

Policy CL 1.11: Protect water quality and fish habitat by requiring dredging and filling activities to minimize introduction of suspended solids, leaching of contaminants, or habitat disturbance.

Rationale: Uncontrolled dredging and filling activities can negatively impact fish habitat and water quality.

Policy CL 1.12: Encourage the restoration and enhancement of critical areas.

Rationale: The enhancement and restoration of critical areas improves the functions and values they provide.

Policy CL 1.13: Encourage the use of innovative techniques to protect critical areas, such as purchase of development rights, transfer of development rights, clustering, conservation easements, land trusts, and the Public Benefit Rating System.

Rationale: Innovative techniques can benefit the public, land owner, and help to protect critical areas.

Policy CL 1.14: In designating and protecting critical areas, the County should use best available science to develop policies and development regulations. The County should also give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries.

Rationale: Inclusion and consideration of best available science ensures that the best available information and protection measures are utilized.

Policy CL 1.15: Critical areas regulations and designations should be reviewed when adopting a comprehensive plan under RCW 36.70A.040 and implementing development regulations under RCW 36.70A.120 and may be altered to ensure consistency. In addition, subsequent studies and information will be reviewed when drafting development regulations.

Rationale: Consistency between the comprehensive plan and development regulations is required. Additional studies may constitute best available science.

Policy CL 1.16: The goals and policies of the Chelan County Shoreline Master Program, as amended, are considered an element of the comprehensive plan, and are included by reference as if fully set forth herein.

Rationale: The goals and policies of the Shoreline Management Act, as set forth in RCW 90.58.020, are considered one of the goals of the Growth Management Act. The Growth Management Act requires that shoreline master programs be integrated as an element of the comprehensive plan.

Policy CL 1.17: Support ongoing watershed planning efforts.

Rationale: Watershed planning is essential to address a variety of issues including endangered and threatened species listings and water quantity issues.

Policy CL 1.18: Continue to build partnerships across state, federal, and local agencies to monitor and respond to vulnerabilities in forested and shrub-steppe lands as conditions change. Monitor exotic and invasive species and prioritize detection, control, and eradication. Coordinate ecological recovery programs for public and private areas subject to fire in forested and shrub-steppe lands.

Rationale: The effects of changing conditions could include habitat loss and more invasive species, especially in shrub-steppe ecosystems. In the future, Chelan County may face a higher risk of wildfire, and with that natural hazard, a need to recover habitat, reduce erosion, and restore ecological conditions.

Policy CL 1.19: Encourage watershed-scale community building to adapt to changing streamflow and snowpack within the watershed.

Rationale: Spring snowpack in the Washington Cascades has declined in recent decades and is expected to further decline with warming in the future. Watershed scale community building efforts can help local communities understand and respond to the effects of change to streamflow and snow pack. Community-building could address a range of resiliency measures such as: forest practices, riparian enhancement restoration addressing stream temperatures and flow patterns, management of invasive or non-native aquatic species, irrigation efficiencies, and prioritization of water use as snowpack decreases. An example of community building is the Icicle Work Group, a joint effort between Chelan County and the Washington State Department of Ecology. Within these community building efforts, the County could develop priorities and strategies to proactively implement adaptation measures for the most vulnerable and underserved populations.

Policy CL 1.20: Increase the resilience of aquatic systems through improvement of in-stream habitats and floodplain connectivity.

Rationale: The effects of drought on aquatic systems include warmer stream temperatures during low flow periods, reduced habitat quantity due to lower summer flows, reduced aquatic habitat quality, and more favorable conditions for invasive fish and other aquatic species.

Policy CL 1.21: Identify locations where changes in surface and groundwater flow could result in new or greater releases of toxic substances to the environment.

Rationale: Through hazard management planning the County can identify locations at risk of toxic release due to larger floods, erosion, or fire.

Policy CL 1.22: Identify opportunities to expand habitat protection and improve habitat quality and connectivity to foster resilience using conservation area designations, easements, buffers, and open space corridors.

Rationale: Protecting and connecting habitat areas helps maintain healthy ecosystems that support wildlife, water quality, and habitat function. As development and infrastructure interrupt natural landscapes, strategically designated conservation areas, buffers, easements, and open space corridors reduce habitat loss, allow species movement, and sustain ecological processes.

Natural Systems: Air Goals & Policies

GOAL NS 1: Protect and maintain air quality.

Goal Rationale: The protection of air quality is important for the public health, the local economy, the environment, and helps to maintain the high quality of life enjoyed by County residents and visitors alike.

Policy NSL 1.1: Support future and ongoing air quality monitoring programs.

Rationale: Monitoring of air quality helps to determine the impacts of growth and development on air quality. Should air quality problems arise, determining the sources of air quality degradation, and educational and regulatory tools to maintain or improve air quality would be necessary.

Policy NS 1.2: Promote industrial development that meets air quality standards and is compatible with adjacent property uses.

Rationale: Air pollution can cause health problems, obscure visibility, create unpleasant odors and damage animal and plant life.

Policy NS 1.3: Support public awareness of air quality standards and safety, including wildfire smoke, woods, and burning restrictions as adopted by the Department of Ecology.

Rationale: Federal and state agencies set air quality standards for outdoor air. The purpose of these standards is to prevent air pollution from reaching levels that hurt human health. When an area does not meet an air quality standard, the state must develop a plan to clean up the air.

Policy NS 1.4: Leverage funding with partners and facilitate proper placement of facilities that collect local climate data including precipitation, wind velocity, temperature, humidity, sunshine, etc.

Rationale: To support an understanding of snowpack, stream flows, wildfire risk, and other conditions important for resiliency, watershed planning, emergency management, etc., the County could support collection of local relevant data, including but not limited to, federal and state agencies adding stream gages, weather stations, SNOTEL, and other facilities on public lands including forest lands.

Natural Systems: Icicle Valley Goals & Policies

GOAL NS 2: ICICLE RIVER VALLEY: Encourage retention of the scenic character and environmental quality of the Icicle Valley.

Goal Rationale: The preservation of the scenic and environmental qualities of the Icicle Valley, ensures the retention of significant open space and recreational opportunities, and critical areas.

Critical Area Policy CL 2.1: Continue to utilize the Icicle Valley Design Review Overlay District or design guidelines to retain the scenic and environmental qualities of the Icicle Valley.

Rationale: The Icicle Valley Design Review Overlay District provides additional standards to ensure that development does not negatively impact the scenic and environmental qualities of the Icicle Valley.

Critical Area Policy CL 2.2: Residential development should occur at a very low density, and in a scattered, diffused pattern in the Icicle Valley Design Review Overlay District.

Rationale: Dispersed very low density development will help to limit negative visual and environmental impacts.

Critical Area Policy CL 2.3: Implement visual quality standards within the Icicle Valley Design Review Overlay District to protect scenic resources.

Rationale: These standards will allow for continued recreational use of the Icicle Valley and avoid or mitigate visual and environmental impacts.

Critical Area Policy CL 2.4: Private property within the Icicle Valley Design Review Overlay District should continue to be designated as an environmentally sensitive area under the provisions of the State Environmental Policy Act.

Rationale: This designation helps ensure that environmental aspects are properly considered.

Critical Area Policy CL 2.5: Protect both wilderness values and reserved rights within the Alpine Lakes Wilderness so that clean and reliable water resources and water supply continue into the future.

Rationale: A variety of users, including wilderness recreationists and water suppliers (municipal, irrigation and fish hatchery) rely on the cold, clean and clear water resources of the Icicle Valley for people, farms and fish.



Photo credit: Anchor QEA

CHAPTER 5
HOUSING ELEMENT

I. Introduction

The Housing Element of this Comprehensive Plan provides a comprehensive analysis of housing conditions, challenges, and opportunities within Chelan County. The forecasts and data focus on the unincorporated areas of the county wherever possible, however, in many cases the data includes both the incorporated areas and unincorporated areas by default. This housing element serves as a guide for future housing development and addresses housing affordability through 2046.

A healthy housing ecosystem is characterized by a market in equilibrium, where housing supply meets the community's demand. Key factors in measuring housing supply and demand include the number of housing units, vacant and developable parcels, employment levels, and income levels.

The following sections analyze data on Chelan County's housing market and use population and housing forecasts to assess future demand.

The chapter is organized as follows:

Section I: Executive Summary & Introduction:

Key highlights from the assessment

Section II: Land Capacity Analysis:

Study of land supply and demand for housing development

Section III: Demographics & Socioeconomic Trends:

Overview of underlying socioeconomics affecting housing demand and affordability characteristics

Section IV: Housing Trends:

Overview of owner- and renter-occupied housing, including affordability dynamics

Section V: Gaps and Barriers Analysis:

Affordability gaps for renting and homeowning residents

Section VI: Policies and Programs:

Overview of relevant policies and programs the City has implemented or uses to provide more affordable housing

Expectations of Data Accuracy

Rural geographic areas, such as the Stehekin County Subdivision (CCD), are prone to challenges in data accuracy and forecasting. Any users of public data should be aware of the challenges and methodological limitations of demographers and statisticians working on such processes. It is easy to fall into the mindset of wondering why the numbers are "wrong," but those expectations need to be reset. Statisticians are not simply tallying up values from a perfect and esoteric spreadsheet, they are modeling an array of data sources, tabulating untold different metrics, across inconsistent geographies, using diverse methos, and non-consistent time periods. Not only that but the amount of data points that they have to work with in neighboring densely populated municipalities greatly outweighs the amount of data for rural, sparsely populated municipalities. Hence, some margin of error should not only be tolerated, but expected.

In this chapter, PC provides the full gamut of population and socioeconomic estimates, from a range of geographic areas. We do not expect these data to be perfect; however, our main goal is to accurately estimate current land use and forecast demand in future years, and we will ensure those inputs and assumptions are as accurate as possible. Many of the statistics presented in this chapter are for regional context and inference but are not serving as direct inputs into that model.

Executive Summary

Chelan County is a uniquely diverse region in the heart of Washington state. Its scenic lakefronts, forested hillsides, and rural farmland make it both a desirable place to live and a popular destination for visitors. This distinctive mix creates a unique housing market as the County strives to maintain its character and ensure continued access to affordable housing for residents from all walks of life.

Housing Situation

Population growth in Chelan County has outpaced national growth over the past decade and is expected to continue at a similar pace. As a result, housing demand will keep rising. While over half of county residents (63%) are homeowners, affordability will continue to be a growing concern for both renters and prospective buyers. At the time of this assessment, a majority of Chelan County's first-time homebuyers (84%) could not afford an average-priced home. Even lowest-tier homes remain unaffordable for 66% of first-time homebuyers, and 49% of all households.

Rental burdens are also present, although they are lower in the County than in the state or nation overall. Still, 34% of renter households spend more than 30% of their income on housing and are therefore considered cost-burdened. Among low-income renter households, over half (53%) are cost-burdened.

One unique aspect of Chelan County's housing supply goes hand in hand with its vibrant tourism industry. Because many tourists are attracted to Chelan County, especially in the summer months, a portion of its housing stock has been reserved for tourists and seasonal residents. Points Consulting (PC) identified approximately 1,726 active STRs within Chelan County. This represents about 4% of the County's housing stock.

Chelan County contains approximately 38,968 housing units. Of these units, 19% are vacant. Roughly 78% of vacant homes are for seasonal, recreational, or occasional use. Of the occupied units, the majority (67%) are single-family detached homes. This share is slightly above the state (63%) and national (63%) averages. Buildings with 10 or more units, as well as mobile homes and other housing

types, each make up another 10% of the housing stock. This mix signals a relatively higher level of housing diversity in Chelan County, which can support affordability across multiple income levels.

Over the past decade, housing prices and rents have risen rapidly, especially in the wake of COVID-19 and rising inflation. Since 2014, housing prices have increased 150%. This is more than double (and nearly triple) the growth of local incomes, which rose by 54% over the same period. Rents have also climbed sharply, nearly doubling with a 92% increase since 2014.

Demographics

Since 2013, Chelan County's population has grown 9%. State forecasts predict continued growth over the next 20 years. A growing population signals increased demand for housing as more people move into the area.

Age plays a key role in housing needs. Older populations typically require more space per person than younger ones. Younger households often compromise on unit size, lot size, or even homeownership due to budget constraints. In Chelan County, 31% of the population is under age 25, 36% are prime-working age adults, and 21% are age 65 or older. This reflects a sizable young population; however, there is also a relatively large senior population compared to state and national averages. The result is a smaller proportion of working-age adults in the community.

Income levels play a crucial role in housing affordability and demand. Chelan County's median household income is nearly equal to the national median ($75.3K versus $75.5K). However, despite similar income levels, Chelan County's poverty rate (9%) is well below the United States poverty rate (12%).

Economy

The regional economy of Chelan County has grown over the past decade, with employment up 9% since 2014 and wages up 74%. In contrast, the number of establishments has declined 6.6%. This seems to be due to a sharp drop between 2021 and 2023. Overall, Chelan County has lagged behind both the state and nation in employment growth, and well behind the nation in establishment growth. Unemployment in the County stands at 4.7%. This is only slightly above the state rate of 4.5%.

The three largest employment sectors in Chelan County are Health Care & Social Assistance, Retail Trade, and Agriculture, Forestry, & Fishing.

Forecast

Given its current housing supply, Chelan County anticipates approximately 1,806 units will be needed in the rural county area and Manson UGA to accommodate projected population growth from 2027 to 2046. The estimated number of housing units needed at each Area Median Income (AMI) level is as follows:

- 0–30% AMI: 611 units
- 30–50% AMI: 476 units
- 50–80% AMI: 375 units
- 80–100% AMI: 151 units
- 100–120% AMI: 132 units
- 120%+ AMI: 62 units

Additionally, Chelan County anticipates a need for 85 additional units of temporary and emergency housing within the rural county area and Manson UGA.

Land Capacity Analysis

While Chelan County has some challenges related to affordable housing, it has a plentiful supply of land that the County can leverage for future development. PC's land capacity analysis indicates that rural Chelan County and the Manson UGA have enough vacant land in appropriately zoned districts to accommodate about 6,669 new housing units.

II. Land Capacity Analysis

This section provides a summary of the findings of the Land Capacity Analysis. For full methodology and details see the Chelan County 2025 Land Capacity Analysis.

Future Housing Demand

The Housing for All Planning Tool (HAPT) was developed under House Bill 1220 (HB 1220), a revision to the Growth Management Act (GMA). HAPT helps counties plan for population growth by estimating housing needs across different income levels.

Estimated Housing Supply by Income Level and Region

The Comprehensive Planning Update covers a 20-year growth period, but the HAPT model produces housing demand estimates for 2020 to 2046. To align with the 20-year planning horizon, housing supply is first estimated for 2021 to 2026. These estimates were then subtracted from total demand (2021–2026) to determine the remaining housing need for 2027 to 2046.

Housing supply estimates for 2021 to 2026 are based on permit data collected by the University of Washington's Center for Real Estate Research (WCRER) for number of housing units produced, and residential sales data from Realtors Property Resource (RPR) for the distribution of income levels these properties would fall into.

Residential Permits Issued, 2021–2024

WCRER housing permit data include the number of permits issued by local jurisdictions for 2021 to 2024. These values were used to estimate the total number of housing units constructed during that period. RPR residential sales and tax assessment data for the time period was used to assess the value of the single-family homes built from 2021-2024. Since the RPR database does not contain all houses built during this period, the distribution of home values was applied to the number estimated from the WCRER permit count to approximate the number of homes built at each AMI level. Multi-family units values were pulled from the WCRER data.

Estimating Housing Supply, 2025–2026

A three-year moving average of dwelling units built from 2021 to 2024 was used to forecast housing production in subsequent years. Specifically, the 2022–2024 average estimates 2025 production, and the 2023–2025 average is applied to the 2026 projection.

Estimated Housing Supply, 2021–2026

Figure 5-4 shows the estimated total housing supply by affordability level for 2021 to 2026. The graph indicates that developers are expected to build the majority of housing in the rural areas of the County during this period.

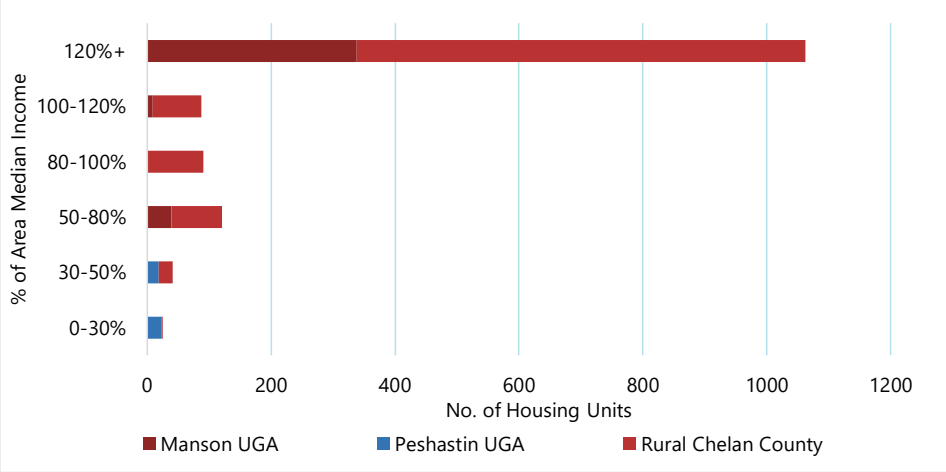
Determining Affordability of the Estimated Housing Supply

To estimate the affordability level of new housing units, the project team used different methods based on housing type. For single-family and two-unit structures, we calculated affordability using mortgage payment estimates. We compared these against income levels derived from the

U.S. Department of Housing and Urban Development's (HUD) Median Family Income (MFI) data to determine affordability at various Area Median Income (AMI) levels.

For structures with five or more units, we used HUD's Fair Market Rents (FMRs) to assess affordability.

Figure 5-4
Estimated Housing Supply by Region and Income Level, 2021–2026



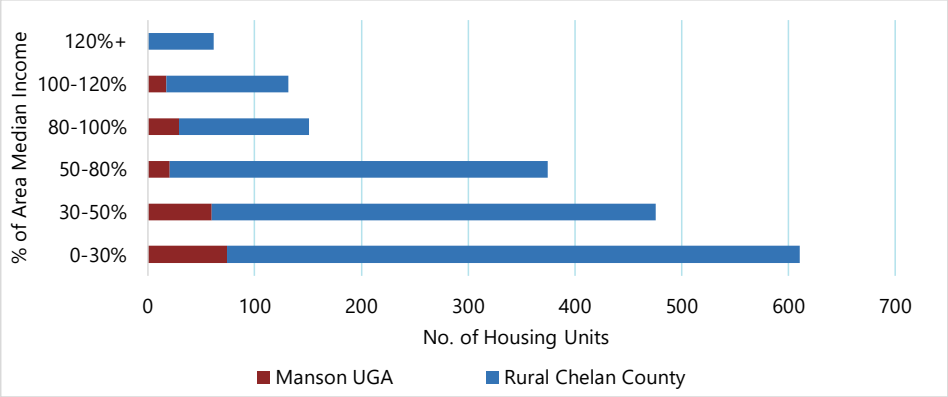
Source: Housing for All Planning Tool, Method A; WCRER Housing Permit Data; Realtors Property Resource; HUD Area Median Incomes; HUD Fair Market Rents

Housing Demand by Income Level 2027–2046

The project team calculated housing demand for the planning period of 2027 to 2046 by subtracting the estimated housing supply built between 2020 and 2026 from the total projected demand for 2020 to 2046. The substantial number of units built in Manson in the 120%+ AMI range during 2021–2026 suggests that this need has been met. Therefore, no additional units in this category are required over the next 20 years.

Based on the current housing supply, Manson will need approximately 134 low-income multifamily units (0-50% AMI) and no single-family units (120%+ AMI) between 2027 and 2046. The remainder of rural Chelan County will require 953 low-income multifamily units and 62 single-family units during the same period (Figure5-5).

Figure5-5
Housing Demand by Region and Income Level, 2027–2046



Source: Housing for All Planning Tool, Method A; WCRER Housing Permit Data; Realtors Property Resource; HUD Area Median Incomes; HUD Fair Market Rents

Temporary Emergency Housing Demand

The HAPT model projected housing unit needs for temporary and emergency housing. According to the model, Chelan County will require 302 additional units by 2046. Approximately 10 of these will be located in the Manson UGA, and 75 will be located in the rural areas of the County.

Land Capacity Analysis

The housing market and its outcomes are determined by two factors: supply and demand. Because land availability is a key driver of supply, Points Consulting (PC) conducted a Land Capacity Analysis (LCA) for Chelan County. The analysis identifies areas in the County's rural zones, as well as the Manson and Peshastin Urban Growth Areas (UGAs), that have the potential to accommodate new or additional residential development over the next twenty years (2027–2046).

By comparing the estimated housing supply in each zoning district with anticipated demand during this period, the analysis highlights potential gaps or surpluses in housing availability. This type of assessment is critical for long-term urban planning, helping ensure that sufficient land is appropriately zoned (and that enough land exists overall) to accommodate population growth and housing needs without overburdening infrastructure or leaving space underutilized.

Relationship between Zoning Districts and Housing Affordability

For the purposes of this study, we assumed that single-family dwellings developed over the next two decades will primarily serve households earning more than 120% of the Area Median Income (AMI). This applies to all zoning districts in the County where only single-family dwellings are permitted, such as UR1 in Manson, R-1 in Peshastin, and RR 2-20 in rural Chelan County.

Similarly, PC assumes that duplex and multifamily dwellings developed during the same period will serve households below 120% of AMI. This includes all zoning districts in the County's urban areas that allow duplexes and multifamily units, such as UR2 in Manson, R-2 in Peshastin, and RV in rural Chelan County.

More specifically, PC expects only two zoning districts in rural areas, UR3 (high-density Manson) and R-3 (upper-medium and high-density Peshastin), to provide affordable housing opportunities for households earning below 50% of AMI and the need for temporary and emergency housing. Additionally, RV in rural Chelan County could serve the needs of those below 50% AMI as well as those from 50-120% AMI. All other zoning districts permitting duplexes and multifamily dwellings are expected to serve households with incomes ranging from 50% to 120% of AMI.

Any government-assisted housing, emergency housing, permanent supportive housing, etc. would also be supported by the RV zone as these are usually placed in areas of higher density.

Findings

This section compares total housing demand with the estimated housing supply that the region can support under current zoning. As shown in Table 5-1, Table 5-2, Table 5-3, Figure 5-6 and Figure 5-7, every region and income group has sufficient capacity to meet future housing needs driven by population growth. Note that Peshastin has zero projected housing demand by 2046 and is therefore excluded from these findings.

Table 5-1
Housing Demand vs. Supply

Region	Total No. of Dwelling Units Demanded	Total No. of Possible Dwelling Units	Supply Meets Demand?
Manson UGA	201	1,110	Yes
Rural Chelan County	1,605	5,559	Yes

Source: Housing for All Planning Tool Method A; WCRER Housing Permit Data; Realtors Property Resource; HUD Area Median Incomes; HUD Fair Market Rents

Table 5-2
Housing Demand vs. Supply by AMI Level, Rural Chelan County

Housing Type	Dwelling Units Demanded	Zones	Possible Dwelling Units	Supply Meets Demand?
Emergency Housing	75	RV	1,630	Yes
0–30% AMI	537			
30–50% AMI	416			
50–80% AMI	354			
80–120% AMI	236			
120%+ AMI	62	RR2, RR5, RR10, RR20, RC, RW, RRR	3,929	Yes

Source: Housing for All Planning Tool Method A; WCRER Housing Permit Data; Realtors Property Resource; HUD Area Median Incomes; HUD Fair Market Rents

Table 5-3
Housing Demand vs. Supply by AMI Level, Manson

Housing Type	Dwelling Units Demanded	Zones	Possible Dwelling Units	Supply Meets Demand?
Emergency Housing	10	UR3	258	Yes
0–30% AMI	74			
30–50% AMI	60			
50–80% AMI	20	UR2	672	Yes

Housing Type	Dwelling Units Demanded	Zones	Possible Dwelling Units	Supply Meets Demand?
80–120% AMI	46			
120%+ AMI	0	UR1	180	Yes

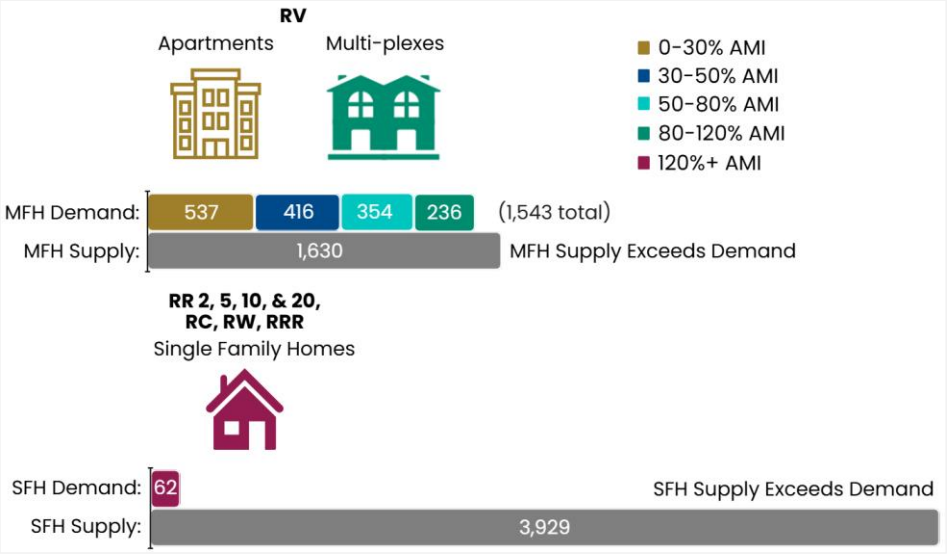
Source: Housing for All Planning Tool Method A; WCRER Housing Permit Data; Realtors Property Resource; HUD Area Median Incomes; HUD Fair Market Rents

Residential areas in rural Chelan County generally favor single-family, sprawling developments on large lots. However, the Rural Village (RV) zone permits multiplex and apartment-style dwellings. This zone is part of a Limited Area of More Intensive Rural Development (LAMIRD), along with Rural Commercial (RC), Rural Waterfront (RW) and Rural Recreational/Residential (RRR) zones. Outside of the RV zone, the other designations are intended primarily for single-family use, though allowable densities vary.

Given the amount of underutilized space in Rural Village areas, sufficient land is available to meet future housing demand. However, if this underutilized space were unavailable, the demand for multifamily dwellings would not be fully met.

For the purposes of this analysis, RC is considered single-family, as RC land will primarily be developed for commercial rather than residential use.

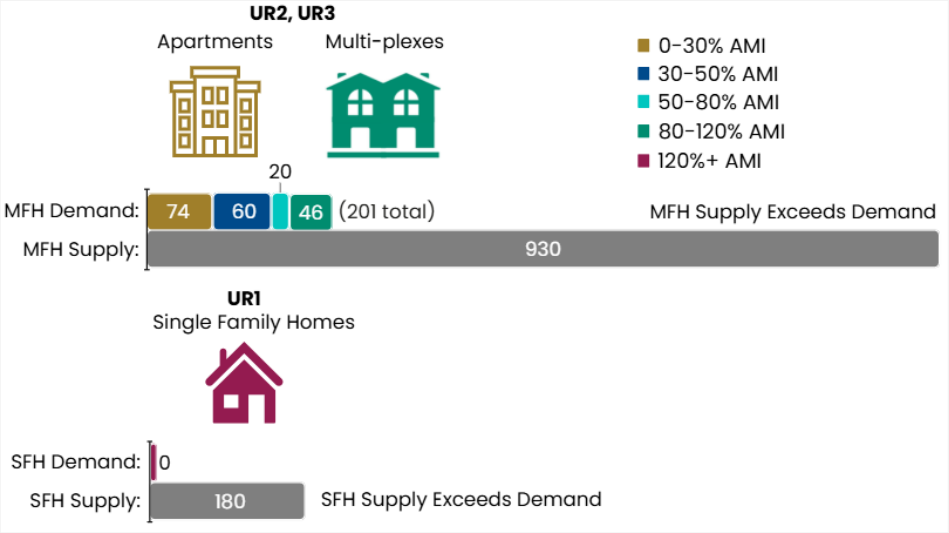
Figure 5-6
Rural Chelan County Residential Supply and Demand



Source: Washington State Department of Commerce; Housing for All Planning Tool, Method A; WCRER Housing Permit Data; Realtors Property Resource; HUD Area Median Incomes; HUD Fair Market Rents

The Manson UGA area, shown in Figure5-7, meets both single-family and multifamily housing needs. Similar to rural Chelan County, much of the multifamily demand is accommodated by underutilized parcels in the UR2 and UR3 multifamily districts. Additionally, the remaining land categorized as Vacant and Potentially Redevelopable in the UR1 zones satisfies the demand for single-family housing.

Figure 5-7
Manson UGA Residential Supply and Demand



Source: Washington State Department of Commerce; Housing for All Planning Tool, Method A; WCRER Housing Permit Data; HUD Area Median Incomes; HUD Fair Market Rents

IV. Demographic & Socioeconomic Trends

Population

Population growth Is generally a signal of increased demand for housing. More homes are required as more people move into the area. Since 2013, Chelan County has experienced 8.9% population growth (Table 5-4). This is notably higher than the U.S. growth rate (6.7%) but lower than Washington's rate (13.5%). Growth has varied across the County, with the Leavenworth UGA experiencing the largest increase (24.1%), while the Peshastin UGA has declined (2.1%).

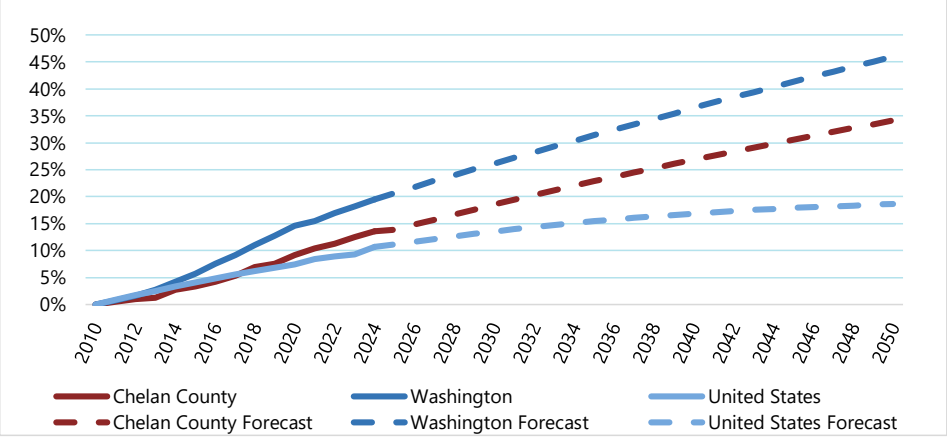
Table 5-4
Population Change 2013–2023

Region	2013 Population	2023 Population	Change	% Change
Cashmere UGA	3,911	4,226	315	8.1%
Chelan UGA	4,213	4,786	573	13.6%
Entiat UGA	1,152	1,365	213	18.5%
Leavenworth UGA	2,509	3,114	605	24.1%
Manson UGA	1,897	2,179	282	14.9%
Peshastin UGA	666	652	(14)	(2.1%)
Wenatchee UGA	38,083	41,219	3,136	8.2%
Chelan County	73,047	79,518	6,471	8.9%
Washington	6.8M	7.7M	0.9M	13.5%
United States	311.5M	332.4M	20.9M	6.7%

Source: Washington State Office of Financial Management, Population and Demographics & U.S. Census Bureau

Figure 5-8 shows the cumulative population change for Chelan County compared with state and national rates from 2010 to 2024. Projections extend through 2050. Chelan County's population has been growing (and is expected to continue growing) more slowly than the state rate but faster than the national rate.

Figure 5-8
Population Growth Estimates and Forecast, 2010–2050



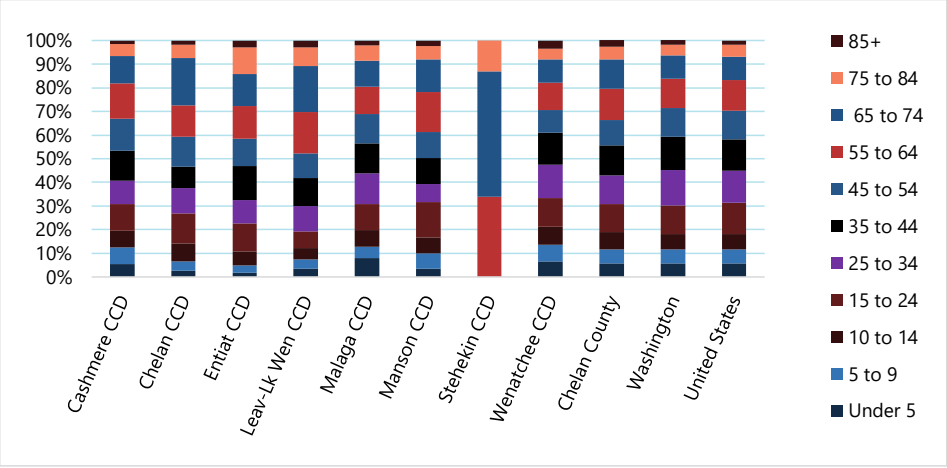
Source: Washington State Office of Financial Management, Population and Demographics

Age

Community age distributions impact local housing needs. Younger residents typically have less time to accumulate wealth and therefore require affordable or starter housing options. Older residents, on the other hand, may be looking to downsize, live with younger family members, or access more supportive care.

As shown in Figure 5-9, 30.7% of Chelan County's population is under the age of 25. Prime working-age adults (ages 25 to 54) make up 35.7% of the population, and retirement-aged residents (65+) make up another 20.5%. Figure 5-9 and Table 5-5 also illustrate how this distribution varies across regions of the County.

Figure 5-9
Population by Age, 2023[9]

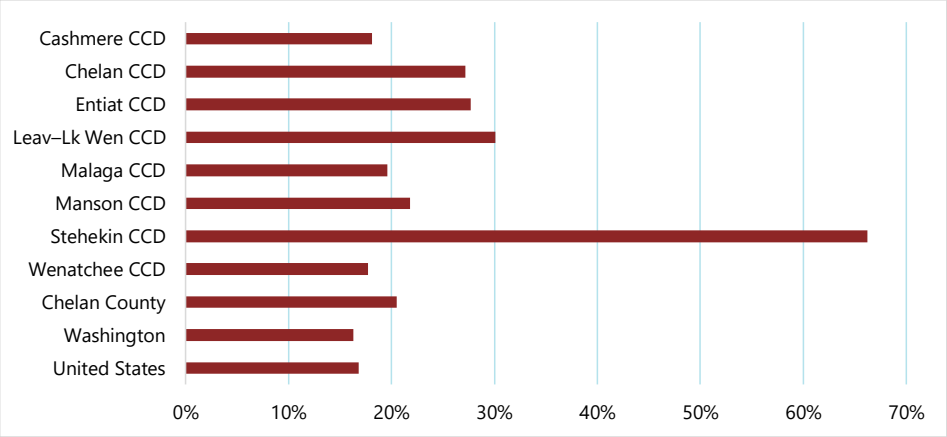


Source: U.S. Census Bureau, American Community Survey 5-year Estimates, S0101, 2023

Chelan County and all regions within it have a higher percentage of residents aged 65 and older than the state or national average (Figure 5-10).

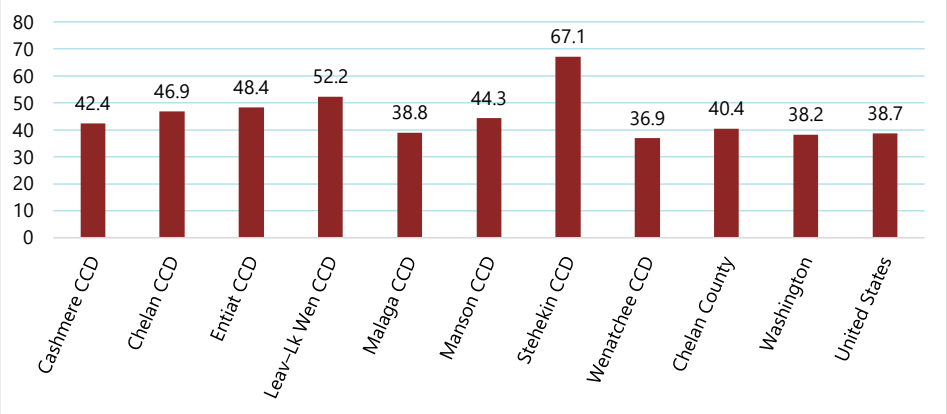
[9] In the original Census text, Figures 5-9 through 5-11 listed "Leav-Lk Wen CCD" as "Leavenworth-Lake Wenatchee CCD."

Figure 5-10
Population Aged 65+, 2023



Source: U.S. Census Bureau, American Community Survey, DP05 5-year, 2023.

Figure 5-11
Median Age Comparison, 2023



Source: U.S. Census Bureau, American Community Survey, DP05 5-year, 2023

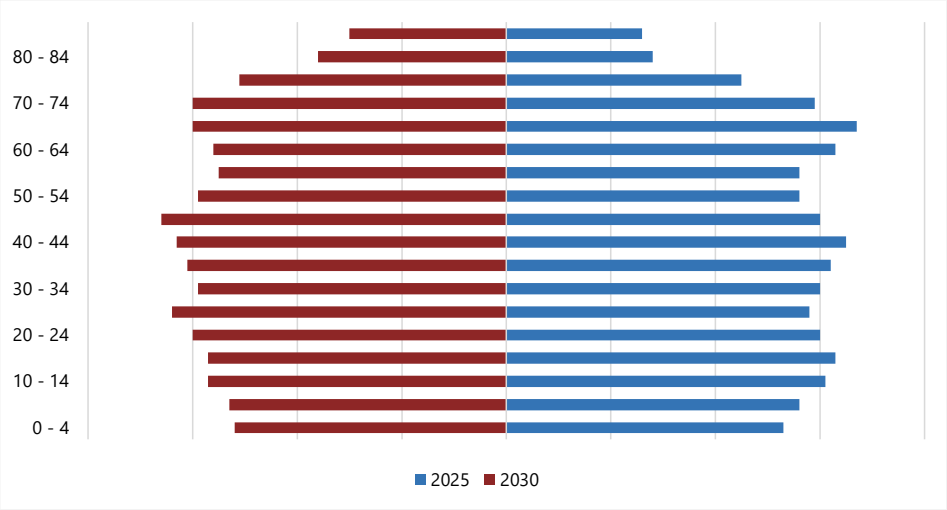
Table 5-5
Age Distribution and Median Age, 2023

	< 5	5–9	10–14	15–24	25–34	35–44	45–54	55–64	65–74	75–84	85+	Median Age
Cashmere CCD	5%	7%	7%	11%	10%	13%	14%	15%	11%	5%	2%	42.4
Chelan CCD	3%	4%	8%	13%	11%	9%	13%	14%	20%	6%	2%	46.9
Entiat CCD	2%	3%	6%	12%	10%	15%	12%	14%	13%	11%	3%	48.4
Leav-Lk Wen CCD	3%	4%	5%	7%	11%	12%	10%	18%	19%	8%	3%	52.2
Malaga CCD	8%	5%	7%	11%	13%	13%	12%	12%	11%	6%	2%	38.8
Manson CCD	3%	7%	7%	15%	8%	11%	11%	17%	14%	6%	2%	44.3
Stehekin CCD	0%	0%	0%	0%	0%	0%	0%	34%	53%	13%	0%	67.1
Wenatchee CCD	7%	7%	8%	12%	14%	13%	10%	12%	10%	5%	3%	36.9
Chelan County	6%	6%	7%	12%	12%	13%	11%	13%	12%	6%	3%	40.4
Washington	6%	6%	6%	12%	15%	14%	12%	12%	10%	5%	2%	38.2
United States	6%	6%	7%	13%	14%	13%	12%	13%	10%	5%	2%	38.7

Source: U.S. Census Bureau, ACS 5-Year Estimates, S0101, 2023

Figure 5-12 illustrates the age distribution and population projections through 2030. Current trends suggest that Chelan County's population will continue to age but will otherwise maintain a similar distribution.

Figure 5-12
Age Distribution in Chelan County, Current and Projected, 2025–2030



Source: Esri Business Analyst, Age by Sex Profile, 2025

Race and Ethnicity

The racial and ethnic composition of a region provides valuable insights into its diversity, which can greatly influence housing needs and market dynamics. Factors such as multigenerational living, income levels, and household size are closely linked to these demographic characteristics. Table 5-6 presents the racial and ethnic composition of each county subdivision within the County, as well as overall Chelan County, Washington, and the United States.

In Chelan County, 66.2% of residents identify as White. This is slightly higher than the state average and eight percentage points higher than the national average. The second-largest group in Chelan County is Hispanic or Latino, comprising 28.4% of the population. This is also higher than the state and national averages.

Table 5-6
Race and Ethnicity Comparison, 2023[10]

	Cashmere CCD	Chelan CCD	Entiat CCD	Leav-Lk Wen CCD	Malaga CCD	Manson CCD	Stehekin CCD	Wenatchee CCD	Chelan County	Washington	United States
White	76%	63%	77%	86%	72%	56%	100%	60%	66%	64%	58%
Hispanic or Latino	19%	34%	13%	9%	24%	41%	0%	34%	28%	14%	19%
Black/African American	0%	0%	1%	0%	1%	1%	0%	1%	1%	4%	12%
American Indian & Alaska Native	0%	1%	2%	1%	0%	0%	0%	1%	1%	1%	1%
Asian	1%	1%	3%	1%	0%	0%	0%	1%	1%	9%	6%
Native Hawaiian & Other Pacific Islander	0%	0%	0%	0%	1%	0%	0%	0%	0%	1%	0%
Some Other Race	1%	0%	1%	1%	1%	1%	0%	0%	0%	1%	1%
Two or More Races	2%	1%	4%	3%	2%	2%	0%	4%	3%	7%	4%

Source: U.S. Census Bureau, American Community Survey, DP05 5-year, 2023

Underserved Population

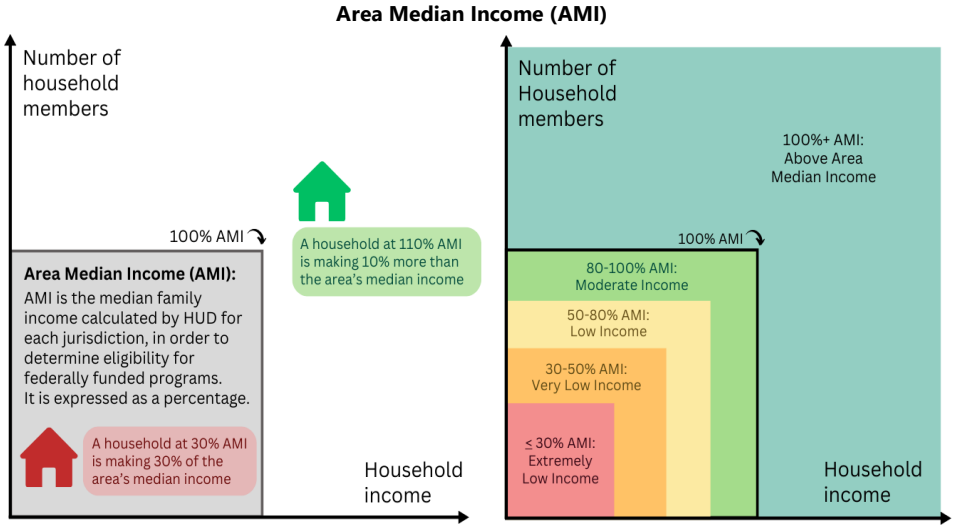
While many population groups can afford their housing needs, more vulnerable populations require special attention. They often lack the financial or social resources to secure market-rate housing. This section highlights key vulnerable groups in the Chelan region.

Low-Income Population Groups

The U.S. Department of Housing and Urban Development (HUD) defines a household's income level based on the Area Median Income (AMI). AMI helps determine Fair Market Rents (FMRs) and income limits for HUD programs (Figure 5-13).

[10] Totals for some communities may not sum to 100% due to rounding.

Figure 5-13
Area Median Income Definitions



Source: Housing and Urban Development (HUD)

Subsidized Housing

Table 5-7 contains a list of subsidized housing by type and number of units in Chelan County, divided by county subdivision (CCD). Figure 5-14 shows the same using a map.

Table 5-7
Subsidized Housing in Chelan County

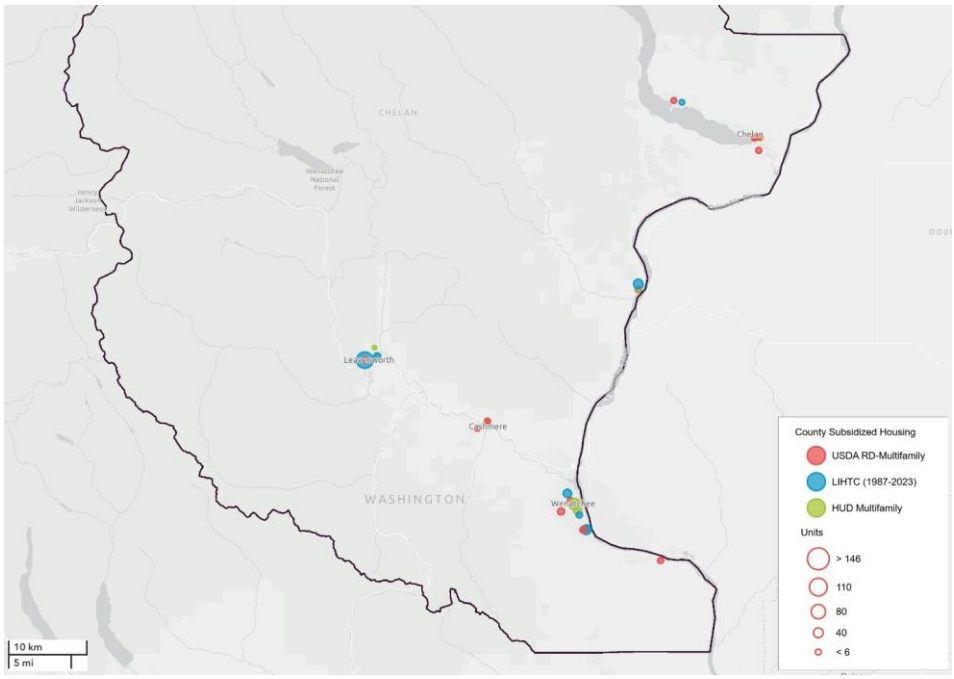
Property Name	Address	Type	Target Population	Units
Cashmere CCD				
Cashmere Manor	100 North St, Cashmere, WA 98815	HUD Multifamily USDA RD-Multifamily	Senior	24
Cashmere Park	302 Fisher St, Cashmere, WA 98815	USDA RD-Multifamily LIHTC (1987-2023)	Senior	24

Property Name	Address	Type	Target Population	Units
River Run	115 E Pleasant Ave, Cashmere, WA 98815	USDA RD-Multifamily	Family	18
Chelan CCD				
Lake Chelan Community Apts.	509 Gibson Ave, Chelan, WA 98816	HUD Multifamily	Senior	25
Bayshore Court	510 Cedar St, Chelan, WA 98816	USDA RD-Multifamily	Senior	24
Chelan Bluff	1135 Bradley St, Chelan, WA 98816	USDA RD-Multifamily	Family	22
Gibson Gardens	309 E Gibson Ave, Chelan, WA 98816	USDA RD-Multifamily	Family	20
Chelan Gardens	210 Gibson Ave, Chelan, WA 98816	USDA RD-Multifamily	Senior	16
Entiat CCD				
Mountainview Housing Dev.	14425 Olin St, Entiat, WA 98822	LIHTC (1987-2023)	Farmworkers	66
Entiat Gardens	2331 Albin Dr, Entiat, WA 98822	HUD Multifamily USDA RD-Multifamily	Family	26
Leavenworth-Lake Wenatchee CCD				
Hopesource II	263 Mine St, Leavenworth, WA 98826	LIHTC (1987-2023)	None	146
Garten Haus Apartments	1300 Commercial St, Leavenworth, WA 98826	HUD Multifamily LIHTC (1987-2023)	Senior	40
Berg Rose Apartments	263 Mine St, Leavenworth, WA 98826	USDA RD-Multifamily	Senior	30
Bavarian Village	330 Prospect St, Leavenworth, WA 98826	LIHTC (1987-2023)	Family	24
Cornerstone Community	12125 Detillion Rd, Leavenworth, WA 98826	HUD Multifamily	Disabled	6
Malaga CCD				
Columbia Pointe	217 Larkspur Ln, Malaga, WA 98828	USDA RD-Multifamily	Family	24
Manson CCD				
Mansun Villa	200 Green Ave, Manson, WA 98831	USDA RD-Multifamily	Senior	21

Property Name	Address	Type	Target Population	Units
Morning Sun Park	345 Madeline Rd, Manson, WA 98831	LIHTC (1987-2023)	Family, Disabled	19
Wenatchee CCD				
Garden Terrace	500 N Emerson Ave, Wenatchee, WA 98801	HUD Multifamily	Senior	86
St Jude's Landing	1545 S Mission St, Wenatchee, WA 98801	LIHTC (1987-2023)	Homeless	67
Maple Street Apartments	1325 Maple St, Wenatchee, WA 98801	LIHTC (1987-2023)	Family, Disabled	52
Wenatchee House	22 S Buchanan St, Wenatchee, WA 98801	HUD Multifamily	Senior	50
Washington Square	125 S Western Ave, Wenatchee, WA 98801	USDA RD-Multifamily	Family	36
Emerson Manor Apartments	702 N Emerson Ave, Wenatchee, WA 98801	HUD Multifamily	Senior	35
The Applewood	1555 S Methow St, Wenatchee, WA 98801	USDA RD-Multifamily	Family	35
Wenatchee II	1120 9th St, Wenatchee, WA 98801	USDA RD-Multifamily	Family	34
Deaconess Apartments	300 Okanogan Ave, Wenatchee, WA 98801	LIHTC (1987-2023)	Senior, Disabled	26
Hilltop Apartments	1511 S Mission, Wenatchee, WA 98801	LIHTC (1987-2023)	Family, Disabled, Homeless	26

Source: PolicyMap based on HUD data

Figure 5-14
Subsidized Housing in Chelan County



Source: Esri Business Analyst, 2025 using HUD Data

Population in Poverty

Chelan County overall has a poverty rate (9.0%) that is comparable, although slightly lower than, the state average (9.9%). Its poverty rate is over three percentage points below the national rate (12.4%). However, the poverty rate varies across different regions of the County, as shown in Table 5-8. The highest concentration of population in poverty is in the Wenatchee CCD, where over 4,500 people live below the poverty line (11.1% of the population). This is followed by the Leavenworth–Lake

Wenatchee CCD, with an 8.1% poverty rate. We observe the lowest rates in the Stehekin CCD (0.0%) and the Entiat CCD (3.4%), which happen to be the two smallest CCDs in terms of population size.[11]

Table 5-8
Population in Poverty, 2023

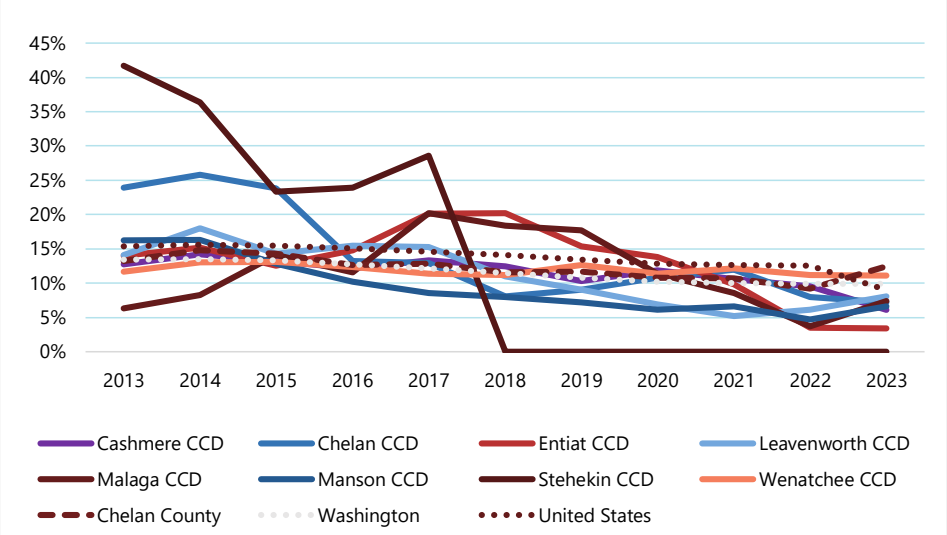
Region	Population in Poverty	Percentage in Poverty
Wenatchee CCD	4,573	11.1%
Cashmere CCD	715	6.1%
Leavenworth-Lake Wenatchee CCD	610	8.1%
Chelan CCD	525	7.2%
Malaga CCD	298	7.4%
Manson CCD	283	6.6%
Entiat CCD	81	3.4%
Stehekin CCD	0	0.0%
Chelan County	**7,085**	**9.0%**
Washington	**753,455**	**9.9%**
United States	**40.4M**	**12.4%**

Source: U.S. Census Bureau, 2023, 5-Year ACS, Table S1701

Figure 5-15 illustrates poverty rate trends across each region of the County from 2013 to 2023.

[11] Due to the large margin of error from a small sample size in the Stehekin CCD, this and other metrics for the area may be unreliable and could be either higher or lower than reported by the Census.

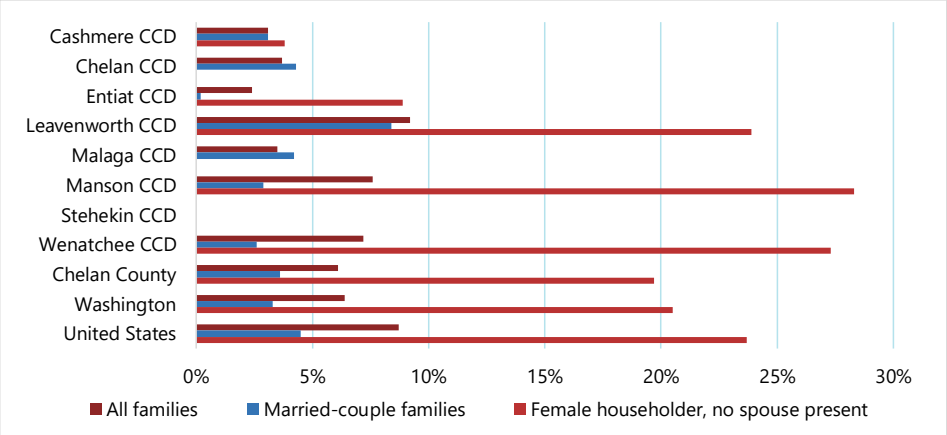
Figure 5-15
Poverty Rate, 2013–2023



Source: U.S. Census Bureau, 2023, 5-Year ACS, Table S1701

Poverty levels can vary noticeably across demographic groups, as shown in Figure 5-16. Female householders with no spouse present tend to have the highest poverty rates. In most regions (except for the Cashmere, Chelan, and Malaga CCDs) the poverty rate among female householders is more than double that of married couples.

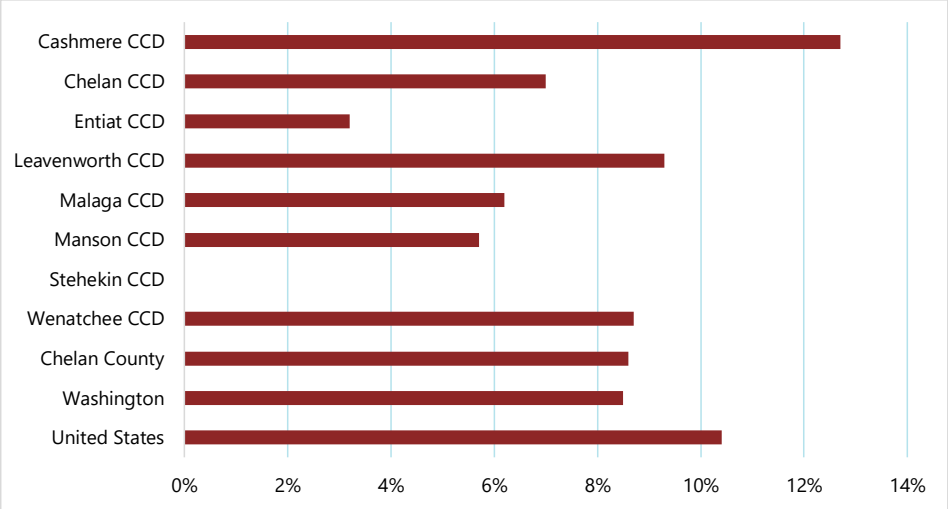
Figure 5-16
Percentage of Families in Poverty by Household Composition, 2023



Source: U.S. Census Bureau, 2023, 5-Year ACS, Table S1702

Seniors in Chelan County have a poverty rate nearly two percentage points lower (8.6%) than in the United States (10.4%). This varies across different regions of the County (Figure 5-17). The Cashmere CCD has the highest senior poverty rate at 12.7%.

Figure 5-17
Percentage of Seniors (65 years+) in Poverty, 2023[12]



Source: U.S. Census Bureau, 2023, 5-Year ACS, Table S1702

Disabilities

Across all CCDs in Chelan County, the disability rate is higher than in the state or nation as a whole. The lowest is in the Leavenworth-Lake Wenatchee CCD at 14.8%, followed by the Chelan CCD at 15.6%. The highest disability rate is in Stehekin CCD at 41.2%, followed by Entiat CCD at 22.8% (Table 5-9 and Figure 5-18).

One family member's disability can place significant financial and caregiving burdens on an entire household, further impacting economic stability. These challenges are often worsened by a lack of affordable housing, which makes it even harder for families to find suitable and affordable living arrangements. To better serve this population, communities may need more accessible housing options, such as single-story homes or residences with ramps and other mobility-friendly features.

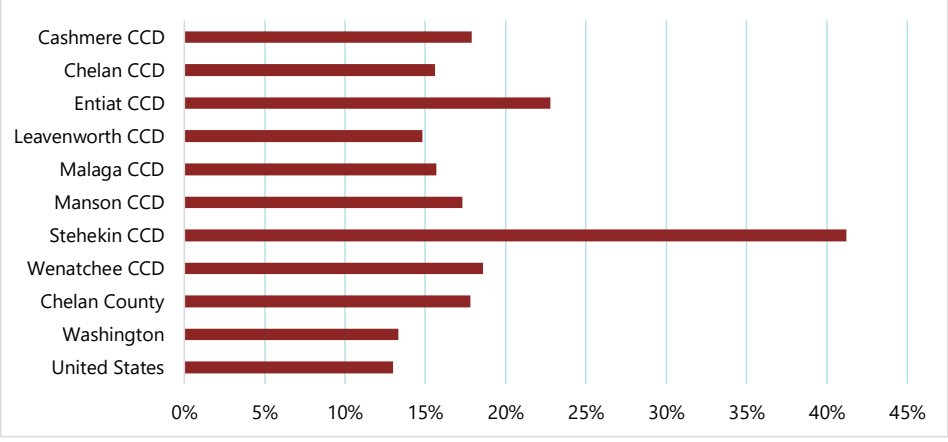
[12] Due to the rural nature of the Stehekin CCD, a large margin of error exists on the data. Therefore the actual value may be higher or lower than what is reported.

Table 5-9
Population with Disabilities, 2023

Region	Population with a Disability	Percentage with a Disability
Cashmere CCD	2,125	17.9%
Chelan CCD	1,129	15.6%
Entiat CCD	539	22.8%
Leavenworth-Lake Wenatchee CCD	1,116	14.8%
Malaga CCD	632	15.7%
Manson CCD	749	17.3%
Stehekin CCD	28	41.2%
Wenatchee CCD	7,701	18.6%
Chelan County	14,019	17.8%
Washington	1.0M	13.3%
United States	42.7M	13.0%

Source: U.S. Census Bureau, 5-year American Community Survey, 2023, Table S1810

Figure 5-18
Percentage of Population with Disabilities, 2023



Source: U.S. Census Bureau, 2023, 5-Year ACS, Table S1810

Veteran Population

Veterans have faced hardships in the housing market since the First World War. Reintegration into the economy can be challenging for some, often resulting in higher poverty rates and housing affordability issues. In addition, many veterans experience health complications after service. This can further undermine their economic stability. Given these challenges, ensuring access to affordable housing is essential.

In Chelan County, veterans make up 7.2% of the population (Table 5-10). This share is slightly lower than the state average (8.1%) but higher than the national rate (6.4%) and varies widely across different regions of the County.

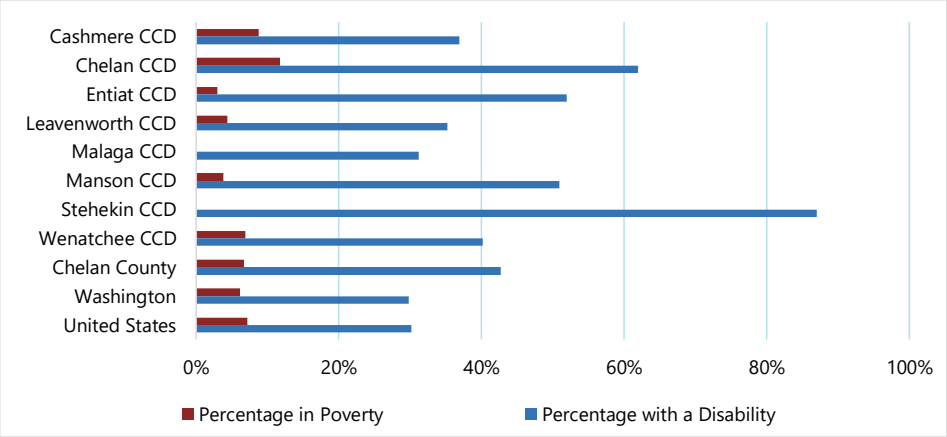
Table 5-10
Veteran Population, 2023

Region	Number of Veterans	Percentage of Veterans
Cashmere CCD	584	6.4%
Chelan CCD	529	8.8%
Entiat CCD	202	9.8%
Leavenworth CCD	523	8.1%
Malaga CCD	205	6.6%
Manson CCD	234	6.9%
Stehekin CCD	23	33.8%
Wenatchee CCD	2,097	6.7%
Chelan County	4,397	7.2%
Washington	0.5M	8.1%
United States	16.6M	6.4%

Source: U.S. Census Bureau, 2023, 5-Year ACS, Table S2101

Focusing on disabled veterans (Figure 5-19), Chelan County reports a veteran disability rate more than 10 percentage points higher than the state and national averages. Again, this varies across different regions of the County. Stehekin CCD ranks the highest at 87.0% and Malaga CCD the lowest at 31.2%.

Figure 5-19
Percentage of Veterans in Poverty and with Any Disability, 2023



Source: U.S. Census Bureau, 2023, 5-Year ACS, Table S2101

Homeless

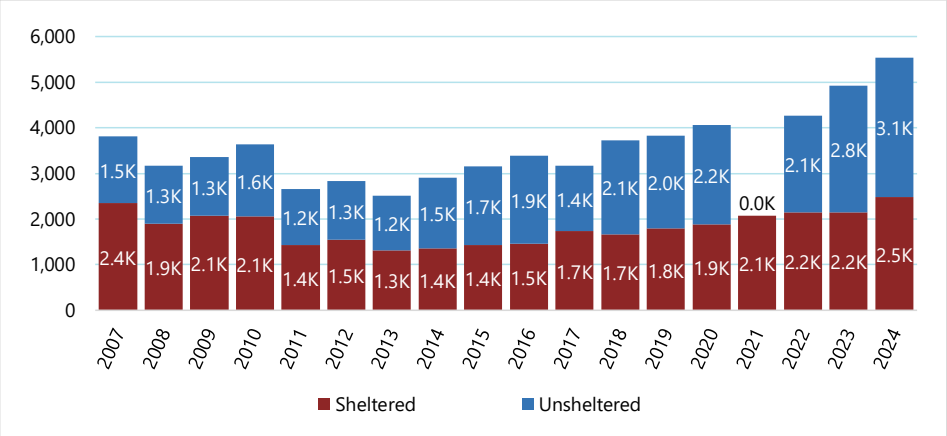
Homelessness is inherently difficult to quantify, particularly in smaller cities and non-metropolitan areas. Individuals experiencing homelessness are often reluctant to disclose their situation. This means the actual extent of homelessness is likely more widespread than statistical analyses suggest.

Most efforts to measure homelessness rely on the HUD Point-in-Time (PIT) Count, which records the number of sheltered and unsheltered people experiencing homelessness on a single night in January each year. This count is conducted for the Washington Balance of State Continuum of Care (BOSCOC), which includes all Washington counties except Spokane, Snohomish, King, Pierce, and Clark (each of these counties maintains its own continuum of care). For Chelan County, the most detailed HUD PIT data available is therefore at the Balance of State level.

Because the PIT Count reflects only a single day each year, it does not fully capture the number of people experiencing homelessness over time. Improvements in counting methods have also likely contributed to higher reported numbers in recent years. Even so, 2024 marked the highest total number of homeless individuals recorded in the PIT Count over the past two decades for the Washington BOSCOC, with 5,538 individuals. Of these, 55.1% were unsheltered, while 44.9% were sheltered in emergency or transitional housing programs (Figure 5-20 and Figure 5-21).

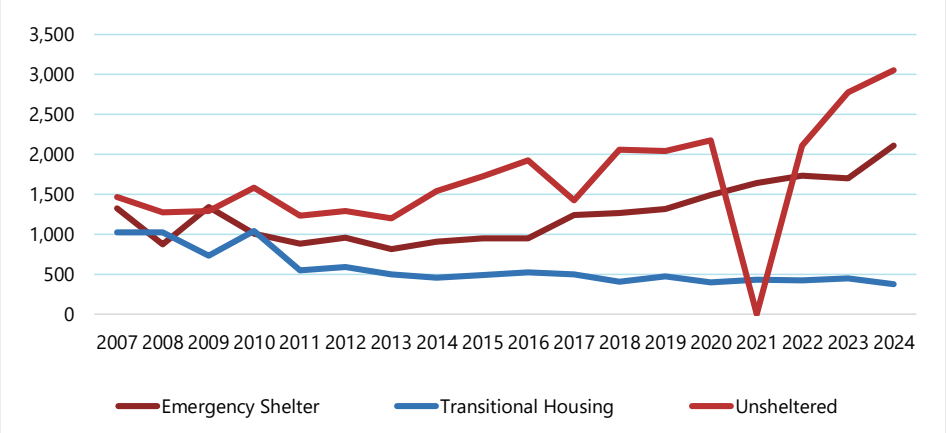
It is worth noting that although January 2020 preceded the full impact of the COVID-19 pandemic, PIT Count efforts in January 2021 may have been affected by lockdowns and social distancing measures. This potentially resulted in a lower overall count that year.

Figure 5-20
PIT Homeless Count in the Washington BOSCOC, 2007–2024



Source: HUD 2007-2024 PIT Estimates by CoC

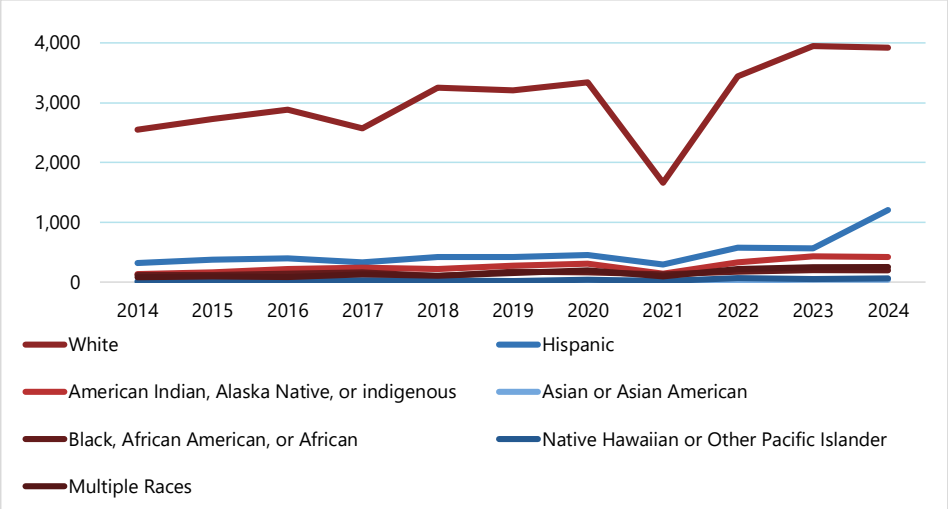
Figure 5-21
Shelter Type of Homeless in the Washington BOSCOC



Source: HUD 2007-2024 PIT Estimates by CoC

Among homeless individuals counted in the Washington BOSCOC, the Hispanic/Latino group has consistently been the second most represented group after White in every year of the past decade (Figure 5-22). In 2024, 19.8% of homeless individuals were identified as Hispanic/Latino (Table 5-11). This share is higher than in any other year since data collection on ethnicity began in 2014. The next highest level was recorded at 12.4% in 2021.

Figure 5-22
Demographics of Homeless in the Washington BOSCOC, 2014–2024



Source: HUD 2007-2024 PIT Estimates by CoC

Table 5-11
Demographics of Homeless in the Washington BOSCOC, 2014–2024

Year	White	Hispanic	American Indian, Alaska Native, or indigenous	Asian or Asian American	Black, African American, or African	Native Hawaiian or Other Pacific Islander	Multiple Races
2014	2,547	316	134	19	115	4	81
2015	2,724	376	164	32	118	28	95
2016	2,882	394	217	33	141	33	86
2017	2,569	331	242	30	160	28	133
2018	3,252	420	221	22	99	30	106
2019	3,201	424	272	14	174	23	150
2020	3,337	455	311	21	160	40	194
2021	1,661	294	138	28	132	19	94

Year	White	Hispanic	American Indian, Alaska Native, or indigenous	Asian or Asian American	Black, African American, or African	Native Hawaiian or Other Pacific Islander	Multiple Races
2022	3,445	573	329	32	172	67	214
2023	3,947	569	431	41	200	56	249
2024	3,917	1,205	419	36	196	60	247

Source: HUD 2007-2024 PIT Estimates by CoC

Economic Drivers

This section examines key drivers of local economies. Labor force growth and the establishment of new businesses are essential for economic development. Specific industries with higher levels of employment and wages often serve as powerful economic drivers, partly due to clustering effects. Clusters form when businesses in the same industry benefit from proximity.[13] This often enhances regional competitiveness.

Strong and expanding economic drivers also contribute to higher housing demand. Since individuals rely on employment and income to afford housing, overall job growth increases the need for additional housing. Differences in earnings create varying demands for housing types.

Labor Force, Earnings, and Establishments

Chelan County, along with Douglas and Okanogan counties, is part of the North Central Washington Economic Development District (NCWEDD). The organization's mission is to foster an innovative and resilient economy in the region through economic strategy development and planning, as well as by fostering collaboration with private and public entities.[14]

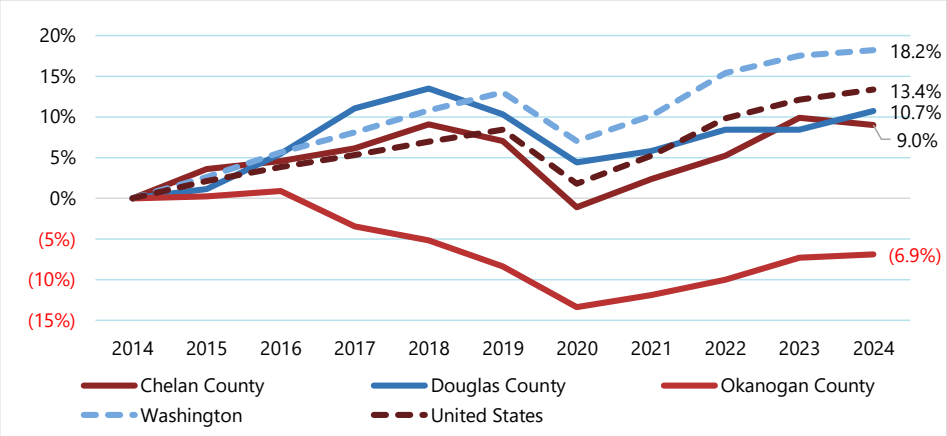
The following section analyzes employment, establishment, and wage growth rates in the NCWEDD counties from 2014 to 2024. We include state and national trends for comparison.

All regions have experienced employment growth since 2020, following the steep decline at the onset of the COVID-19 pandemic. Employment in Chelan and Douglas counties grew 9.0% and

[13] Joseph Cortright, "Making Sense of Clusters: Regional Competitiveness and Economic Development," The Brookings Institute, March 1, 2006, https://www.brookings.edu/articles/making-sense-of-clusters-regional-competitiveness-and-economic-development/.
[14] "Who We Are," NCW Economic Development District, April 18, 2023. https://ncwedd.com/who-we-are/.

10.7%, respectively, over the past decade. Growth in both of these counties was slower than the state and national averages. However, Chelan and Douglas counties grew much faster than Okanogan County during the same period (Figure 5-23).

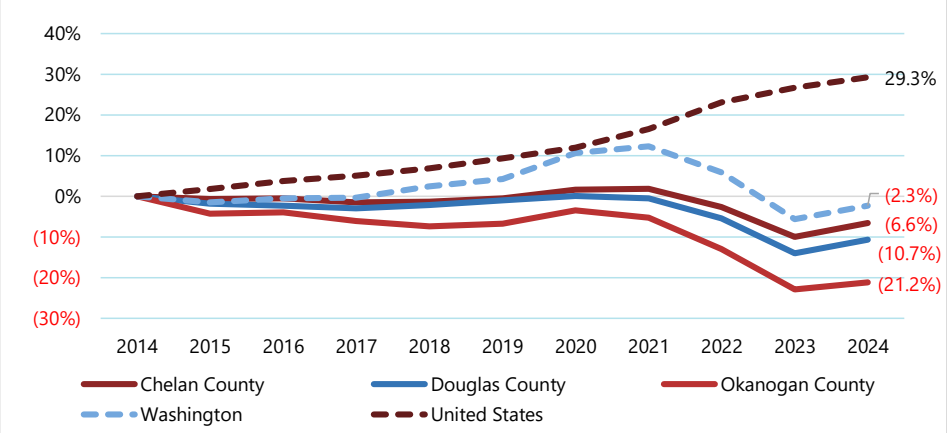
Figure 5-23
Cumulative Annual Employment Growth Rate, 2014–2024



Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages

In terms of total establishment growth, Washington has decreased overall over the past decade, particularly since 2021. Growth began to rebound in 2023. This trend is also reflected in the NCWEDD counties. Among these counties, Chelan County experienced the smallest decline, decreasing only 6.6% since 2014. By comparison, the United States saw growth of 29.3% over the same period (Figure 5-24).

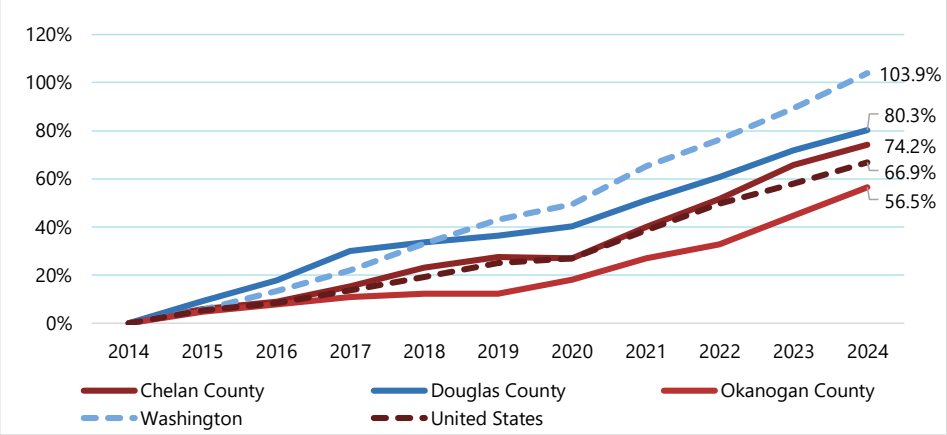
Figure 5-24
Cumulative Annual Establishments Growth Rate, 2014–2024



Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages

By contrast, total wages in all NCWEDD counties have increased over the past decade. Washington overall has grown even faster, more than doubling during this period. While not quite as rapid as the state, wage growth in both Chelan and Douglas counties has outpaced the national average (Figure 5-25).

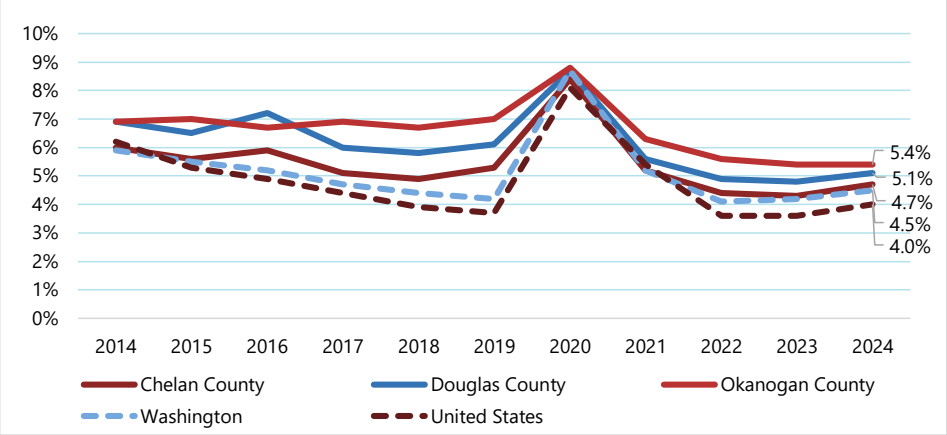
Figure 5-25
Cumulative Annual Total Wages Growth Rates, 2014–2024



Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages

Figure 5-26 illustrates the annual unemployment rate over the same period. All NCWEDD counties followed trends similar to the state and nation, peaking in 2020 and rapidly declining by 2022. Chelan County has the lowest unemployment rate among the three counties and most closely aligns with the state and national levels.

Figure 5-26
Annual Rate of Unemployment, 2014–2024



Source: Bureau of Labor Statistics, Local Area Unemployment Statistics and Current Population Survey

Employment by Industry

Examining employment data by industry helps identify the employment clusters in a region. Clusters often necessitate different types of housing to accommodate workers in particular industries. For instance, many health care workers follow rotating or traveling schedules, spending only a few weeks or months in one location. They may not need a long-term residence. In contrast, local government employees typically prefer to live near their workplace and require permanent housing. Additionally, different industries offer varying income levels, so workers in some sectors can generally afford more expensive housing than those in others. Overall, employment by industry contributes to housing demand in Chelan County.

As shown in Table5-12, the three largest industries by employment in Chelan County are Health Care & Social Assistance (16.3%), Retail Trade (10.8%), and Agriculture, Forestry & Fishing (8.6%)

Location quotients (LQs) compare the relative concentration of industries in an area to the national average. For example, Finance & Insurance accounts for about 2.5% of employment in Chelan County and has and LQ of 0.51. This means that Chelan's share of Finance & Insurance employment is roughly half the national share of about 5%. Agriculture, Forestry & Fishing has the highest LQ in

Chelan County at 7.99, followed by Utilities at 2.09. These high LQs suggest that these industries form significant employment clusters in Chelan County relative to the national average.

Table5-12
Employment by Industry in Chelan County, 2025

Industry	% Employment	LQ
Agriculture, Forestry & Fishing	8.6%	7.99
Mining, Quarrying, Oil & Gas	0.2%	0.62
Construction	6.8%	0.97
Manufacturing	4.2%	0.44
Wholesale Trade	3.7%	1.91
Retail Trade	10.8%	1.04
Transportation & Warehousing	4.3%	0.86
Utilities	1.9%	2.09
Information	1.0%	0.55
Finance & Insurance	2.5%	0.51
Real Estate, Rental & Leasing	2.2%	1.33
Professional, Scientific & Tech	6.0%	0.71
Management of Companies	0.0%	0
Admin & Support & Waste Management	3.2%	0.71
Educational Services	7.3%	0.78
Health Care & Social Assistance	16.3%	1.13
Arts, Entertainment & Recreation	2.4%	1.09
Accommodation & Food Services	8.4%	1.27
Other Services (Excluding Public)	5.5%	1.16
Public Administration	4.7%	0.94

Source: Esri Business Analyst 2025

Table 5-13 compares Chelan County's employment by industry with that of Washington state and the United States. Notably, Chelan County has a much higher concentration of employment in Agriculture, Forestry & Fishing (8.6%) than the state average (2.1%), but only about half the concentration of Manufacturing employment (4.2%) compared to Washington (8.8%).

Table 5-13
Employment by Industry Comparison, 2025

Industry	Chelan County	Washington	United States
Agriculture, Forestry & Fishing	8.6%	2.1%	1.1%
Mining, Quarrying, Oil & Gas	0.2%	0.1%	0.3%
Construction	6.8%	7.1%	7.0%
Manufacturing	4.2%	8.8%	9.6%
Wholesale Trade	3.7%	1.9%	1.9%
Retail Trade	10.8%	11.0%	10.4%
Transportation & Warehousing	4.3%	4.8%	5.0%
Utilities	1.9%	0.9%	0.9%
Information	1.0%	2.6%	1.8%
Finance & Insurance	2.5%	3.2%	4.9%
Real Estate, Rental & Leasing	2.2%	1.8%	1.7%
Professional, Scientific & Tech	6.0%	10.9%	8.4%
Management of Companies	0.0%	0.2%	0.2%
Admin & Support & Waste Management	3.2%	4.2%	4.5%
Educational Services	7.3%	8.3%	9.4%
Health Care & Social Assistance	16.3%	13.7%	14.5%
Arts, Entertainment & Recreation	2.4%	2.2%	2.2%
Accommodation & Food Services	8.4%	6.3%	6.6%
Other Services (Excluding Public)	5.5%	4.4%	4.7%
Public Administration	4.7%	5.5%	5.0%

Source: Esri Business Analyst 2025

Table 5-14 presents employment by occupation, highlighting the types of roles workers hold within various industries, such as management or sales positions. In Chelan County, the largest occupational group is Management (10.9%), followed by Office & Administrative Support (8.8%).

Table 5-14
Employment by Occupation Comparison, 2025

Occupation	Chelan County	Washington	United States
Management	10.9%	12.7%	11.8%
Business & Financial	5.1%	6.2%	6.4%
Computer & Mathematical	1.8%	7.0%	4.0%
Architecture & Engineering	1.5%	3.2%	2.3%
Life, Physical & Social Sciences	2.0%	1.6%	1.3%
Community & Social Service	1.7%	1.9%	1.8%
Legal	0.8%	1.0%	1.2%
Education, Training & Library	5.2%	5.9%	6.3%
Arts, Design & Entertainment	1.1%	2.3%	2.1%
Healthcare Practitioner	7.5%	5.9%	6.7%
Sales & Sales Related	8.0%	7.4%	8.4%
Office & Administrative Support	8.8%	8.9%	10.1%
Farming, Fishing & Forestry	4.8%	1.2%	0.5%
Construction & Extraction	4.6%	4.8%	4.9%
Installation, Maintenance & Repair	4.2%	2.9%	2.9%
Production	3.7%	4.0%	5.0%
Transportation & Material Moving	8.4%	7.2%	7.7%
Healthcare Support	5.1%	3.9%	3.5%
Protective Service	2.2%	1.8%	2.1%
Food Preparation & Serving	6.0%	5.0%	5.1%
Building Maintenance	4.4%	3.0%	3.4%
Personal Care & Service	2.2%	2.2%	2.4%

Source: Esri Business Analyst 2025

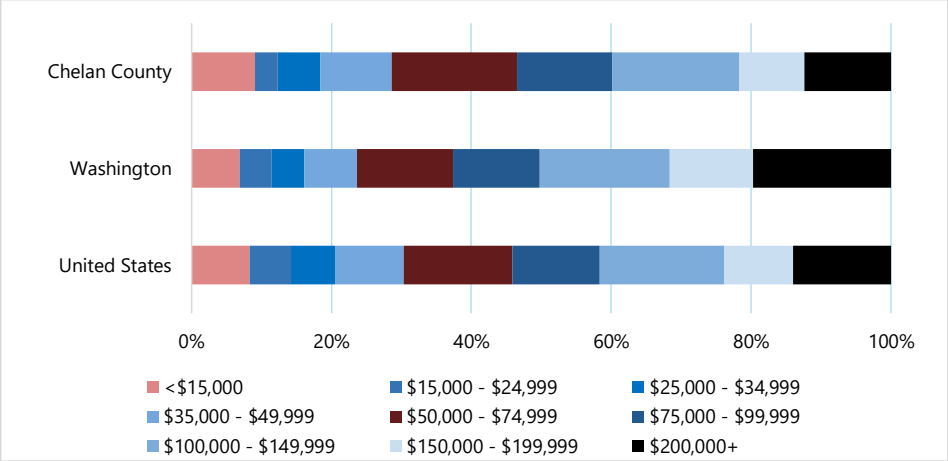
Household Income

Household income is a critical factor in housing demand and influences affordability. Lower-income households struggle to afford today's high housing costs, while higher-income households have greater financial flexibility. Consequently, regions with higher income levels tend to experience higher housing costs, and vice versa.

Figure 5-27 shows the distribution of household incomes in Chelan County compared to Washington state and the United States. Chelan County has a higher concentration of households earning less than $50,000 and a much smaller share earning over $200,000 compared to Washington. Overall, however, Chelan County's income distribution is generally similar to the national average.

shows the distribution of household incomes in Chelan County, compared to Washington and the United States. Chelan County has a higher concentration of households earning less than $50,000 and a much smaller share earning over $200,00 compared to Washington. However, Chelan County's income distribution is generally similar to the national average.

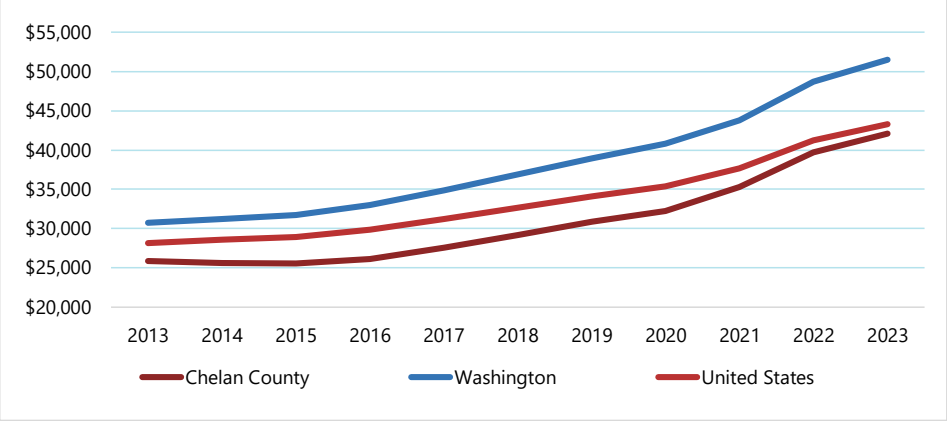
Figure 5-27
Distribution of Household Income, 2025



Source: Esri Business Analyst, 2025

Per capita income measures the average income per person within a region and is useful for comparing wealth and assessing economic well-being. Figure 5-28 shows per capita income trends from 2013 to 2023. Since 2014, all regions have experienced growth, indicating overall economic expansion and suggesting that this upward trend may continue in the near future.

Figure 5-28
Per Capita Income, 2013–2023

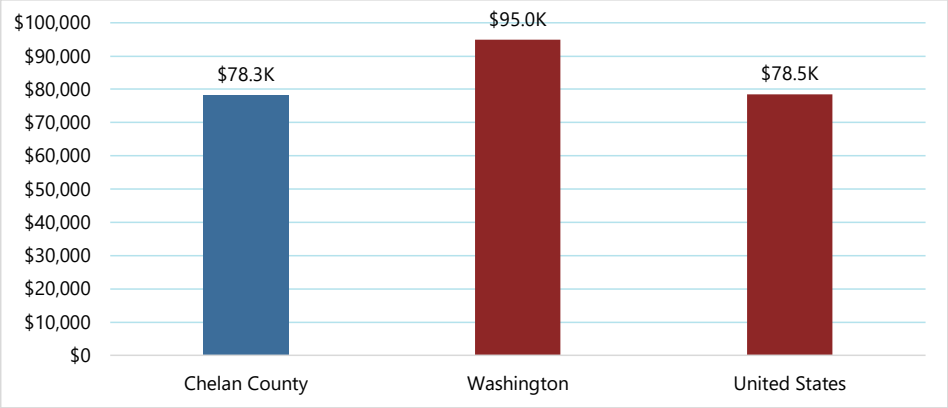


Source: U.S. Census Bureau, 2013-2023 5-Year Estimates, Table B19301

While a region's income distribution shows the full range of income levels and per capita income reflects overall economic growth or decline, median household income provides a snapshot of how a typical household compares to those in other regions (Figure 5-29). Median household income measures all sources of income: wages, investments, rents, pensions, and transfer payments. This metric measures the income which 50% of households in Chelan are below and 50% are above.

In Chelan County, the median household income is $78,300. This is very close to the national average of $78,500 but nearly $17,000 lower than Washington state's median. Generally, lower household incomes are associated with lower overall housing demand in a region.

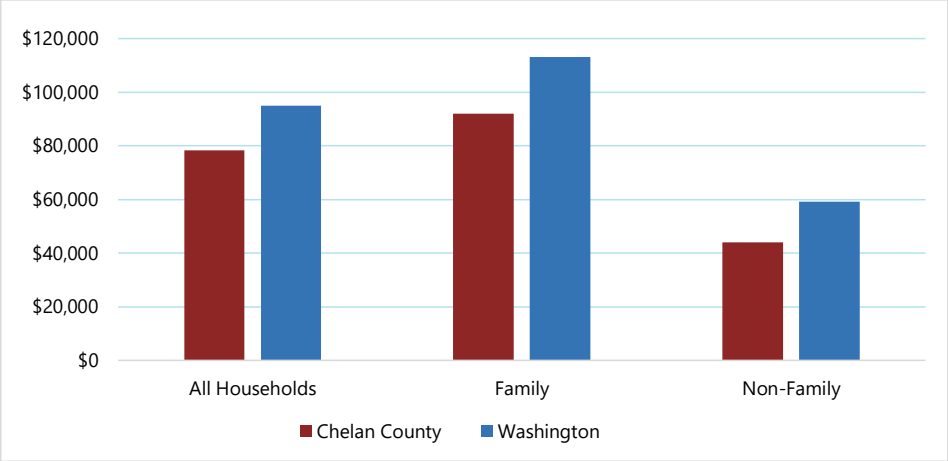
Figure 5-29
Median Household Income, 2023



Source: U.S. Census Bureau, ACS 5-Year Estimates, Table S1901

Figure 5-30 highlights the income difference between family and non-family households. On average, family households earn more than non-family households, largely because they are more likely to have dual earners. In Chelan County, family households earn more than twice the income of non-family households.

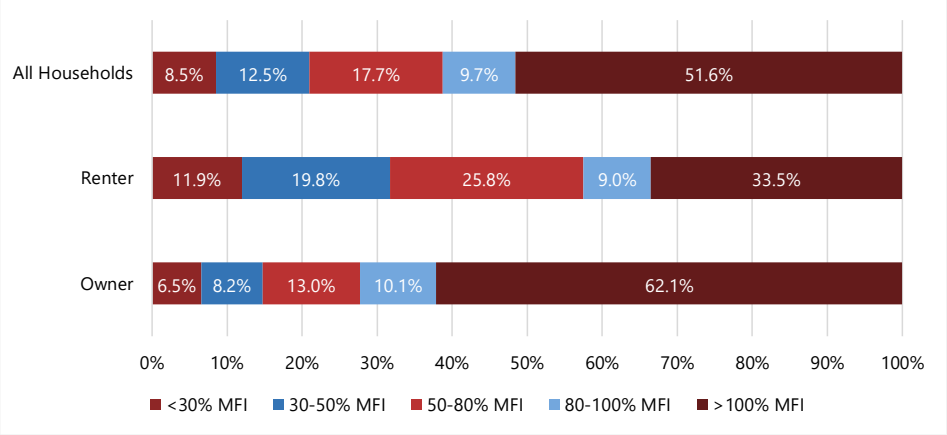
Figure 5-30
Median Household Income by Household Type, 2023



Source: U.S. Census Bureau, ACS 5-Year Estimates, Table S1901

The U.S. Department of Housing and Urban Development (HUD) calculates the Area Median Family Income (MFI) as a benchmark for comparing income levels within a region. Figure 5-31 illustrates the distribution of renter- and owner-occupied households by income level using this metric. Overall, 8.5% of households in Chelan County are classified as Extremely Low-Income (<30% MFI), and 12.5% as Very Low-Income (30–50% MFI). Renters are more likely than owners to fall into all low-income categories (Extremely Low-Income, Very Low-Income, and Low-Income). At the higher end of the spectrum, 51.6% of all households have incomes above the median, including 62.1% of owner households and 33.5% of renter households.

Figure 5-31
Percentage of Households by Tenure & Income Level, Chelan County, 2021



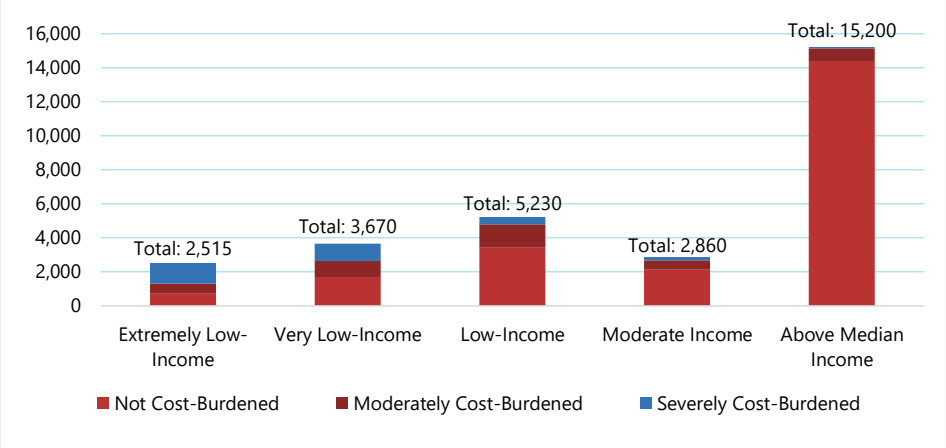
Source: HUD Comprehensive Housing Affordability Strategy Data, 2017-2021

Cost-Burdened Households

Housing cost-burden is a key indicator of affordability in a community. A household is considered cost-burdened if it spends more than 30% of its income on housing, leaving less for necessities such as food, healthcare, and education. Cost-burdened households also face a higher risk of displacement if their circumstances change.

Figure 5-32 illustrates the prevalence of cost-burdened households by income level. While households in all AMI groups experience some cost burden, those with incomes below the AMI have a much higher concentration of cost-burdened households. We observe the highest concentration among Extremely Low-Income households.

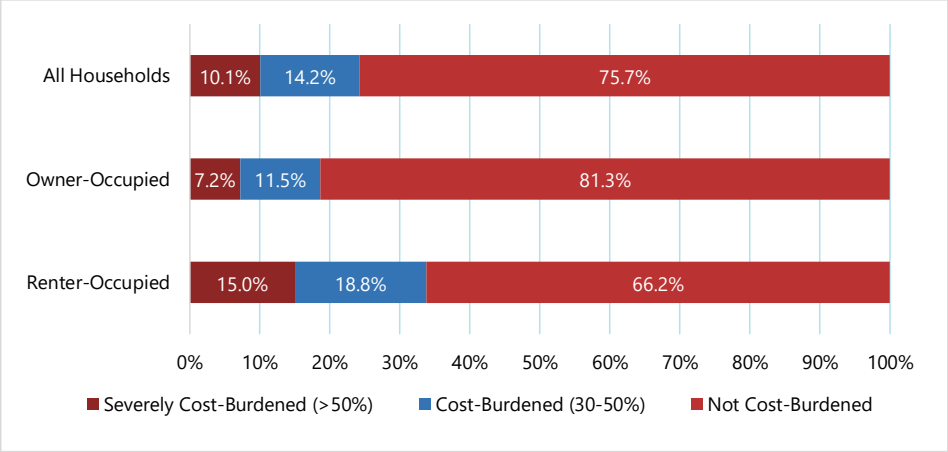
Figure 5-32
Cost Burden Status of Households by AMI, Chelan County, 2021



Source: Housing & Urban Development Comprehensive Housing Affordability Strategy Data, Table 7, 2017-2021

Figure 5-33 compares renter- and owner-occupied households. Renters experience a higher overall rate of cost burden (33.8% versus 18.7%) and are also more likely to be severely cost-burdened (15.0% versus 7.2%).

Figure 5-33
Percentage of Cost-Burdened Households by Tenure, Chelan County, 2021



Source: Housing & Urban Development Comprehensive Housing Affordability Strategy Data, Table 7, 2017–2021

Although cost-burdened households exist at all AMI levels, the majority earn less than 50% of AMI. Small families are the most at risk, followed by seniors living alone (Figure 5-34).

Figure 5-34
Cost-Burdened Households by Household Type & AMI, Chelan County, 2021

Household Type	<30% AMI	30–50% AMI	50–80%AMI	80–100% AMI	>100% AMI	All Income Levels
Small Family	580	880	490	194	240	2,384
Seniors Living Alone	705	385	440	155	115	1,800
Other	245	310	340	240	195	1,330
Senior Family	165	244	255	115	225	1,004
Large Family	80	150	265	40	40	575
Total	**1,775**	**1,969**	**1,790**	**744**	**815**	**7,093**

Source: HUD Comprehensive Housing Affordability Strategy Data, 2017-2021

Displacement Risks

Displacement risks highlight which communities are more vulnerable to being forced out due to factors such as rising housing costs, uneven wealth distribution, and racial and ethnic inequities. These disparities disproportionately affect minority groups (largely due to a history of discrimination and systemic oppression in the United States). Risks become especially pronounced when communities face natural disasters, such as wildfire or flooding.[15] Overall, identifying which areas are at a higher risk of displacement helps policymakers and planners proactively design strategies that protect communities and ensure growth benefits existing residents.

To assess displacement risks for homeowners in Chelan County, the PC team complied statistics for local census tracts and compared them to state and national averages. We then applied a percentile-based scoring methodology and ranked each tract by percentile for each variable. This allowed for direct comparisons across tracts. We then averaged these percentiles (ranging from 0 to 100) to generate a composite risk score for each tract. A score of 100 indicates that a tract ranks highest across all displacement-related factors compared to other tracts.

Chelan County contains 23 census tracts. To provide a larger basis for comparison, we analyzed these tracts against the County as a whole, the state of Washington, and the United States. We then developed the displacement risk model using the following statistics:

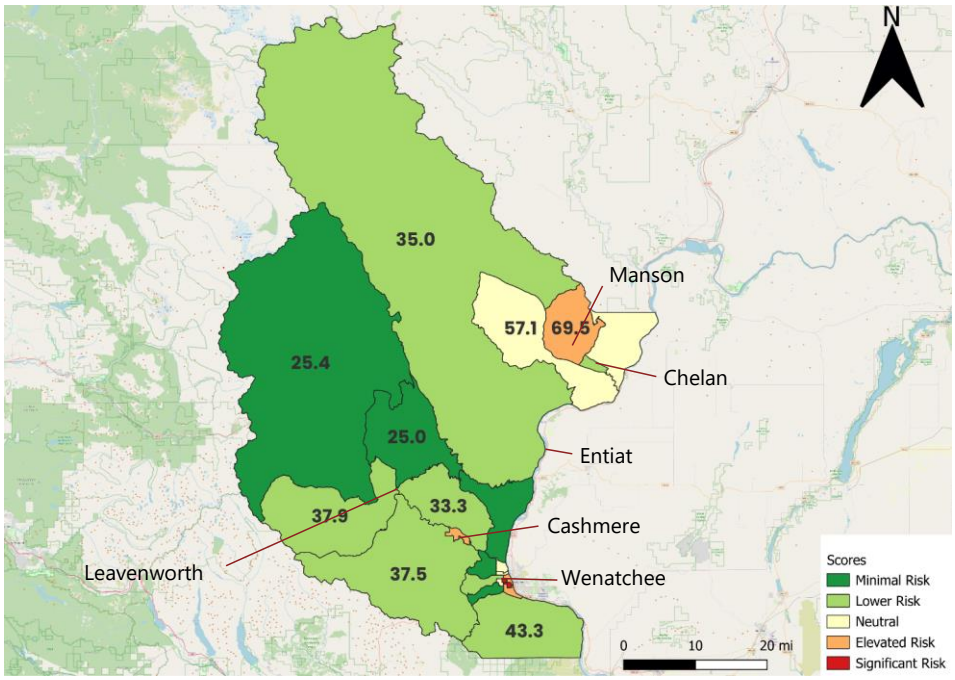
- Population 25+ with no diploma
- Population with disabilities
- Single parents
- Age 5+ with limited English
- Racial/Ethnic status
- Occupied units with more people than rooms (overcrowding)
- Housing cost-burdened units occupied by households with an annual income less than $75K
- Persons below 150% poverty estimate
- % renter-occupied households
- % of housing stock built prior to 1970

Figure 5-35 presents the findings of the County's displacement risk study. Most rural areas have relatively low displacement risk scores. The only cities with tracts showing elevated risk are

[15] Ther W. Aung and Ashwini R. Sehgal, "Prevalence, Correlates, and Impacts of Displacement Because of Natural Disasters in the United States from 2022 to 2023," American Journal of Public Health 115 (2025): 55-65, https://doi.org/10.2105/AJPH.2024.307854.

Cashmere, Chelan, and Wenatchee, with Wenatchee containing the highest-risk tracts in the County. Manson, an unincorporated UGA, also exhibits higher-than-average displacement risks.

Figure 5-35
Displacement Risk in Chelan County



Source: Points Consulting 2025

Assessing Racially Disparate Impacts

The diversity in Chelan County has largely remained unchanged over the past five years. The concentration of white residents decreased by 1.9% while Hispanic, Black, American Indian, Other Race, and Two or More Races each increased by one percentage point or less (Table 5-15). This could be a signal that there are not many barriers to housing pushing residents of color out of Chelan County.

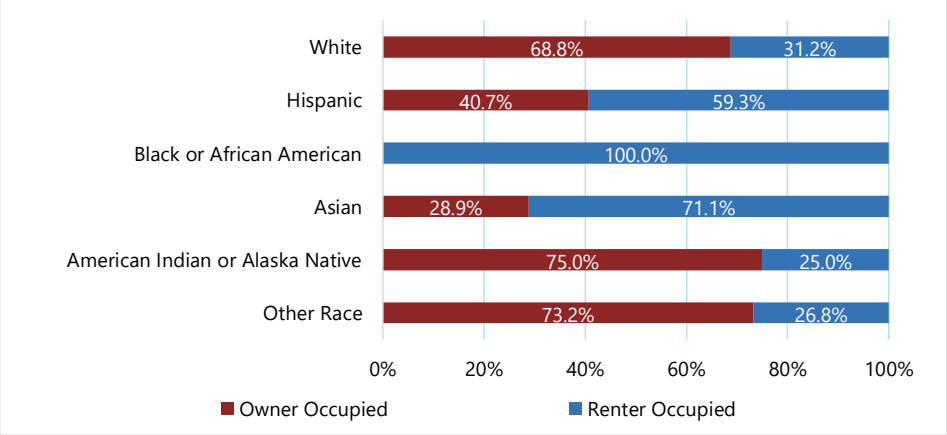
Table 5-15
Change in Race/Ethnicity Concentration, Chelan County

Race/Ethnicity	2023	2018	Change
White	66.2%	68.1%	-1.9%
Hispanic or Latino	28.4%	27.8%	0.6%
Black or African American	0.5%	0.4%	0.1%
American Indian and Alaska Native	0.7%	0.6%	0.1%
Asian	0.8%	1.0%	-0.2%
Native Hawaiian and Other Pacific Islander	0.1%	0.1%	0.0%
Some Other Race	0.4%	0.0%	0.4%
Two or More Races	2.9%	1.9%	1.0%

Source: U.S. Census Bureau, ACS 5-Year, 2018 & 2023

Chelan County is home to about 18,590 owner-occupied households and 10,880 renter-occupied households. American Indian or Alaska Native residents have the largest concentration of home-owners at 75.0% (Figure 5-36). This is followed by the Other Race category, which is 73.2% homeowners, and the White category at 68.8%. The only group that has no homeowners is the Black or African American group which makes up 0.5% of the County's population.

Figure 5-36
Tenure by Race/Ethnicity, Chelan County



Source: HUD Comprehensive Housing Affordability Survey, 2017-2021, Table 9

Table 5-16 displays the breakdown of cost-burden by race and tenure. Overall, only 18.7% of owner-occupied households are cost-burdened while 33.8% of renter-occupied households are. Therefore groups that rent more tend to be more at risk for cost-burden and the instability that can be caused by that. Among renter-occupied white households 34.4% spend over 30% of their income on rent compared to 79.0% of Black or African American households but only 32.8% of Hispanic or Latino households.

Table 5-16
Cost-Burden by Race/Ethnicity, Chelan County

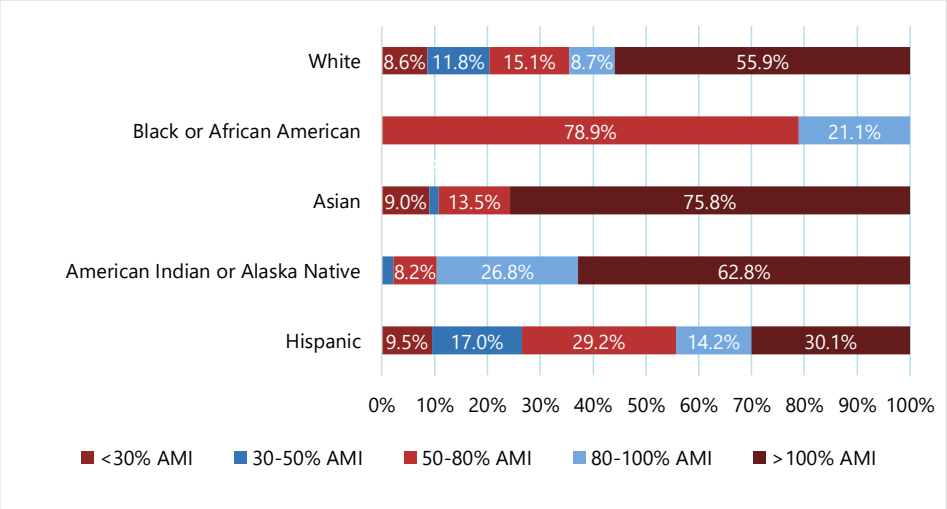
	White	Black or African American	Asian	American Indian or Alaska Native	Hispanic or Latino	Other Race
Owner-Occupied Households						
Not Cost-Burdened	80.0%	-	93.8%	97.0%	80.7%	92.1%
Moderately Cost-Burdened	11.3%	-	6.3%	3.0%	13.4%	7.9%
Severely Cost-Burdened	7.7%	-	0.0%	0.0%	5.5%	0.0%
Not Computed	1.0%	-	0.0%	0.0%	0.4%	0.0%
Total	15615	0	64	134	2275	505
Renter-Occupied Households						
Not Cost-Burdened	64.9%	21.1%	84.9%	91.8%	67.2%	84.2%
Moderately Cost-Burdened	17.0%	57.9%	2.5%	0.0%	22.8%	2.2%
Severely Cost-Burdened	17.3%	21.1%	12.6%	8.2%	10.0%	13.6%
Not Computed	0.8%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	7085	95	159	49	3305	184

Source: HUD Comprehensive Housing Affordability Survey, 2017-2021, Table 9

Income distribution helps to complete the picture of economic differences among racial groups in Chelan County. Overall, in the County, 50.9% of households make over 100% AMI. Comparatively,

55.9% of white households, 75.9% of Asian households, 62.8% of American Indian or Alaska Native households, 30.1% of Hispanic households and 0% of Black or African American households make over 100% AMI. These metrics suggest that, although Chelan County continues to maintain its diversity, there are some differences in quality of life between different racial groups in the county.

Figure 5-37
Distribution of Households by Income and Race/Ethnicity, Chelan County



Source: HUD Comprehensive Housing Affordability Survey, 2017-2021, Table 1

Commuter & Transportation Data

Data on commuters and transportation are valuable tools for determining housing demand patterns in different regions. If local workers struggle to find affordable housing, they may choose to live in nearby towns and commute to work.

Commuting patterns are shown in Table 5-17 and Figure 5-38. According to the Census Bureau's OnTheMap database, 47.5% of Chelan County workers live outside the County. The largest share commute from nearby Douglas County (21.0%), followed by 4.3% from Grant County. Additionally, 45.0% of residents work outside the County, with 14.5% commuting to King County and 8.9% to Douglas County.

Table 5-17
Commuting Patterns, 2022

Where Chelan Residents Work		Where Chelan Workers Live	
Location	**Percentage**	**Location**	**Percentage**
Chelan County, WA	55.0%	Chelan County, WA	52.5%
King County, WA	14.5%	Douglas County, WA	21.0%
Douglas County, WA	8.9%	Grant County, WA	4.3%
Snohomish County, WA	3.8%	King County, WA	2.7%
Yakima County, WA	3.4%	Okanogan County, WA	2.2%
Grant County, WA	2.9%	Yakima County, WA	1.7%
Okanogan County, WA	1.7%	Snohomish County, WA	1.4%
Pierce County, WA	1.6%	Pierce County, WA	1.3%
Spokane County, WA	1.6%	Spokane County, WA	1.2%
Benton County, WA	0.9%	Benton County, WA	1.0%
All Other Locations	5.8%	All Other Locations	10.7%

Source: U.S. Census Bureau, OnTheMap, 2022

Overall, approximately 42,000 workers are employed in Chelan County. Just under half are in-commuters from other counties, representing potential opportunities for Chelan County to capture in its housing market (Figure 5-38). In contrast, just under 18,000 residents are employes elsewhere. This reflects employment leakage for the County. Nearly 22,000 workers both live and work in Chelan County.

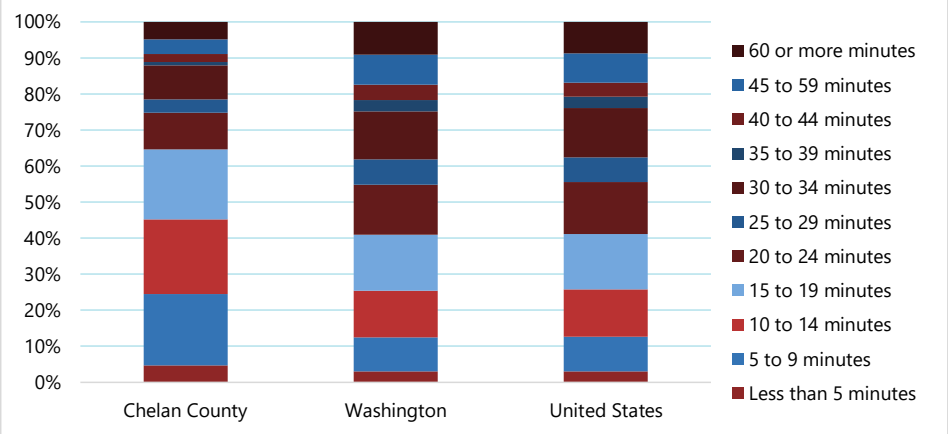
Figure 5-38
Commuter Inflow and Outflow from Chelan County, 2022



Source: U.S. Census Bureau, OnTheMap, 2022

Figure 5-39 compares Chelan County's travel times to work with those of the state and nation. Chelan County reports shorter commutes, averaging 22.9 minutes. This is about five minutes less than the state and national averages of 27.2 minutes.

Figure 5-39
Travel Time to Work by Region, 2023



Source: U.S. Census Bureau, 2023 5-Year Estimates, Table B08012

A different commuting trend has emerged over the past five years: not commuting at all. Working from home (WFH) became widespread in 2020 during COVID-19 lockdowns as companies sought to maintain productivity. Table 5-18 shows this trend from 2019 through 2023. In Chelan County, the share of WFH workers increased 30.3%. While significant, this growth is modest compared to state and national trends, both of which saw the share of WFH workers more than double over the same period.

Table 5-18
Work From Home Trends, 2019–2023

Region	% of Workers WFH, 2019	% of Workers WFH, 2023	% Change
Chelan County	6.6%	8.6%	30.3%
Washington	6.1%	17.7%	190.2%
United States	5.2%	13.5%	159.6%

Source: U.S. Census Bureau, 2019 and 2023 5-Year Estimates, Table S0801

V. Housing Trends

Building Types & Tenures

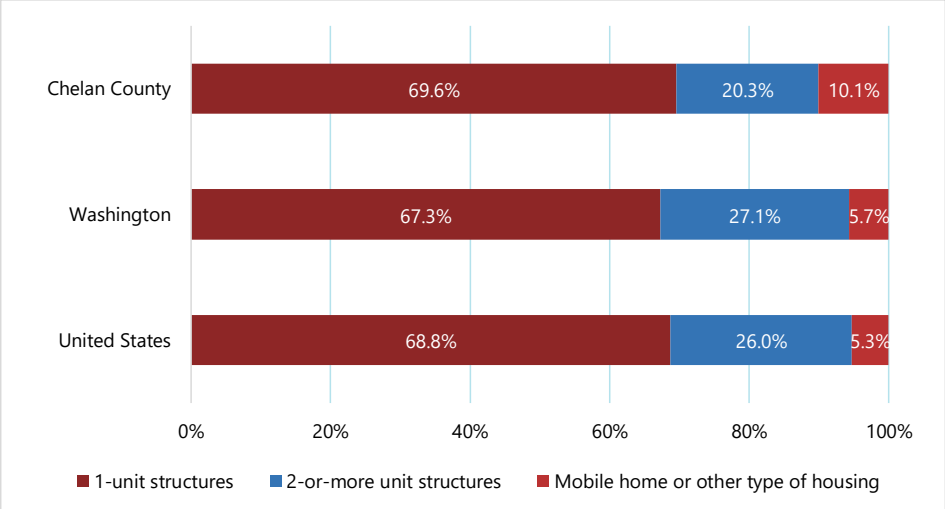
This chapter focuses on trends in housing. Table 5-19 and Figure 5-40 provide an overview of Chelan County's housing stock, with comparative statistics for Washington and the nation. Detached single-family homes dominate the housing stock across all observed geographies, accounting for 67.1% of Chelan's total housing. Notably, Chelan has nearly twice the concentration of mobile homes and other non-traditional housing types compared to the state and nation.

Table 5-19
Housing Stock Type, 2023

	Chelan County		Washington		United States	
	#	%	#	%	#	%
Occupied units	30,825	--	3.0M	--	127.5M	--
1, detached	20,670	67.1%	1.9 M	62.8%	79.6M	62.5%
1, attached	763	2.5%	135,401	4.5%	8.1M	6.3%
2 apartments	1,062	3.4%	66,740	2.2%	4.1M	3.3%
3 or 4 apartments	1,473	4.8%	105,059	3.5%	5.4M	4.2%
5 to 9 apartments	624	2.0%	131,839	4.4%	5.6M	4.5%
10 or more apartments	3,116	10.1%	512,139	17.0%	17.8M	14.0%
Mobile home or other type	3,117	10.1%	172,079	5.7%	6.7M	5.3%

Source: U.S. Census Bureau, 2023 5-Year Estimates, Table S2504

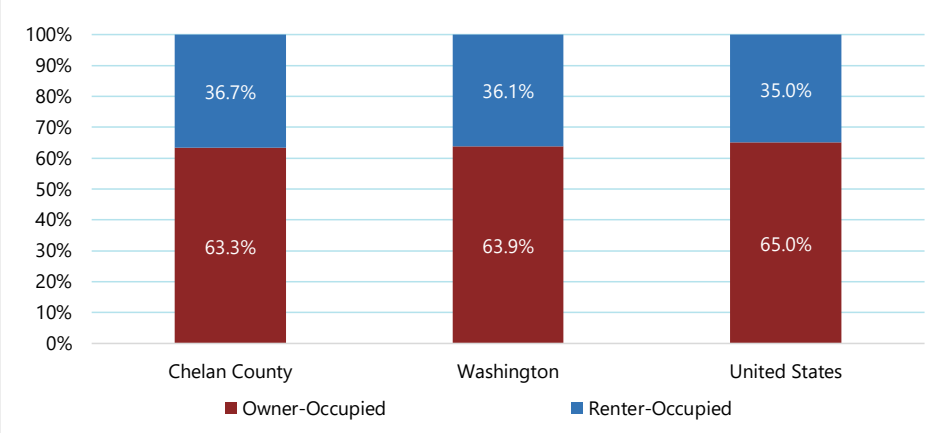
Figure 5-40
Percentage of Housing Units by Type



Source: U.S. Census Bureau, 2023 5-Year Estimates, Table S2504

Another way to analyze the housing supply is by examining owner- versus renter-occupied units. Nationally, homeownership is roughly split 65% to 35% (Figure 5-40). Both Washington and Chelan County largely follow this pattern, though they have slightly higher shares of renter-occupied homes.

Figure 5-40
Owner-Occupied and Renter-Occupied Homes

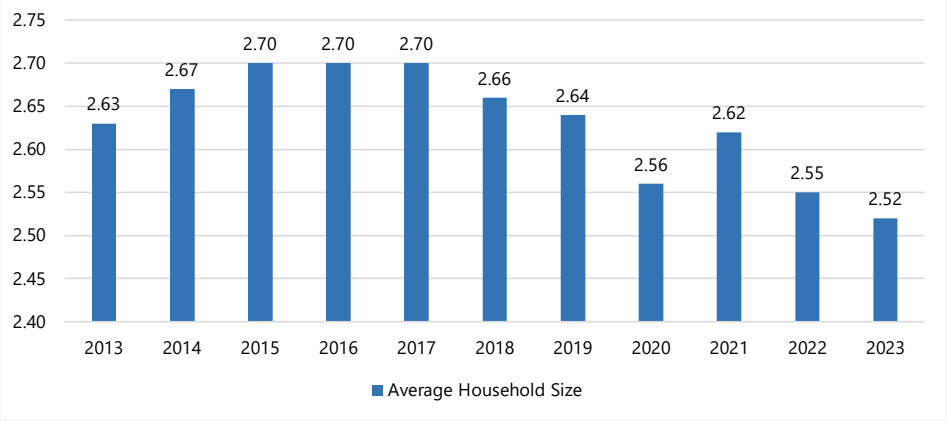


Source: U.S. Census Bureau, 2023 5-Year Estimates, Table S2504

Household Tenure and Size

Household size often influences decisions about whether to buy or rent housing. Figure 5-41 shows the average household size in Chelan County over time, while Figure 5-42 presents the distribution of household sizes within the County. Between 2013 and 2015, the average household size rose to 2.70 people per household before plateauing and decreasing down to 2.52 in 2023. By comparison, the average household size in the United States was 2.54 in 2023.

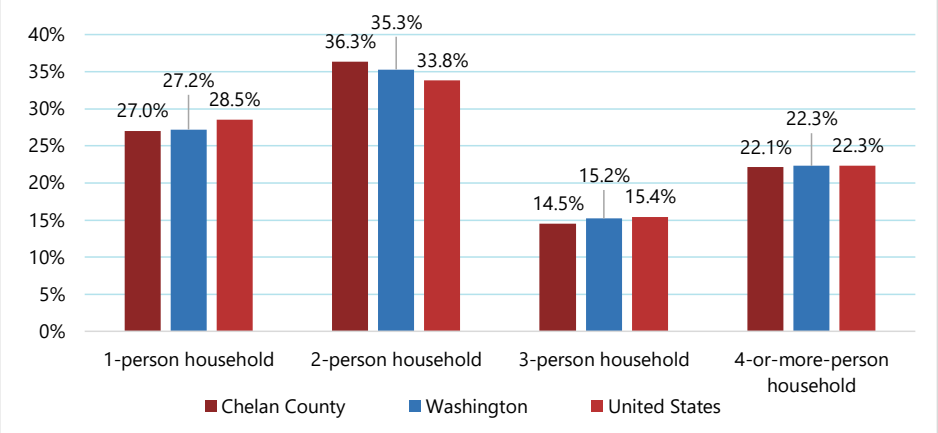
Figure 5-41
Average Household Size in Chelan County, 2013–2023



Source: U.S. Census Bureau, American Community Survey, B25010 5-year estimates, 2013-2023

The largest share of Chelan County residents (36.3%) live in two-person households (Figure 5-42). This is slightly higher than the state and national averages, but overall, Chelan County's household size distribution closely mirrors that of the state and nation.

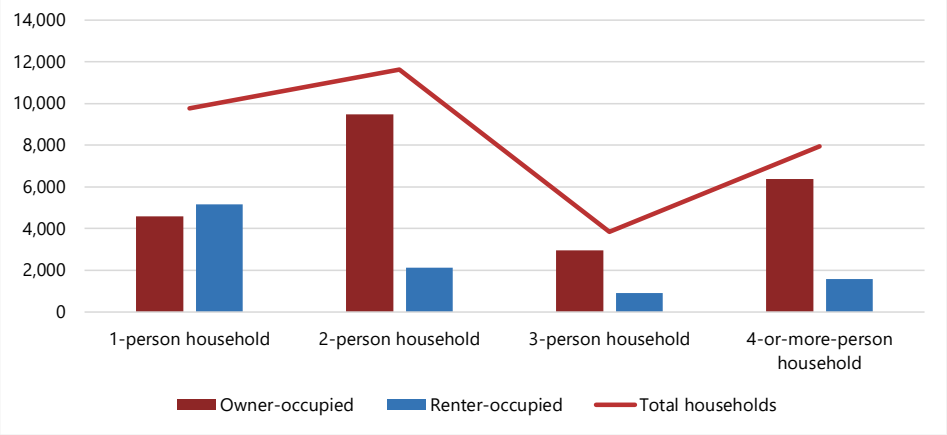
Figure 5-42
Households by Size in Chelan County, 2023



Source: U.S. Census Bureau, American Community Survey, S2501, 5-year estimates, 2023

Figure 5-43 illustrates owner- versus renter-occupancy by household size. Notably, one-person households are predominantly renter-occupied, whereas two-, three-, and four-or-more-person households are mostly owner-occupied.

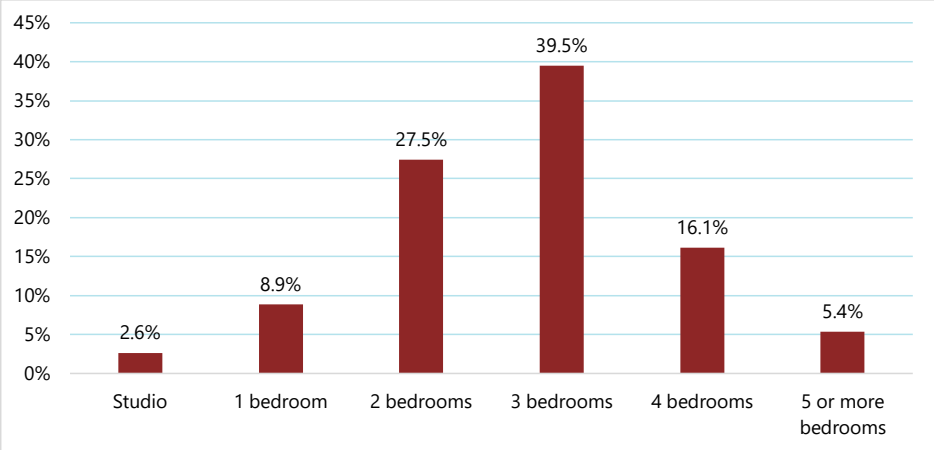
Figure 5-43
Household Size by Tenure in Chelan County, 2023



Source: U.S. Census Bureau, American Community Survey, S2501, 5-year estimates, 2023

While 63.3% of households in Chelan County consist of one or two people (Figure 5-42), only 8.9% of housing units have one bedroom and 27.5% have two bedrooms (Figure 5-44). The most common unit size is three bedrooms, comprising 39.5% of the housing stock.

Figure 5-44
Housing Units by Number of Bedrooms in Chelan County, 2023



Source: U.S. Census Bureau, 2023 5-Year Estimates, Table B25042

Group Housing

Across the United States, 2.5% of the population resides in group housing (Table 5-20). This includes institutionalized populations, such as those in correctional facilities or nursing homes, as well as noninstitutionalized populations, such residents of college dorms or military quarters. In Chelan County, the share is slightly lower, at 2.1% of the population.

Table 5-20
Group Housing and Care Facilities Population, 2020

Category	Chelan County	Washington	United States
% of Population in Group Housing	2.1%	2.1%	2.5%
Institutionalized population	825	55,485	3.8M
Correctional facilities for adults	247	26,677	2.0M
Juvenile facilities	15	1,532	88,115
Nursing/Skilled-nursing Facilities	563	25,856	1.6M
Other institutional facilities	0	1,420	70,943
Noninstitutionalized population	829	104,722	4.5M

Category	Chelan County	Washington	United States
College/University student housing	0	41,091	2.8M
Military quarters	0	16,811	328,372
Other noninstitutional facilities	829	46,820	1.4M

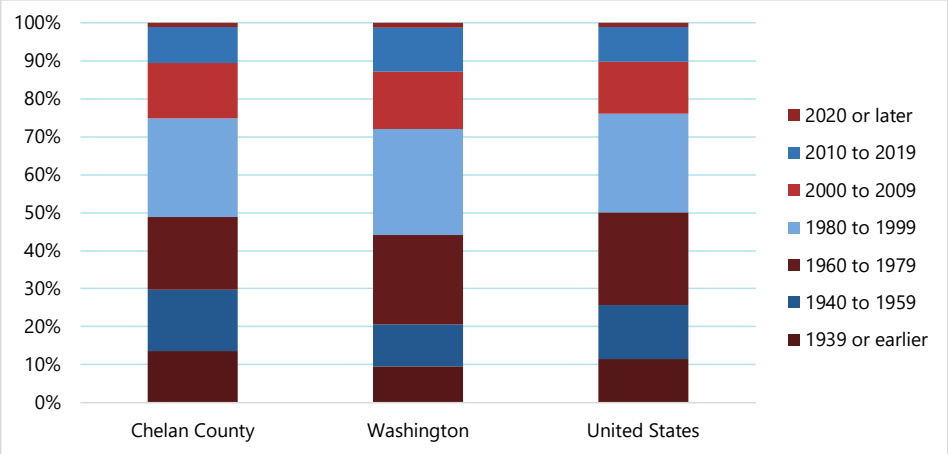
Source: U.S. Census Bureau, 2020 Decennial Census, Table P5

Housing Stock & Occupancy Rates

The age of a region's housing stock provides insight into both the physical condition of homes and their maintenance needs. Older homes require more upkeep, making housing age a key factor in long-term sustainability.

Nationally, about half of all homes (49.9%) were built after 1980 (Figure 5-45). This trend is mirrored in Chelan County, where 51.0% of homes were constructed after 1980. Notably, Chelan County has a larger share of homes built before 1960 (29.7%), but a smaller share built between 1960 and 1999. This suggests it experienced less of a mid-century housing boom than Washington or the United States. More recently, Chelan County has seen modest growth in homes built after 2010. This likely reflects population inflows. A combination of older housing, fewer mid-century homes, and recent new development may contribute to market pressures, including demand for rehabilitation of older homes and limited availability of moderately priced options.

Figure 5-45
Age of Housing Stock, 2023

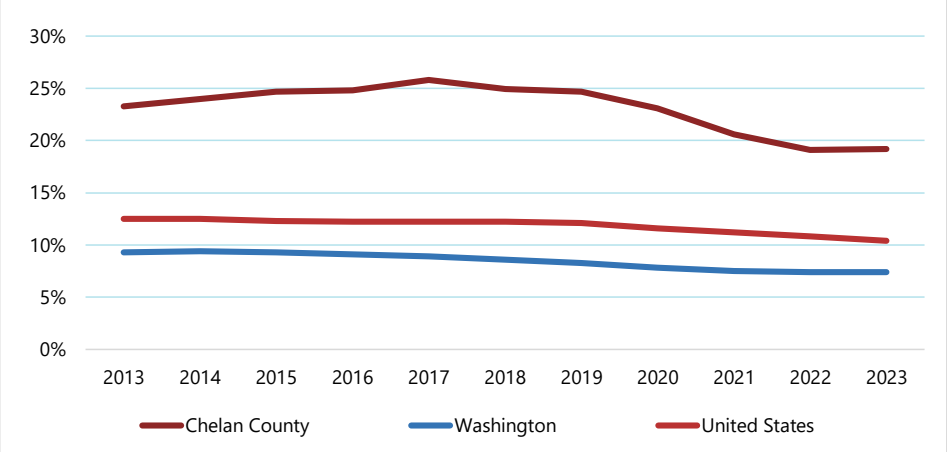


Source: U.S. Census Bureau, 2023 ACS 5-Year Estimates, Table DP04

Vacancy rates reflect the balance of supply and demand in a real estate market. Figure 5-46 shows how vacancy rates in Chelan County have fluctuated over time, alongside state and nationwide trends. Chelan County's vacancy rates have consistently remained much higher than those in Washington or the United States overall. In 2023, the County's vacancy rate was 19.2%, down from 23.1% in 2020, but still far above the state rate of 7.4%.

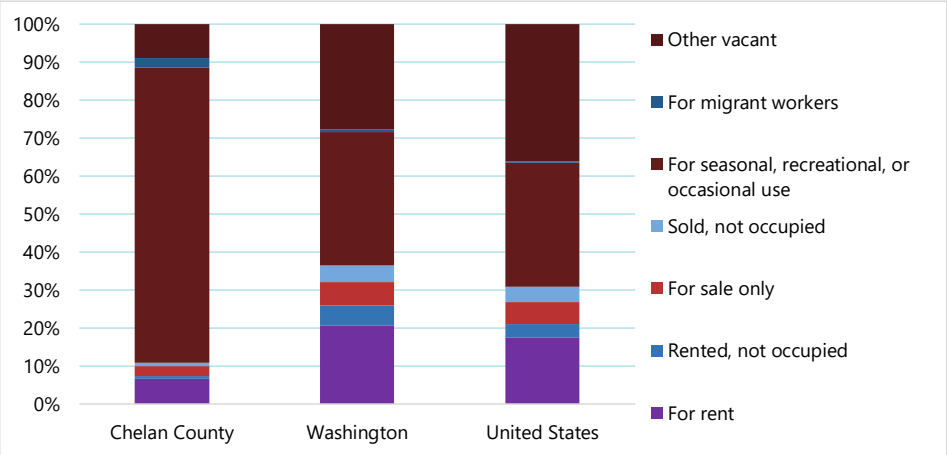
Figure 5-47 further breaks down the types of vacancies, revealing that a large share in Chelan County (77.6%) is tied to seasonal, recreational, or occasional use. This pattern is consistent with the area's strong tourist economy.

Figure 5-46
Vacancy Rates over Time, 2013–2023



Source: U.S. Census Bureau, 2013-2023 5-Year Estimates, Table DP04

Figure 5-47
Vacancy Status of Housing Units, 2023

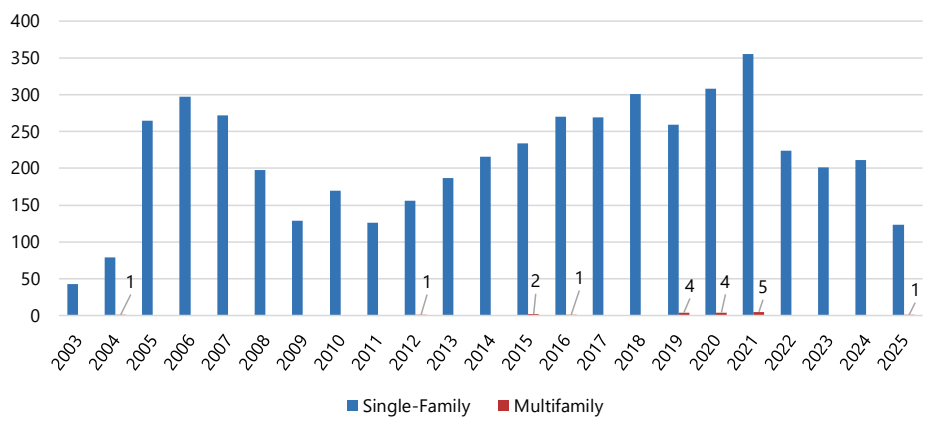


Source: U.S. Census Bureau, 2023 5-Year Estimates, Table B25004

New Housing Production

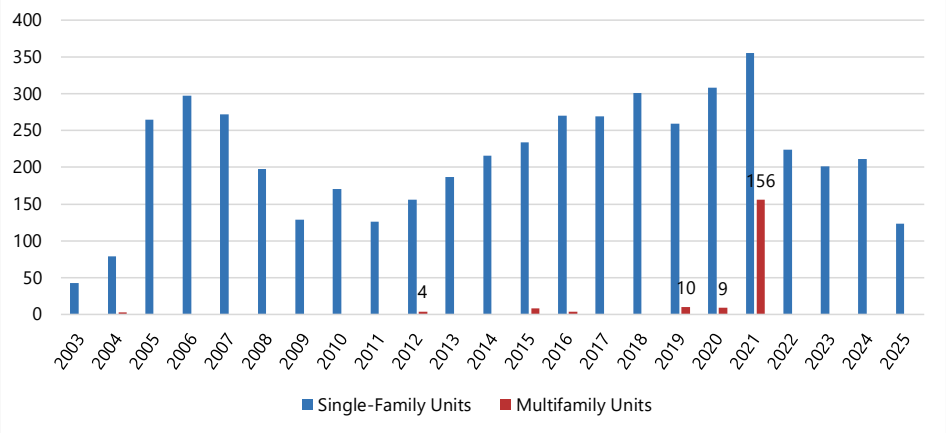
Since 2011, housing permits in Chelan County have generally increased, though production has been inconsistent. This is especially true for multifamily housing (MFH). Single-family home (SFH) permits rose steadily and peaked in 2021, likely driven by pandemic-era migration trends favoring more space and remote work (Figure 5-48). By contrast, MFH development has been minimal, with only 18 permits issued between 2012 and 2025. These permits account for 194 MFH units, 156 of which were approved in 2021 alone (Figure 5-49). While this represents progress, it remains insufficient to address the County's housing shortage. Limited multifamily construction continues to constrain affordability as supply lags behind growing demand.

Figure 5-48
Total Housing Permits, Chelan County, 2003–2025



Source: Chelan County, Historical Permit Data

Figure 5-49
Total Housing Units Permitted, Chelan County, 2003–2025[16]



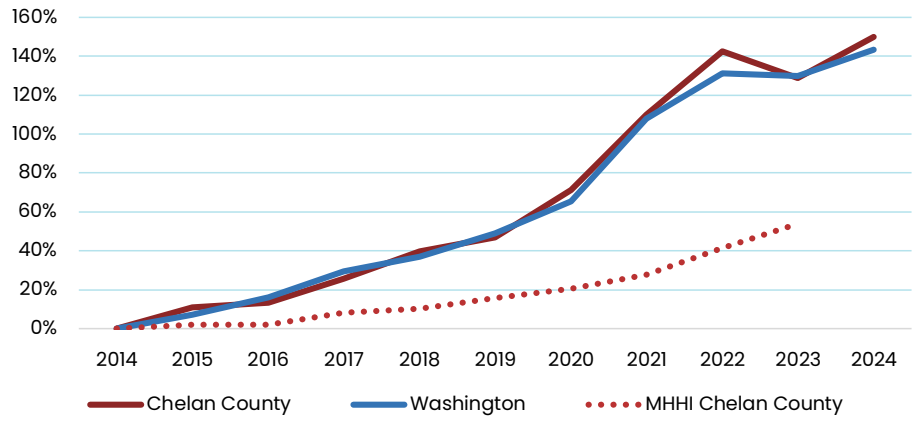
Source: Chelan County, Historical Permit Data

Home Value Trends

From 2014 to 2024, median home values in Chelan County have more than doubled, rising 150.0% from $241,025 to $602,450 (Figure 5-50). This increase slightly outpaces statewide growth of 143.4% over the same period. Figure 5-50 also compares this trend to growth in Area Median Income (AMI). Between 2014 and 2023, Median Household Income in Chelan County grew 53.9%. This is only about one-third the rate of housing value growth.

[16] According to county planners, the record is unclear on how many units were built from a 2020 application (either nine or 10).

Figure 5-50
Median Home Value and Median Household Income Cumulative Annual Growth, 2014–2024



Source: University of Washington, State's Housing Markey 2025 Q1 & U.S. Census Bureau, ACS Table S1901

Table 5-21 portrays the year-over-year change from 2023 to 2024 in similar metrics. The median home sale price rose 10.1% in the past year, while the number of home sales increased only 7.3%.

Table 5-21
Residential Home Sales in Chelan County

Metric	2023	2024	Change	% Change
Median Home Sale Price	$550,000	$605,400	$55,400	10.1%
Home Sales	710	762	52	7.3%
Active Listings	149	155	6	4.0%
Months of Supply	2.8	3.1	0.3	10.7%

Source: University of Washington, State's Housing Market 2025 Q1

The Washington Center for Real Estate Research (WCRER) produces a Home Affordability Indes (HAI) for both average buyers and renters, with separate measures for first-time buyers and low-income renters. Table 5-22 displays HAI values for Chelan County and nearby counties for comparison.

Higher index values indicate greater affordability, with 100 indicating a middle-income family can just qualify for a median-priced home.

As of Q2 2025, both the First-Time Buyer HAI and the Median Buyer HAI are the lowest in Chelan compared to the state and surrounding counties. For renters, both the Median and Low-Income HAI are slightly below the state average but remain higher than in neighboring Douglas County. Notably, the Median Renter HAI stands at 125.4. This is well above the 100 benchmark.

Table5-22
Home Affordability Index (HAI), Home Buyers and Renters, 2025 Q2

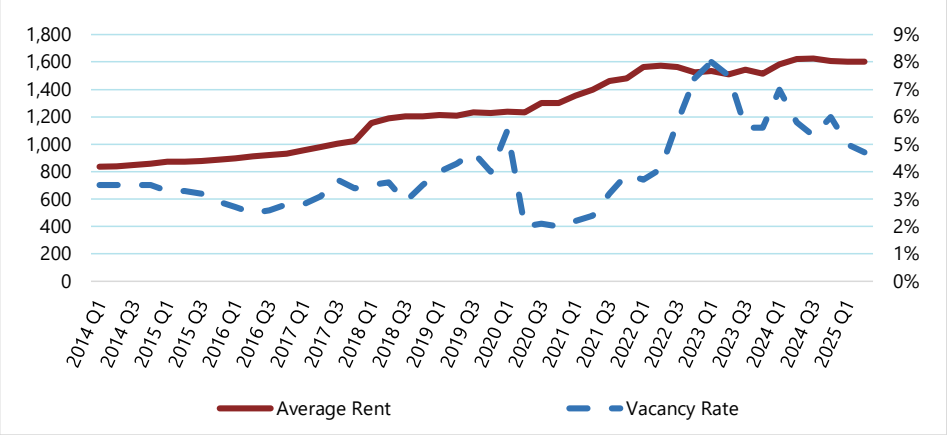
Region	Median Buyer	First-Time Buyer	Median Renter	Low-Income Renter
Chelan County	55.97	39.94	125.4	87.8
Douglas County	59.15	42.23	110	76.97
Okanogan County	66.15	47.17	189.2	132.4
Grant County	83.91	59.84	161.6	113.1
Statewide	60.67	43.33	136	95.19

Source: University of Washington WCRER County Dashboard 2025 Q2

Rent Trends

Similar to home prices, rents in Chelan County have risen sharply over the past decade (Figure 5-51). The average rent increased from $836 in 2014 to $1,600 in 2025. This is an overall increase of 91.5% (nearly doubling in 10 years) and represents a growth rate that is almost twice that of Area Median Income (AMI) over the same period (Figure 5-50).

Figure 5-51
Average Rent and Vacancy Rates, Chelan County, 2014–2025



Source: University of Washington, Apartment Market Report 2025 Q1

Table 5-23 presents the average rent and the income required to afford one-bedroom, two-bedroom, and all apartments in Chelan County, with statewide averages for comparison. The average rent for a one-bedroom apartment in Chelan County is $1,483. Using the standard definition of affordability (spending less than 30% of income on housing) a household would need to earn just under $60,000 annually, or 83.4% of the Area Median Income (AMI), to afford this rent. To afford an average two-bedroom apartment, a household would need to earn nearly 100% of AMI (99.3%).

Statewide, average rents across all unit sizes are higher, but so is AMI. As a result, the absolute income needed to afford rent is greater at the state level, yet the percentage of AMI required is actually lower than in Chelan County.

Table5-23
Apartment Rent Metrics, Chelan County and Washington, Q1 2025

	Average Sq Ft	Average Rent	Cost per Sq Ft	Income Needed to Afford	% AMI Needed to Afford
One-Bedroom					
Chelan County	691	$1,483	$2.14	$59,320	82.4%
Statewide	679	$1,746	$2.58	$69,840	73.6%
Two-Bedroom					
Chelan County	945	$1,788	$1.89	$71,520	99.3%
Statewide	966	$1,981	$2.05	$79,240	83.5%
All Units					
Chelan County	792	$1,600	$2.00	$64,000	88.9%
Statewide	824	$1,853	$2.28	$74,120	78.1%

Source: University of Washington, Apartment Market Report 2025 Q1

Short-Term Rental & Seasonal Populations

The short-term rental (STR) industry (e.g., Airbnb) increasingly influences local housing markets. This model is a double-edged sword. On one hand, it provides a potential source of "side-hustle" revenue for existing residents. On the other hand, it can inflate home prices, as single-family homes may be valued at the same level as commercial real estate in the area.

To mitigate the potential downsides of STRs, Chelan County has implemented regulations on where they are allowed to operate. There are three classifications of STRs in the County: Tier 1, Tier 2, and Tier 3. Tier 1 STRs are allowed to operate wherever the zoning code permits, while Tier 2 & 3 STRS are subject to restrictions on the maximum share of the housing supply in zip codes and subareas that may be used for STRs.

AirDNA is a valuable resource for understanding overall STR concentration in an area and for comparing trends across regions. However, it is not compliance software and therefore may not provide completely accurate counts of STRs.

Table 5-24 shows the STR patterns for each incorporated city in the County as well as the Peshastin, and Manson UGAs. These figures represent the STRs inside the UGA boundaries, including those within city limits. In terms of the percentage of housing stock consisting of STRs, the Leavenworth

ranks highest at 14.3% followed by Chelan and Manson at 13.7% and 12.9%, respectively. Countywide, STRs account for only 4.3% of the housing stock.

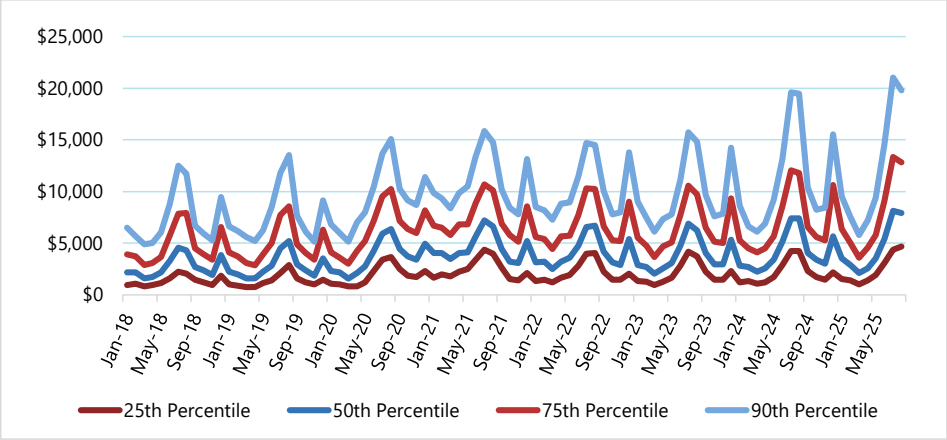
Table 5-24
STR Patterns, Chelan County, 2025

Area	Total Housing Units	Active Short-Term Rentals	Percentage STR Stock	Median Occupancy Rate	Average Daily Rate
Leavenworth UGA	1,736	248	14.3%	58%	$326.58
Chelan UGA	2,997	410	13.7%	48%	$465.70
Manson UGA	1,392	180	12.9%	54%	$455.50
Peshastin UGA	282	4	1.4%	52%	$412.75
Entiat UGA	602	4	0.7%	66%	$241.80
Cashmere UGA	1,616	10	0.6%	51%	$244.61
Wenatchee UGA	16,904	63	0.4%	54%	$220.07
Chelan County	**39,943**	**1,726**	**4.3%**	**53.0%**	**$408.61**

Source: AirDNA 2025, Washington State OFM 2025, Census Bureau

Figure 5-52 shows the monthly revenue of STR operators across various percentiles. Most operators are represented at the 50th percentile, above-average performers at the 75th percentile, and top performers at the 90th percentile. Revenue for all percentiles follows a cyclical, seasonal pattern but has increased overall over the period. For most operators, peak-month revenue rose from just under $5,000 in 2018 to just under $8,000 in 2025.

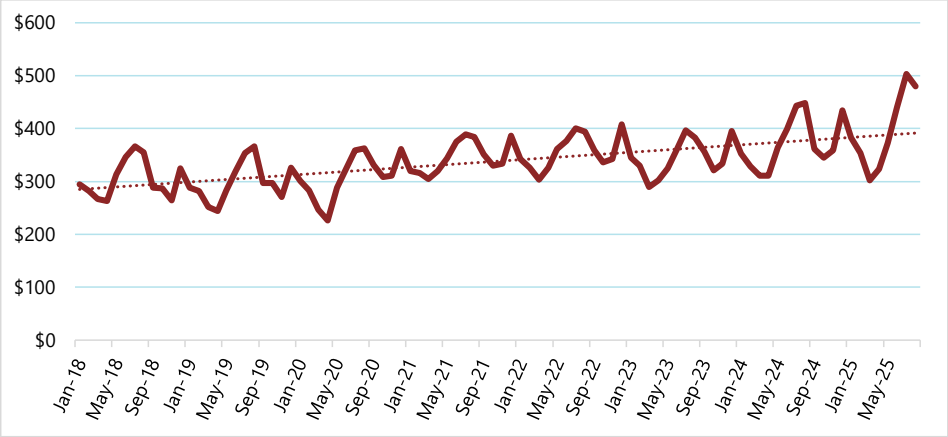
Figure 5-52
STR Monthly Revenue by Percentile, Chelan County, 2018–2025



Source: AirDNA, 2025

The average daily rate (ADR) of STRs in Chelan County is shown in Figure 5-53. Since 2018, ADR has followed a seasonal cyclical pattern while trending upward at a fairly steady rate. The main exception is a sharp dip in early 2020, after which growth resumed along its prior trajectory.

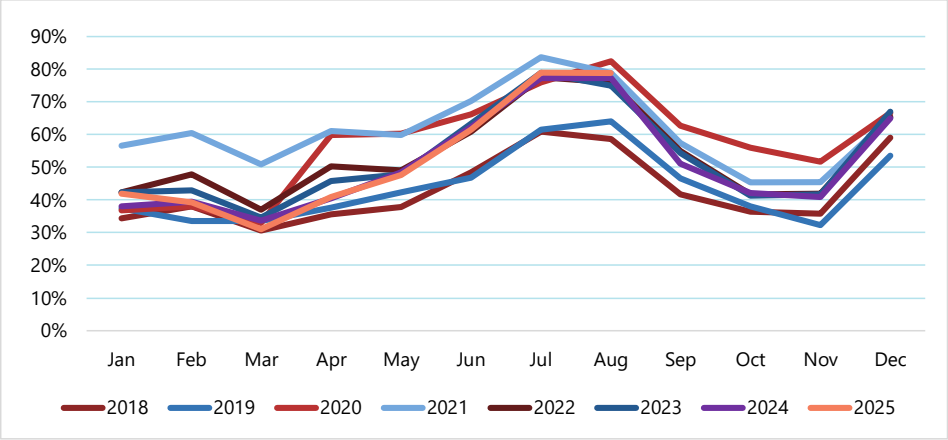
Figure 5-53
STR Average Daily Rate, Chelan County, 2018–2025



Source: AirDNA 2025

The occupancy rate of a short-term rental (STR) reflects how often it is booked each month. Occupancy rates can help operators evaluate whether to adjust rental prices. For example, a property booked 90% of the time at $100 per night could generate more revenue if rented at a lower occupancy rate for $300 per night. Figure 5-54 shows monthly occupancy rates for Chelan County STRs from 2018 to 2025. In 2025, occupancy patterns mirror those of previous years, with the highest rates occurring in mid to late summer.

Figure 5-54
STR Occupancy Rate, Chelan County, 2018–2025



Source: AirDNA 2025

II. Gaps & Barriers Analysis

There is often an imbalance between supply and demand in the housing market. This imbalance can manifest as either an undersupply of housing or as housing that is unaffordable. For this Gaps and Barriers Analysis, Points Consulting (PC) measured affordability gaps experienced by both renters and homeowners.

Renter Challenges

Chelan County renters are less likely to be cost-burdened than other renters in Washington or the United States. This holds true for both moderate and severe cost-burden. In Chelan County, 14.9% of renting households are severely cost-burdened, meaning they spend 50% or more of their household income on housing. By contrast, 20.7% of renting households in Washington fall into this

category (Table 5-25). Additionally, 18.7% of Chelan County renters are moderately cost-burdened (spending 30–50% of income on housing), compared to 22.8% in the state.[17]

Altogether, 33.6% of Chelan County renters experience a housing cost burden to some degree. This is roughly 10 percentage points lower than the rates observed in the state and nation (43.5% and 43.9%, respectively).

Table 5-25
Renters' Housing Cost Burden by Region

Region	Renting Households	Severely Cost-Burdened	Moderately Cost-Burdened	Total Cost-Burdened	Not Cost-Burdened
Chelan County	10,880	14.9%	18.7%	33.6%	66.4%
Washington	1.1M	20.7%	22.8%	43.5%	56.5%
United States	44.2M	22.2%	21.7%	43.9%	56.1%

Source: HUD Comprehensive Housing Affordability Strategy Data, 2017-2021

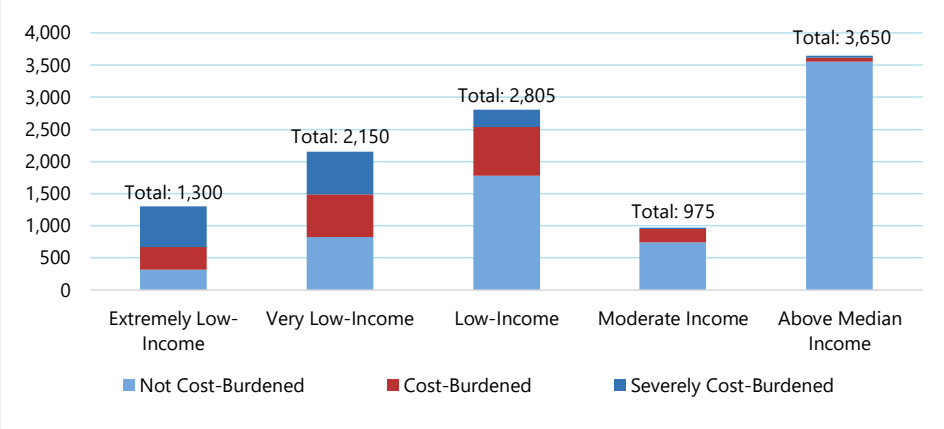
PC also measured affordability issues by various Area Median Income (AMI) levels. Please note these data use 2021 AMI levels. The five AMI categories are:

- **Extremely low-income:** Less than 30% of AMI
- **Very low-income:** 30–50% of AMI
- **Low-income:** 50–80% of AMI
- **Moderate income:** 80–100% of AMI
- **Above median income:** 100%+ of AMI

Figure 5-1 compares levels of cost burden across these income levels. In Chelan County, renters categorized as Extremely Low-Income are the most likely to be severely cost-burdened, with 48.8% of households in this category affected. Households with above-median incomes experience minimal moderate or severe cost burdens, while moderate- and low-income renter households face smaller (but still notable) shares of cost burden.

[17] By HUD definitions, "housing costs" include only rent or mortgage payments and generally exclude utilities such as water, sewer, refuse removal, and internet, which are typically not included in most leases. In short, if these additional housing-related costs were included, the reported cost-burdened statistics would be even higher than those presented here.

Figure 5-1
Chelan County Renters' Housing Cost Burden by Income Level



Source: HUD Comprehensive Housing Affordability Strategy Data, 2017-2021

Homeownership Challenges

Many homeowners are also cost-burdened and may be at risk of foreclosure. In Chelan County, about 11.3% of homeowners are moderately cost-burdened, while 7.1% are severely cost-burdened.

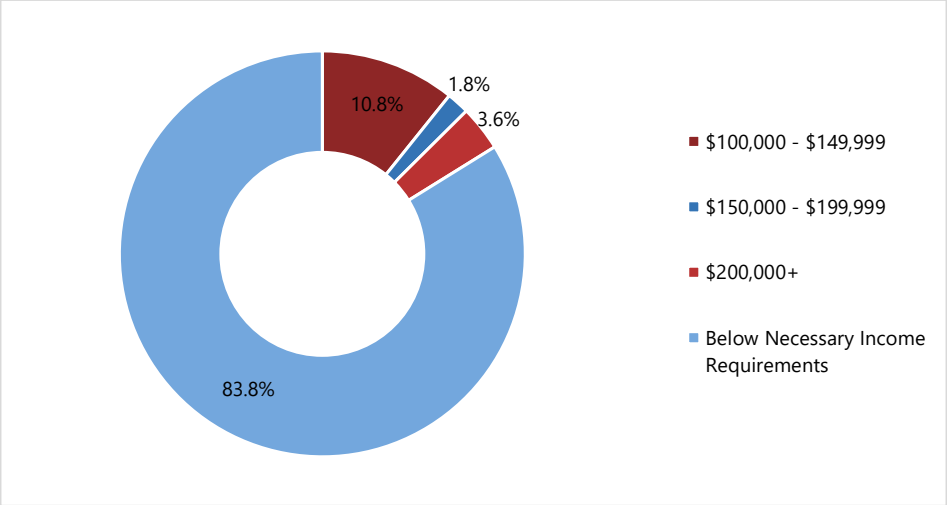
Some of these homeowners were likely able to purchase their homes years ago, when prices were lower. This suggests that new buyers today face greater cost burdens due to higher home values and mortgage rates. Considering current income levels, regional home prices (as of November 2025), and average current mortgage rates, PC estimated the share of potential, first-time homebuyers able to afford a home. The model assumes an average credit rating and a conventional 30-year mortgage.

PC's estimates indicate that most potential first-time homebuyers in Chelan County cannot afford an average-priced home. Figure 5-2 shows which income cohorts can afford an average-priced home and their respective shares of total households in the County.

In Chelan County, the median home value is $535,000. Based on PC's assumptions and calculations, this would mean a monthly payment of $2,655. In order to spend less than 30% of their income on housing, a household would need an income of approximately $106,000 to afford the mortgage on an average-priced home. By comparison, the median household income in the County is about

$78,000. This means an average household would need to earn roughly $28,000 more per year to afford an average-priced home. As a result, 83.8% of potential first-time homebuyers in Chelan County cannot afford this purchase today (Figure 5-2).

Figure 5-2
First-Time Home Buyers who Can Afford to Buy an Average-Priced Home in Chelan County



Source: U.S. Census Bureau Table S2503 5-Year Estimates, Realtors Property Resource, Realtor.com

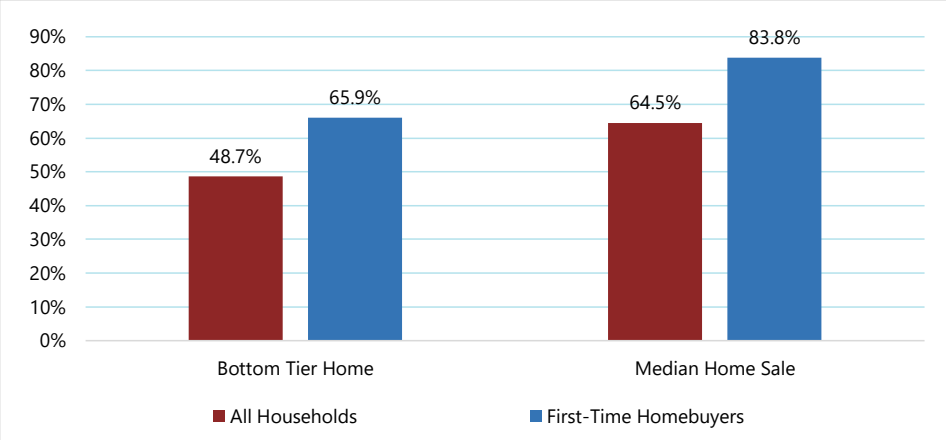
While PC's estimates focus on households that do not currently own homes, the majority of households in the County are homeowners. What would affordability look like if these households attempted to purchase a home today? Figure 5-3 compares all households with first-time homebuyers under current market conditions.

Excluding the equity homeowners could access by selling their current homes, current homeowners would fare better: 64.5% of all households would be unable to afford an average-priced home, compared with 83.8% of potential first-time homebuyers.

The average-priced home is not the only option for prospective buyers. Figure 5-3 also shows the percentage of households unable to purchase a bottom-tier home in the County. For this metric, PC used the 25th percentile home value for Chelan County: $377,000. Both first-time homebuyers and

all households fare considerably better in this scenario, with only 65.9% of first-time homebuyers unable to afford a bottom-tier home. However, households pursuing this option may face a higher risk of ending up in substandard housing.

Figure 5-3
Comparison of Households that Cannot Afford to Buy an Average-Priced Home



Source: U.S. Census Bureau Table S2503 5-Year Estimates, Realtors Property Resource, Realtor.com

Funding Gaps

High market value home prices and rents lead to an affordability gap that the County must navigate. Specifically for Chelan County, the median home value is around $535,000 resulting in a monthly payment of approximately $2,600 with current mortgage rates. Median rent is lower at only $1,200 per month, however, the market does not produce sufficient units to support those with monthly incomes below 80% AMI, and especially doesn't produce enough to support those below 50% AMI.

Table 5.2 illustrates the potential level of funding needed to subsidize housing needs in rural Chelan County. This should be taken as a low estimate given the rising cost of construction in the state.

Table 5.2: Rural Chelan County Possible Annual Subsidized Units Needed

AMI Level	Annual Subsidized Units Needed	Cost Per Unit	Total Annual Cost
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
Total	48	$295,878	$14,202,144

Source: Housing for All Planning Tool & WSHFC Annual Affordable Housing Cost Data report[18]

Funding Affordable Housing

There are multiple types of subsidies or government fundings that are or could be used in Chelan for affordable housing. These include funding from at the federal, state, and local level.

Local Funding

Chelan County's budget includes multiple items for the support of affordable housing needs:
The **Rural Counties Tax** provides funds that must be used for public facilities and infrastructure which promote economic development and for affordable housing. These funds were authorized by State Legislation passed in 1997 to provide for rural counties to receive back a portion of the state sales and use tax.
The **Community Services and Housing Fund**, is used for Dispute Resolution, Domestic Violence, Homeless Housing, and Low Income Housing. The housing funds currently are passed through to the City of Wenatchee homeless programs.
Pursuant to state law, certain **recording fees** are also used as a revenue source to support Homelessness.
The **Cascade Public Infrastructure Fund Grant Program (CPIF)** is a grant program approved by the Chelan County Board of Commissioners in 2021. Due to the state's critical housing shortage, it was expanded to include projects supporting permanently affordable housing in 2021.
Other potential local funding options authorized by the state that Chelan County could implement to close the funding gap in the future include Local Housing Levies (as authorized by RCW 84.52.105), and Mental Health Sales & Use Tax (specifically for housing related to treatment of chemical dependency or mental health treatment as authorized by RCW 82.14.460).

[18]https://app.leg.wa.gov/ReportsToTheLegislature/home/GetPDF?fileName=WSHFC%20Cost%20Data%20Report%20FY%202023-24_9e039903-663c-409c-ab2b-508f426f6431.pdf

State and Federal Funds

- USDA Rural Development Multifamily Housing
- USDA Rural Development Single Family Housing
- HUD Section 8 housing vouchers
- Low-Income Housing Tax Credit (LIHTC)
- HUD Choice Neighborhoods Grant
- HOME Investment Partnerships Program
- Community Development Block Grants
- National Housing Trust Fund
- Capital Magnet Fund
- Washington Housing Trust Fund
- Connecting Housing to Infrastructure Program (CHIP)

Potential Policy Barriers & Remedy Options

The funding gap is not the only potential barrier to affordable housing development. Other steps can be taken to reduce the funding gap and incentivize the housing needed to serve Rural Chelan County such as identifying potential policy barriers and implementing remedy options. Adjusting development regulations, permit processes, and supporting regional affordable housing providers are some steps that can be taken in the direction of closing this gap. Some ways Chelan County can take these steps are detailed below.

Accessory Dwelling Units

Deploying ADUS is a common way to gradually increase density within single-family districts while not significantly altering the character or home values in existing neighborhoods. They can also offer a more affordable way of building than new units on undeveloped lots, as the utilities and street infrastructure are already in place on and around these parcels. They are also used to address needs for a variety of high-need groups, including:

- Aging adults/seniors looking to downsize
- Professionals and young adults who cannot yet afford their own home but are looking to get away from apartments
- Part-time residents or seasonal workers who do not need a full-time single-family home

As it currently stands, ADUs are allowed in all zones where single family homes are permitted. To ensure ADUs are adequately used to address housing needs, Accessory Dwelling Units should be encouraged in all zones in which they are allowed, and clear documentation of the permitting process should be made available and easily searchable on the County website. Other options the County may consider for encouraging ADUs for affordable housing are allowing double ADUs on rural lots and reducing impact fees for ADUs.

Middle Housing Types

Chelan County recognizes that a mix of housing unit types is needed to provide for all income levels in the county. This especially applies to "middle density" housing units which include various sizes of units between the single-family home and apartment buildings. Duplexes, triplexes, fourplexes, cottage court developments, townhomes, and ADUs are common housing types within the middle density spectrum (Figure 5.4). These housing types typically develop to have more affordable monthly payments than a single-family home on a mortgage, but higher that high-density apartment complexes, targeting affdability for middle-income households.

Figure 5.4: Middle Density Housing Types



Source: Daniel Parolek at Opticos Design, 2010

The County RV district and the Manson UR2 & UR3 zoning districts currently permit duplexes by right, while accessory dwelling units (ADUs) are allowed as accessory uses. Multifamily dwellings are permitted in UR3 and conditionally permitted in RV. Clarifying what types of multifamily dwellings would be encouraged, and the permitting procedure for these units would eliminate uncertainty for developers looking to build these middle housing types.

To encourage a diversity of housing types in other areas of the county, the County should also consider allowing duplexes in the RRR district, which also provides provisions for rural areas of the county where intensely developed rural areas already exist. If duplexes are appropriate in RV, extending that allowance to RRR would support uniformity in land use regulations and reduce confusion for property owners and developers as well as encourage more variety of housing types in Chelan County.

Another avenue is to consider "cluster housing" allowances in the RV and RRR zones that preserve open space in the rural county while allowing for more housing options.

Regional Discussion with Local Developers

Another effective way to encourage housing development and better meet housing needs is to directly engage with local developers and stakeholders. This could take the form of one-on-one meetings, small focus groups, or open house-style forums designed to actively solicit feedback on the County's development review processes.

Proactive engagement offers meaningful potential benefits. At best, Chelan County would receive actionable, experience-based feedback that could inform improvements to development standards, permitting procedures, and timelines—ultimately helping to facilitate housing production. At a minimum, these efforts would demonstrate that County staff are responsive to concerns, understand procedural challenges, and are committed to working collaboratively with the development community.

Even in the absence of immediate policy changes, this type of outreach can build trust, improve communication, and enhance the County's reputation among developers. A stronger working relationship between the County and the development community can, in itself, help reduce perceived barriers and encourage greater participation in housing development efforts.

Chelan-Douglas Homeless Housing Strategic Plan 2025-2030

Washington State law requires a five-year strategic plan addressing homelessness for each county. Chelan and Douglas Counties established the Chelan-Douglas Homeless Housing Task Force which is responsible for creating and updating this five-year homeless housing strategic plan and the provision of homeless and housing programs funded through the available funding through the two counties.

The goals of the task force and strategic plan Is to reduce the amount of time a person/household spends unhoused by eliminating barriers and providing long-term housing solutions. The Task Force focuses on investing in projects and programs that provide long-term supported housing stability while maintaining and improving existing emergency shelters.[19]

Chelan County will continue partnering with local jurisdictions and other agencies to uphold the goals and policies of the Chelan-Douglas Homeless Housing Strategic Plan and its subsequent updates. The County's continued support for this initiative represents its priority of limiting housing displacement.

Housing Authority of Chelan County & the City of Wenatchee (CCWHA)

The County has limited resources to directly address housing, but provides grant funding and support to the Housing Authority of Chelan County & the City of Wenatchee (CCWHA). CCWHA understands the need to address housing affordability and has already begun implementing programs and policies to provide affordable housing to households earning 80% or less of the

[19] "Chelan-Douglas Homeless Housing Strategic Plan 2025-2030," Chelan-Douglas Local Homeless Housing Task Force, September 24, 2025, https://www.co.chelan.wa.us/files/board-of-commissioners/documents/Housing/Homeless%20Housing%20Strategic%20Plan%202025-2030.pdf.

Area Median Income (AMI). CCWHA is overseen by a board of 11 people and manages an annual operating budget of $6.2 million and an additional $4.2 million to distribute in Housing Assistance payments. CCWHA manages 599 units of affordable housing across 20 properties. Its waitlists are further evidence of the depth of need in Chelan County. Beyond the units that it directly manages, CCWHA also supports efforts to encourage short-term housing assistance through its Housing Choice Voucher Program and the Veterans Administration Supportive Housing Program.[20]

Housing Choice Voucher Program (Section 8)

This program helps low-income families, individuals, seniors and people with disabilities pay monthly rent for apartments or houses in the Chelan and Douglas counties. Participants receive a housing subsidy in the form of a voucher, which they can use to rent a unit from any landlord in Chelan or Douglas counties who meets program requirements. To qualify, households must earn 50% or less of the Area Median Income (AMI) and pay the portion of rent and utilities not covered by the voucher (this is typically 30–40% of their monthly income). Preference is given to households earning 30% or less of AMI and to those experiencing homelessness.[21]

HUD-Veterans Affairs Supportive Housing (VASH) Program

The HUD-VASH Program is a partnership between the Department of Housing and Urban Development (HUD), the Department of Veterans Affairs (VA), and local Public Housing Authorities (PHAs). Low-income veterans who are eligible for HUD-VASH receive a specialized Housing Choice Voucher (HCV) to use at the rental of their choosing. In addition to the rental subsidy, eligible veterans also receive ongoing supportive services from the Community-Based Outpatient Clinic in Wenatchee. The local HUD-VASH Program currently serves Veterans in Chelan, Douglas, Okanogan, and Grant counties.[22]

Family Self-Sufficiency Program (FSS)

Families who participate in the federal Section 8 Housing Choice Voucher program are eligible to join CCWHA's Family Self-Sufficiency (FSS) Program. FSS is a voluntary program designed to help families achieve economic independence. Through this program, households set goals that always include employment and often include homeownership.
FSS participants commit to a five-year contract to establish and pursue specific goals. The program focuses on helping families become free of all forms of state and federal welfare through employment. FSS Specialists in each branch office work with households to set goals that may include employment, job training, education, job search, money management, credit

[20] "Home," Housing Authority of Chelan County & the City of Wenatchee, accessed September 15, 2025, https://www.ccwha.com/.
[21] "Housing Choice Voucher Program (Section 8)," Housing Authority of Chelan County & the City of Wenatchee, accessed September 15, 2025, https://www.ccwha.com/hcv--section-8.html.
[22] "HUD-VASH Program," Housing Authority of Chelan County & the City of Wenatchee, accessed September 15, 2025, https://www.ccwha.com/veterans-housing.html.

repair, and homeownership. Working together, the family, local service providers, and FSS Specialists help identify and remove obstacles to self-sufficiency.
Participants may also receive an interest-bearing escrow (savings) account, which grows as the household's share of rent increases due to higher earned income. The tax-free account is distributed to the family once they complete their FSS Contract of Participation and have been free of welfare assistance for 12 consecutive months.[23]

Rental Properties

The Housing Authority of Chelan County & the City of Wenatchee also provide rental housing for eligible residents. Qualified groups include seniors, agricultural workers, and others who meet program requirements. Additional information on eligibility is available on the Housing Authority's website.[24]

Farm Worker Housing

Chelan County also has a farm worker housing camp providing housing for migrant agricultural workers and their families from June 1st through November 1st. The camp accommodates workers in the pear and apple season and has a total of 180 beds for singles and 25 trailers each with 8 beds for families.[25]

Habitat for Humanity

Since 1990 Habitat for Humanity has been in Chelan County working with those who desire to help themselves gain homeownership. Specifically, Habitat for Humanity is based in Wenatchee and serves the Cities of Wenatchee and East Wenatchee and lands within a five mile radius of the city limits. Through donations of money and time, the houses are built and sold to qualifying low-income households for much lower than market price providing a path to homeownership for low-income households who would not have the chance otherwise.[26]

[23] "Family Self-Sufficiency Program (FSS)," Housing Authority of Chelan County & the City of Wenatchee, accessed September 15, 2025, https://www.ccwha.com/family-self-sufficiency.html.
[24] "Properties," Housing Authority of Chelan County & the City of Wenatchee, accessed September 15, 2025, https://www.ccwha.com/properties.html.
[25] "Farm Worker Housing," County of Chelan, accessed Dec 1, 2025, https://www.co.chelan.wa.us/farm-worker-housing
[26] Habitat For Humanity, accessed December 2, 2025, https://www.wenatcheehfh.org/.

Upper Valley MEND (Meeting Each Need with Dignity)

MEND provides support for low-income households, including help with housing. As of 2025, they have an affordable homeownership program for low and moderate-income individuals who live or work in the Upper Wenatchee Valley with 20 homes in two neighborhoods. They also stepped in the preserve 31 affordable rental units in Leavenworth and now rent those to low and moderate-income households and have plans to continue to increase the number of rentals and homeownership opportunities they provide.[27]

Chelan-Douglas Community Action Council

The Chelan-Douglas Community Action Council was formed in 1965 as a private non-profit organization to help people change their lives for the better. This includes multiple housing assistance programs including affordable housing, rapid rehousing, homeless prevention, housing and essential needs, and foundational community supports.[28]

VI. Housing Related Policies

The County recognizes that housing is a pivotal piece directly impacting all other element addressed within the Comprehensive Plan. Furthermore, the County recognizes that accessible and adequate housing is a necessity for citizens to live and thrive in Chelan County. As housing has become a developing concern over the past several years, the County and its partners have taken numerous proactive steps both to legislate better outcomes and to activate and enable the private sector to address housing issues. Continuing to make progress on housing will require the collaborative effort from each community as well as its various non-profit organizations and housing builders/developers.

Chelan County manages all unincorporated areas in the county, however, it does not manage the incorporated areas. For cities such as Chelan, Wenatchee, and Entiat, the County manages the associated UGA, however, the city oversees the planning of these areas. As is often the case, it is more advisable for affordable housing to locate within more urbanized areas which are closer to

[27] Upper Valley Mend, accessed December 2, 2025, https://www.uvmend.org/.
[28] "Programs/Services" Chelan-Douglas Community Action Council, accessed December 2, 2025, https://cdcac.org/programs-services/.

employment and services, hence the County will often play more of a partnership role on these endeavors than the incorporated Cities.

Awareness of Racially Disparate Impacts

The Growth Management Act (GMA) now requires a recognition of how zoning and land use practices could have historically or currently contributed to racially disparate impacts. (See Appendix I for analysis.) The County's current code has no explicit references that discriminate against populations according to race or national origin.

Another less explicit form of discrimination that has sometimes been cited in other communities as residual "redlining" are anti-density standards which were at times designed to prevent certain populations from inhabiting in the area.

The County's zoning definitions and allowable densities have long emphasized low density residential not for reasons of discrimination against multi-family housing. The County's zoning elaborates a variety of standards including RR20, RR10, RR5, and RR2.5, none of which permit greater than 1 unit per 2.5 acres. This usage pattern comports with the County's history of agriculture, another long-established priority of the GMA.

The County now bears some responsibility to ensure adequate low-income housing within its jurisdictions. To meet these requirements, the County will focus on ensuring appropriate zoning alterations in UGAs such as Manson and Peshastin such that multi-family housing is not restricted in these areas.

Goals and Policies to Improve Housing Access and Affordability

These goals and policies have been established in order to address housing barriers and disparities identified throughout this element.

Goal HO 1: Affordable housing in good condition for residents of all income levels

Rationale: Identify adequate provisions for existing and projected housing needs for all economic segments of the community, including documenting barriers and actions needed to achieve housing availability in consistency with RCW 36.70A.070(2)(d) and WAC 365-196-010(1)(g)(ii), WAC 365-196-300(4)(f), and WAC 365-196-410.

Policy HO 1.1: Promote and retain affordable housing and focus on the needs of full-time residents earning 120% of median income or less.

Policy HO 1.2: The County shall facilitate affordable home ownership and rental opportunities by promoting an increasing supply of safe and healthy lower-cost housing types, including housing on small lots, accessory dwelling units (ADUs), duplexes, townhouses, multiplexes, manufactured housing, mobile homes, co-living, and mixed-use housing.

Policy HO 1.3: The County shall pursue techniques to minimize the displacement of extremely low, very low, low, and moderate-income households resulting from losses in the County's existing stock of low-cost housing. Examples of techniques could include strategic acquisition and financing of existing multi-family development, tenant relocation assistance, right-to-return policies, and policies requiring displacement and mitigation plans during the permitting process.

Policy HO 1.4: The County shall ensure that redevelopment will not result in a net loss of affordable housing; i.e. every unit of affordable housing lost to redevelopment is replaced with like, affordable housing, suitable for and in a location beneficial to the same demographics as those displaced by redevelopment. To this end, the county shall establish requirements for the inclusion of low-income housing or fees in lieu of providing low-income housing.

Policy HO 1-5: The County shall encourage for-profit and non-profit sector production of new housing units that are affordable to and occupied by extremely low, very low, low, and moderate-income households.

a) The County shall implement various fiscal and regulatory tools and funding resources and strategies to encourage housing providers to increase the supply of affordable housing units generally, and particularly within mixed-income developments and communities.
b) The County shall provide incentives that encourage for-profit and non-profit residential developers to address extremely low, very low, low, and moderate-income housing needs, such as priority permit processing and exemptions or reductions in impact fee mitigation payments for low-income projects with long-term affordability commitments.
c) Evaluate the feasibility of reducing minimum permitted lot sizes in non-planned residential developments (PRD).

d) Encourage through incentives and other techniques a balance of affordable and market-rate housing within urban centers with job opportunities and along transit emphasis corridors, including establishing an incentive program for affordable housing in multifamily developments with access to transit.

Goal HO 2: Livable neighborhoods with diverse housing options.

Rationale: This element must be consistent with moderate-density housing and ADU policies in RCW 36.70A.070(2) and WAC 365-196-410(2)(a). Identification of capacity of land for housing including government-assisted housing consistency with RCW 36.70A.070(2)(c) and WAC 365-196-410(2)(e) and (f). Consideration of the preservation, improvement, and development of neighborhoods and diverse housing options consistent with RCW 36.70A.070(2)(b).

Policy HO 2.1: Use neighborhood planning to develop locally-supported action plans for existing neighborhoods.

Policy HO 2.2: Include the option of neighborhood-specific design standards, including standards that limit building height and size, in neighborhood planning processes.

Policy HO 2.3: Where neighborhood planning supports retention of existing housing stock, support maintenance and upkeep of that stock by sponsoring housing rehabilitation programs offered by state and federal governments and nonprofit agencies.

Policy HO 2.4: Focus efforts to increase the affordable housing stock near urban areas and commercial districts where more jobs, multi-modal transportation, and other supporting services are located.

Policy HO 2.5: Encourage diversity in single-family housing types throughout the City.

Policy HO 2.6: Encourage special housing types (such as cottage housing, ADUs, townhouses, and zero-lot-line development) in developing areas and in existing neighborhoods where such housing can be developed while retaining or enhancing neighborhood livability.

Policy HO 2.7: Allow mobile home parks in one or more zoning districts and adopt and enforce development and maintenance standards to keep housing condition and livability high in the parks and the neighborhoods in which they are located. Pair standards with programs to help current residents ensure they can meet the requirements.

Policy HO 2.8: The County shall cooperate with public, private, and non-profit providers in applying techniques for increasing the supply of owner-occupied homes, including affordable home ownership opportunities, facilitating community land trusts, and first-time homebuyer programs.

Policy HO 2.9: The County shall cooperate with public, private, and non-profit providers in applying techniques for increasing the supply of owner-occupied homes, including affordable home ownership opportunities, facilitating community land trusts, and first-time homebuyer programs.

Policy HO 2.10: The County shall update the demographic changes and housing needs of county residents to identify the gaps in housing availability for low, very low, extremely low, and moderate-income households, government-assisted housing, special needs populations, emergency housing, emergency shelters, and permanent supportive housing for the homeless.

Goal HO 3: Adequate special needs housing, including government-assisted housing, permanent supportive housing, transitional housing, and emergency housing needs.

Rationale: Identify adequate provisions for existing and projected housing needs for all economic segments of the community, including documenting barriers and actions needed to achieve housing availability in consistency with RCW 36.70A.070(2)(d) and WAC 365-196-010(1)(g)(ii), WAC 365-196-300(4)(f), and WAC 365-196-410.

Policy HO 3.1: Ensure the County's Urban Growth Area provides adequate, appropriately-zoned land for special needs housing, including housing that will meet the needs of the County's aging population.

Policy HO 3.2: Establish standards for special needs housing, including housing that will meet the needs of the County's aging population, to ensure that such housing is well integrated in the community and complies with Americans with Disabilities Act standards.

Policy HO 3.3: Review and update the County's zoning regulations and design standards to remove barriers the development of special needs housing and emergency shelter and to affirmatively address these types of shelters and dwellings in the UGA.

Policy HO 3.4: As necessary based on the forecasted housing demand in this comprehensive plan, prioritize the creation of extremely low, very low, and low-income housing using identified federal and state subsidies.

Policy HO 3.5: Based on the forecasted housing demand in this comprehensive plan, the County will prioritize the creation of extremely low, very low, and low-income housing using identified federal and state subsidies.

Goal HO 4: County leadership provides leadership and support to meet housing needs

Rationale: Ensure policies are consistent with zoning maps, Urban Growth Areas, and housing goals. Promote active participation of County staff in program initiation and community partnerships.

Policy HO 4.1: Regularly review the County zoning map and zoning districts and make any changes needed to encourage a mix of housing types that will advance the County's housing goals, meet identified housing needs, provide quality housing, and support the County's overall land use plan.

Policy HO 4.2: Regularly assess the size of the Chelan Urban Growth Area and increase the size as needed to maintain an adequate supply of appropriately zoned land.

Policy HO 4.3: Encourage County staff to take an active role in promoting the County's housing goals, including outreach, coordination, and initiating programs (such as an infill development program or incentive programs), changes in development regulations, and other actions.

Policy HO 4.4: Where appropriate, work in partnership with other public entities to facilitate use of surplus public land (including land owned by Chelan Public Utility District (PUD), City of Chelan, and by other entities for affordable housing development.

Goal HO 5: Strive to prevent the displacement of historically and currently marginalized communities as well as extremely low, very low, low, and moderate-income households from existing neighborhoods.

Rationale: Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing in consistency with RCW 36.70A.070(2)(e). Establish policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion caused by local polices and actions in consistency with RCW 36.70A.070(2)(f).

Policy HO 5.1: Evaluate plans, investments, new infrastructure, and new development for the potential to increase housing costs for, or to cause displacement of, historically and currently marginalized communities, as well as extremely low, very low, low, and moderate- income households. Identify and implement strategies to mitigate anticipated impacts.

Policy HO 5.2: The County shall consider equitable development initiatives, inclusionary zoning, and other strategies to counter displacement. The county shall engage those communities most at risk of displacement, including those affected by poverty, communities of color, and other historically and currently marginalized communities while developing anti-displacement policies.

Policy HO 5.3: Explore racial equity assessment tools (e.g., Racial Equity Impact Assessment Toolkit from Race Forward) to evaluate development regulation update proposals.

Policy HO 5.4: Expand community outreach strategies to vulnerable populations in the development of regulation updates.

Goal HO 6: Support year-round and seasonal agricultural worker housing

Policy HO 6.1: Protect the economic viability of the agricultural industry by supporting construction of agricultural worker housing near orchards. Consider the reduction of site development standards and building fees for agricultural housing units.

Goal HO 7: Ensure that development and redevelopment projects are resilient to future conditions and increase health and safety of the occupants.

Policy HO 7.1: Establish development regulations that incorporate best practices for reducing the risk of wildfire, extreme weather, flooding, and other natural hazards.

Policy HO 7.2: Encourage on-site non-potable water systems to reduce water demand in residential buildings.

Policy HO 7.3: Encourage the implementation of recommended actions in the WUI building standards as prescribed by Chelan County Fire Districts.

Policy HO 7.4: Prioritize the preservation and weatherization of housing in overburdened communities to protect residents and increase housing resilience.

🥦Policy HO 7.5: Support and promote programs that install cooling units, heat pumps, and air filtration, prioritizing households or facilities with residents (e.g., low-income seniors) most vulnerable to extreme temperature events.

Malaga

Policy HO M.1: Promote a range of housing types and densities that respect rural character of the Malaga UGA while ensuring sufficient, affordable, and diverse housing stock to preserve existing housing and meet anticipated population growth.

> Rationale: The Malaga UGA faces challenge of maintaining rural character and addressing housing shortages. A balanced housing strategy supports existing homeowners' economic sustainability, intergenerational living, and community inclusivity, while accommodating for population growth without compromising rural values.

CHAPTER 6
CAPITAL FACILITIES ELEMENT

I. Introduction

The Capital Facilities Element reflects requirements and direction from the Growth Management Act (GMA), the Procedural Criteria as established by the WAC and the County-Wide Planning Policies. This element estimates capital facility needs for the next 20 years based on the County's selected levels of service standards, and the growth, densities and distribution of land uses anticipated in the Land Use and Rural elements of this plan. Financing approaches to fund these capital facilities are identified to support decision making to achieve the County goals for capital facilities planning.

The Capital Facilities Element promotes efficiency by requiring the prioritization of capital improvements for a longer period of time than the single budget year. In addition, the identification of adequate funding should result in prioritization of needs.

This Element addresses water systems, irrigation systems, sanitary sewer systems, stormwater, flood management, schools, law enforcement, fire protection and government properties. Even though the County does not own many of these facilities, it is required to address them per RCW 36.70A.170 and Western WA Growth Management Decisions 95-2-0067 and 00-2-0062.

The County works with all agencies to coordinate capital facilities plans and projects but may not always have the most up-to-date information. Each agency is maintained by separate commissions which manage their own budgets and projects. However, the State requires that any agency adopting a planning document be reviewed by the County for "consistency." This consistency review, when completed, ensures that all agencies are using the Chelan County Comprehensive Plan as a base for

Growth Management Act:
A Capital Facilities Element includes: (a) an inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities; (b) a forecast of the future needs for such capital facilities; (c) the proposed locations and capacities of expanded or new capital facilities; (d) at least a six year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and (e) a requirement to reassess the land use element if probable funding falls short of meeting needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent.

their plans, policies and projects. Appendix J summarizes the current planning status for various public agencies, the location of their planning documents, and adopted level of service (if any)

Additional capital facility information related to roads, utilities and parks is located in the Transportation Element, Utilities Element and the Park and Recreation Element. The six-year Capital Improvement Program is included as Appendix J.

II. Level of Service Standards

The GMA requires that levels of service be established for capital facilities. Levels of service (LOS) are quantifiable measures of the capacity or other service thresholds that are to be provided in the County.

The GMA indicates that public facilities needed to support a development should be concurrent (at the same time as) with the impacts of the development. The intent of this concurrency requirement is that no development or permit should be approved if it would result in a reduction in the LOS below the standards adopted by the County. This concurrency test must be met for transportation facilities in order for development to proceed. This test is encouraged but not expressly required for other types of public facilities. Minimum standards for levels of service for capital facilities provided by public entities are as follows, and as summarized in Appendix J.

Recommended Levels of Service Standards

Water	Proof of water availability in conformance with standards provided by The Washington State Department of Health and Chelan-Douglas Health District is required for development (RCW 19.27.097). This availability is also required to be confirmed by Chelan County, pursuant to RCW 36.70A.070.
Sanitary Sewer Systems	Treatment capacity should conform to standards set by the Washington State Department of Health. Treatment capacity must be adequate to treat peak flows. Collection systems must be adequate to accommodate 2.5 times the peak flow volume. In the rural areas, on-site sewage disposal will be utilized in conformance with the standards provided by The Washington State

	Department of Health (WAC 246-272A and B) and the Chelan-Douglas Health District. Limited sewer service to mitigate an existing health problem or protect surface water quality in areas of existing development may be allowed. Providing limited sewer service for the infill, development or redevelopment of existing intensive areas of rural development may also be allowed in conformance to the provisions outlined in the Growth Management Act.
Stormwater Systems	Stormwater from new development must be controlled so as not to contribute additional off-site flows that exceed predevelopment flow rates. Chelan County Public Works regulates and approvals stormwater plans throughout the County. All new development is reviewed for Construction and Post-Construction Stormwater Runoff Control Program applicability to control and remove off site flows that exceed predevelopment flow rates. Within the Wenatchee basin additional planning has been completed through the Comprehensive Stormwater Plan, adopted in 2012 and updated in 2021. This plan addresses conveyance concerns, water quality elements, operation and maintenance schedules and capital projects intended to address deficiencies within the Wenatchee basin. Stormwater projects associated with transportation facilities are managed and addressed within the Transportation Element.
School Districts	The standard for schools is the current State standard for funding under the School Construction Assistance Program as determined by the State Office of Superintendent for Public Instruction. OSPI also sets standards or guidelines for building condition assessments, which direct funding eligibility for capital improvements, and provides enrollment projections for school districts to use in facilities planning.
Fire Protection	The standard for fire protection is to be in accordance with the International Fire Code standards or alternatives as approved by the Chelan County Fire Marshal. Each fire district completes a strategic plan (which may be titled differently) that sets forth service goals,

	generally based on response times for different types of response (e.g., respond to urban areas within 6 minutes for 90% of the calls, with technical response time less than one hour).
Law Enforcement	The standard for law enforcement is to answer calls for assistance within a reasonable time consistent with the nature of the call.

III. Inventory and Planned Improvements

The following discussion generally describes capital facilities that are used in providing public services within Chelan County. During the preparation of this element of the plan, many agencies were contacted to provide information relative to capital facilities planning. Many of the agencies providing services or facilities have prepared comprehensive plans that will be adopted by reference and will be available for review at the specific agency or facility and at the Chelan County Community Development office. (See Appendix J.) In some cases, plans are being prepared by the service agency and are not yet available.

Water Systems

Domestic water is supplied by several hundred public and private sources. Larger systems are described below.

Water system classifications

A "public water system" means any system, excluding a system serving only one single-family residence and a system with four or fewer connections all of which serve residences on the same farm, providing piped water for human consumption, including collection, treatment, storage, or distribution facilities used primarily in connection with such system (WAC 246-291-010). The Chelan-Douglas Health District classifies a "Group A" system as serving 15 or more connections, regardless of the number of people, or a transient business with 25 or more customers per day for at least 60 days per year, or 10 or more dwelling units. A "Group B" system serves less than 15 connections and any of the following uses: food service establishments, residential treatment facility, transient accommodations, boarding homes, childcare, or nursing homes. A two party system is a public system but is exempt from the requirements for a "Group B" water system.

Chelan PUD Wenatchee Water System

The PUD system surrounds the City of Wenatchee's water system, extending north along SR 97 to Tree Top Fruit, west to Monitor, and south through Squilchuck to Forest Ridge Subdivision. Its service area is identified in the 2016 Wenatchee Water System Plan. The Regional Water System supplies source water and water rights.

Wenatchee Regional Water System

The City of Wenatchee and Chelan PUD developed the Eastbank Aquifer as a regional supply under the original 1979 Water Contract. East Wenatchee Water District (EWWD) joined through an amended contract in November 1998. The Regional Facilities include the facilities, lands, water rights, and rights-of-way developed to meet projected regional demand. Wells north of Rocky Reach Dam, east of the Columbia River, supply the City, PUD, and EWWD through metered connections that are also Regional Facilities.

Chelan PUD owns the aquifer property within the Rocky Reach Hydroelectric Project. The land is subject to Federal Energy Regulatory Commission licensing; FERC approved the PUD's permitting of the land to the City for Regional Facilities construction in 1979.

Facilities: Four operating groundwater wells and pumps; sodium hypochlorite injection; surge control; a control building and power supply; and a 30-inch ductile iron transmission line. The line transitions to 36-inch steel across the Columbia River Bridge (SR 2), then returns to 30-inch ductile iron. Appurtenances include 19 combination air/vacuum release valves, 16 drain stations, and seven mainline valves. Emergency standby wells are near Kentucky Street (wells 4 and 5) and Cascade Avenue (well 7) in Douglas County.

Radio telemetry links pressure and pump operation to the City's low (883) zone reservoirs and distribution system. It includes a source meter to monitor supply and determine chlorine dosage, and monitoring of EWWD and PUD supply stations.

Supply measure	Amount or status
Annual supply to three members	11,500 acre-feet
Eastbank Aquifer annual withdrawal rights	13,277 acre-feet
Total regional annual withdrawal rights	22,065 acre-feet, including Eastbank and other sources

Supply measure	Amount or status
Alternative source evaluation	Near Chelan PUD's Rock Island Dam in Chelan County, as of December 2016

Planning and needs: No capital improvements have been identified at this time.

Chelan PUD Chelan Falls Water System

Owned by Chelan Falls Water District and operated and managed by Chelan PUD. Located southeast of Chelan along the Columbia River, primarily in southwest Township 27 N., Range 23 E.

Inventory: Two wells, a pump station, a storage tank, and about 15,000 feet of 6- and 8-inch mains; approximately 140 connections.

Capacity and demand: Certificate G4-27862 authorizes 470 gallons per minute (gpm) and 300 acre-feet annually (97.8 million gallons). Reported annual supply is about 36.2 million gallons.

Planning and needs: No capital improvements have been identified at this time.

Chelan PUD Chelan Ridge Water System

South shore of Lake Chelan near Navarre Coulee Road and South Lakeshore Road.

Inventory: A groundwater well in First Creek State Park, a 100,000-gallon reservoir, and 8-inch PVC and ductile iron distribution lines; approximately 40 service connections plus Lake Chelan State Park.

Capacity and demand: Capacity and estimated future demand are 90 equivalent residential units (ERUs), with 30 ERUs allocated to the State Park.

Chelan PUD Olalla Canyon Water System

Olalla Canyon, west of Cashmere and north of US 2.

Inventory: A spring source, collection box, submersible pump, 3-inch HDPE transmission main, 100,000-gallon reservoir, and 6-inch ductile iron distribution system; 30 connections.

Capacity and demand: Water rights limit use to existing parcels. No additional users are planned.

Planning and needs: No capital improvements have been identified at this time.

Chelan PUD Dryden Water System

Along the Wenatchee River in Dryden, serving both sides of US 2.

Inventory: Two groundwater wells, 6- and 8-inch mains, and an 80,000-gallon concrete reservoir; approximately 62 connections.

Capacity and demand: Water right G4-27929C authorizes 150 gpm and 74 acre-feet annually (24 million gallons). Reported annual supply is about 7 million gallons.

Planning and needs: No capital improvements have been identified at this time.

Lake Chelan Reclamation District Water System

Serves Manson and surrounding commercial agriculture, rural residential, urban residential, and commercial uses. Agricultural and rural residential uses predominate; remaining uses are within the Manson urban growth area. LCRD purchased the domestic system in February 1922.

Inventory: Two Lake Chelan intakes, one raw-water reservoir, a water treatment plant, two finished-water reservoirs, and over 47 miles of distribution lines.

Capacity and demand: Approximately 1,690 connections and a summer peak tourist population of 6,000. The 2025 projection is 1,950 connections and a peak tourist population of approximately 8,500.

Planning and needs: The September 2021 Domestic Comprehensive Plan describes, analyzes, and proposes system improvements. Designed to concur with the County Comprehensive Plan, it is adopted by reference as part of this plan.

Malaga Water District

Serves Malaga and Stemilt. Smaller systems within district boundaries include Three Lakes Water District, Stemilt (water), and the Stemilt Irrigation District Domestic system. The District absorbed the latter in 2010, adding approximately 200 connections.

Inventory: Three wells, seven booster stations, nine reservoirs, and about 20 miles of lines along Malaga-Alcoa Highway, West Malaga Road, Joe Miller Road, Hamlin Road, and Crown Lane, with a spur to Stemilt Hill Road at the Stemilt Growers warehouse.

Capacity and demand: Reported connections total 534, compared with capacity of 1,000 and projected demand of 1,200.

Planning and needs: Up to 13 additional miles of water lines; at least one reservoir, approximately $600,000; and pipe and component replacement, approximately $400,000. Funding is described as difficult following loss of Public Works Trust Fund money. The 2018 Malaga Water District Comprehensive Plan is adopted by reference.

Three Lakes Water District

Serves the Three Lakes Subdivision, Three Lakes Golf Course, and one connection outside the subdivision. Wells are on Tract B, with a nearby reservoir.

Inventory: Two wells, looped distribution lines, and a 100,000-gallon concrete reservoir.

Capacity and demand: Capacity is 280 connections; possible subdivision buildout is 333 connections.

Planning and needs: Buildout requires more reservoir storage and additional water permitting through the Washington State Department of Ecology.

Chelan PUD Peshastin Water System

Serves the community north of the Wenatchee River, east of Leavenworth. Since the 2017 Comprehensive Plan, Chelan PUD acquired the former Peshastin Water District system. Governance shifted from an independent three-member elected commission to a regional, customer-owned utility with centralized management and capital planning.

Inventory: Three active groundwater wells, storage reservoirs, and a distribution network serving a few hundred residential and commercial connections. Infrastructure remains largely consistent with the former district.

Operations: Chelan PUD handles operations, maintenance, compliance, and long-term reliability within its broader water service framework.

Planning and needs: Phased improvements address aging infrastructure and capacity limits: well improvement or replacement, pump station upgrades, reservoir and safety work, and modern monitoring and controls. Funding combines PUD capital planning and customer rates, including localized adjustments for system costs.

Alpine Water District

Formed in late 1999 after customers purchased the PUD-built system. Serves Alpine Tracts, the YMCA camp, Midway Village residences, and Lake Wenatchee State Park.

Inventory: A source well and pump near Lake Wenatchee's east end, 13,800 feet of 6-inch mains along Chiwawa Loop Road, and a 100,000-gallon tank; 54 metered customers.

Capacity and demand: Near capacity in summer when the State Park, Cove Resort, and Midway Village are in use.

Planning and needs: The District is pursuing additional water rights from Ecology and will fund improvements with additional users.

Little Butte Water System

Owned and operated by the Little Butte Property Owners Association. Serves 46 lots on about 906 acres, approximately one mile up Chelan Butte Lookout Road.

Inventory: A lakeside pump house, filtration plant, 96,000-gallon reservoir, and distribution lines.

Capacity and demand: Water rights allow pumping from Lake Chelan.

Planning and needs: No capital improvements have been identified at this time.

Lake Wenatchee Water District

Created by the County Commissioners in May 2006 through Resolution 2006-65 following a favorable public referendum.

Inventory: Two reservoirs totaling about 175,000 gallons, one booster station, and three wells.

Planning and needs: The February 2011 District Plan, updated April 2020, addresses 6- and 20-year growth and includes a Capital Facility Plan. It is adopted by reference.

Planning and needs: No capital improvements have been identified at this time.

Stehekin Water Treatment and Distribution

The National Park Service serves its facilities and some private residences only in the Stehekin Landing area.

Inventory: A Group A transient non-community system that chlorinates groundwater from two 40-gpm, 85-foot-deep wells. A 100,000-gallon concrete tank, built in 1974, gravity-feeds distribution.

Capacity and demand: Production averages 4,145,000 gallons annually.

Planning and needs: No expansion is planned because demand is not projected to increase.

Other Water Systems

There are about 25 small water systems in the county which serve about 2,500 people. As privately-owned systems the planning and capacity is based on Department of Health regulation. Development permits (as noted above) are predicated on determinations of water availability.

Cashmere

- Dawn Lee Courts (100 people)
- Riverbend Mobile Park, LLC (75 people)
- Towns Mobile Home Park (24 people)
- Warner Flats Domestic Water Co Inc (100 people)

Chelan

- Chelan Park Ranches Water Assn (52 people)
- Holden Village (60 people)
- Little Butte Water System (48 people)
- River Irrigation District (280 people)
- Sunnybank Water System (89 people)
- Tract C Minneapolis Beach Homeowner (24 people)

East Wenatchee

- De Chenne Water System (34 people)

Leavenworth

- Chiwawa Communities Assn (150 people)
- Ponderosa Community Club Inc (182 people)
- River Bend Park Water System (47 people)
- Upper Ski Hill Water Assn (102 people)
- Whispering Pines Water Assn (86 people)

Palouse

- Lakeview Utilities (28 people)

Pateros

- Azwell Orchards (28 people)

Peshastin

- Valley Hi Community Club (219 people)

Wenatchee

- Apple Acres Village (212 people)
- East Monitor Water Assn (80 people)
- Turtlerock Homeowners Association (133 people)

Other

- Kahler Glen Golf & Ski Resort (40 people)
- Plain Flats Water System (26 people)

Sanitary Sewer Systems

On-site septic systems are anticipated for rural Chelan County because of lower densities and the cost of treatment plants. Chelan PUD's satellite system program, supported by a memorandum of understanding with the County, assists utilities with technical and administrative tasks, emergency response, and reliable water and wastewater service. The following inventory includes PUD systems and other systems serving areas outside incorporated cities and their urban growth areas.

Chelan and Lake Chelan sewer systems

The City of Chelan operates a collection system and two wastewater treatment plants, receiving sewage from city customers, LCRD on the north shore, and Lake Chelan Sewer District on the south shore.

Provider	Service area and facilities	Capacity and demand
Lake Chelan Reclamation District	North shore: up-lake of the down-lake tip of Rocky Point on SR 150; the City serves down-lake customers. Manson collection and the interceptor send sewage to Chelan for treatment and Columbia River discharge.	About 1,120 connections; summer peak tourist population 2,564. Capacity 1,585 connections. 2025 projection: 1,350 connections and peak tourist population about 5,700.
Lake Chelan Sewer District	Administered by the City of Chelan; all customers are in the County. Collection extends from about one mile up-lake of Minneapolis Beach to Chelan along SR 971 and SR 97A.	No capacity figure listed.

Manson sewers were installed in 1946. Primary treatment and disinfection preceded Manson Bay discharge until 1975, when the Manson–Chelan interceptor began conveying sewage to Chelan. LCRD assumed Manson collection in 1979 and the Manson–Rocky Point interceptor in 1994.

Planning and needs: No capital improvements have been identified at this time.

Chelan PUD Dryden wastewater system

Inventory and service: Gravity collection, a community septic tank, and a drainfield serving 52 connections. Service area unchanged since operations began in 1981.

Capacity and demand: Ecology permits peak-day discharge of 23,000 gallons; reported peak-day flow is approximately 21,000 gallons per day (gpd).

Planning and needs: No capital improvements have been identified at this time.

Chelan PUD Peshastin wastewater system

Inventory and service: Serves Peshastin north of the Wenatchee River, three miles east of Leavenworth. Pressurized collection carries septic tank effluent from homes and businesses to secondary treatment and discharge to the Wenatchee River. Approximately 180 connections; collection unchanged since 1997. The approved area expanded to the Peshastin UGA in 2009. Properties requesting extensions must pay under PUD line extension policies.

Capacity and demand: The source describes a permitted "maximum monthly flow of 110,000 gallons" and a reported "maximum monthly flow" of approximately 80,000 gpd; the time units require reconciliation.

Planning and needs: No capital improvements have been identified at this time.

Dryden and Peshastin water quality improvements

Ecology's August 2009 Wenatchee River Watershed Dissolved Oxygen and pH Total Maximum Daily Load Water Quality Improvement Report requires substantial phosphorus reductions at permitted wastewater facilities. As of December 2016, Chelan PUD was discussing a cost-effective alternative for Dryden and designing Peshastin improvements to meet Ecology's March 2020 deadline.

Planning and needs: No capital improvements have been identified at this time.

Chelan PUD Lake Wenatchee wastewater system

Inventory and service: Serves the lake's north and south shores. About 500 parcels have access; fewer than 300 receive service. Pressurized collection carries septic tank effluent to treatment near Highway 207 and Chumstick Highway. Effluent goes to the Wenatchee River in winter and a spray field in summer. Collection began in 1993, with minor extensions including Washington State Park in 1998; the approved area is primarily unchanged.

Capacity: The 2016 treatment upgrade was expected to accommodate typical growth for 20 years.

Planning and needs: No capital improvements have been identified at this time.

Stehekin wastewater treatment

Commented [SS3]: Needs a full update

Inventory and service: The National Park Service serves its facilities and some private residences at Stehekin Landing. Collection includes 12 manholes and gravity pipe built in 1979–80. A submersible duplex lift station, replaced in 2008, pumps through a force main to the 25,000-gpd plant. The factory-assembled skid plant uses physical-chemical treatment, with subsurface effluent disposal through a drainfield. Biosolids are dried and transported to Chelan's Wastewater Department before land application.

Planning and needs: The 1984 skid and tanks are corroded, and obsolete electromechanical controls are difficult to replace. NPS plans an integrated fixed-film activated sludge biological system, effluent filtration, and UV disinfection to meet Department of Health Treatment Level B limits. The project was awarded for construction in 2023.

Stormwater Controls

The stormwater system for most Chelan County's roads consists primarily of an "open" drainage system, which includes both roadside ditches and culverts conveying runoff to either a natural drainage area or a treatment facility. In the more urbanized areas, a limited number of "closed" drainage systems exist, which typically include a combination of curbs, gutters, catch basins, and below ground piping. These areas include Sunnyslope, Peshastin, Leavenworth, and Manson.

In January 2008, Chelan County adopted a surface and stormwater management utility boundary and program to fund and manage the stormwater needs within the unincorporated areas around the City of Wenatchee. Since then, the County has been collecting and analyzing data to identify stormwater system deficiencies, determining stormwater maintenance needs, and means to improve water quality. This information, combined with the prioritized capital facility projects, have been compiled into the Chelan County's 2012 Comprehensive Stormwater Plan, dated July 2012, that is adopted by this reference.

To avoid potential problems associated with new development and stormwater runoff, it is important to implement county stormwater standards at the time that the development proposals are considered for approval. The County owns and maintains stormwater facilities including 14 dry wells, 5 storage basins, 2,048 culverts, 110,721 feet of open drains, 10 detention areas and other related structures. New development is responsible for improving or extending facilities as necessary, or development is not allowed.

School Districts

- Seven public school districts serve the County. Part of the Azwell School District service area also crosses into Chelan County, but it has no facility buildings in the County. Enrollment and facility figures below retain their stated reporting dates; a dash means the source did not provide the information.

Lake Chelan School District

Facility and location	Size in sq ft	Enrollment	Capital needs
High School and Middle School 215 Webster St., Chelan	105,000	HS 450, including MAC; MS 299	Replace HVAC and bleachers; repair roofing and fire systems.
Morgan Owens Elementary 407 E. Woodin Ave., Chelan	60,464	555	Add electrical outlets; upgrade roof; replace cooling tower, carpeting, and flooring; improve drainage.
District Office 303 E. Johnson, Chelan	4,107	—	Upgrade electrical, plumbing, HVAC, lighting, roofing, and exterior.
Community Gym 1063 E. Woodin St., Chelan	24,995	—	Roof improvements.
Bus garage	—	—	Replace roof, electrical, plumbing, and HVAC.
Football field and locker rooms	13,670 as listed	—	Replace stands, building, track and field, lights, and irrigation.
Glacier Valley Alternative School and Nite Preparatory School 324 E. Johnson Ave.	See below	—	Replace building.
Ball fields Apple Blossom Road	—	—	Add restrooms and concessions.

- The special programs building, also called Glacier, dedicates 40% to fifth grade, 3,920 square feet to preschool, and 1,960 square feet to administration. The adjacent Flattop building is entirely dedicated to fifth grade. Total elementary space is 75,858 square feet for 630 students in 2016–17. The District also leases about 3,500 square feet from the City for CSI, an innovative high school.

Manson School District

- Enrollment is projected to remain stable.
- **Planning and needs:** District needs include transportation facility and football field updates.

Facility and location	Size in sq ft	Enrollment
Administration Office, 135 S. Hill St., Manson	1,200	—
Manson Elementary, 950 Totem Pole Rd., Manson	41,939	308
Manson Junior and Senior High, 1000 Totem Pole Rd., Manson	64,752	352
Football field	—	—

Cascade School District

- The District projects no significant enrollment increase within the next 5–10 years; the projection base year is not stated. Winton School closed and was replaced by Beaver Valley School in 2000 for kindergarten through fourth grade.
- **Planning and needs:** No capital improvements have been identified at this time.

Facility and location	Grades	Enrollment
District Office, 330 Evans St., Leavenworth, WA 98826	—	—
Beaver Valley School, 19265 Beaver Valley Rd., Leavenworth, WA 98826	K–4	—
Peshastin–Dryden Elementary, 10001 School Rd., Peshastin, WA 98847	K–4	178
John Osborn Elementary, 225 Central Ave., Leavenworth, WA 98826	K–4	268
Icicle River Middle, 10195 Titus Rd., Leavenworth, WA 98826	5–8	450
Cascade High, 10190 Chumstick Hwy., Leavenworth, WA 98826	9–12	518

Entiat School District

- The District projected enrollment of 450 in 2006–07 and anticipated a new school within 3–5 years on its existing 25-acre site. These are historical projections pending confirmation of outcomes.
- **Planning and needs:** No capital improvements have been identified at this time.

Facility and location	Size in sq ft	Enrollment
Paul Rumberg Elementary 2650 Entiat Way	23,163 plus 2,400 in portables	211

Facility and location	Size in sq ft	Enrollment
Entiat Junior and Senior High 2650 Entiat Way	23,855, including District office space	173
Elementary and high school offices	3,120	—
Multi-purpose room	9,263	—
Helen Kinzel Gymnasium	8,000	—
Concession stand	484	—
Bus Garage 13580 Davis St., Entiat	4,285	—

Cashmere School District

- The District reported near-capacity enrollment of 1,564 in 2016–17 and was pursuing a new school site for growth, with estimated construction cost of $23.5 million.
- **Planning and needs:** No capital improvements have been identified at this time.

Commented [SS5]: update

Facility or property	Location in Cashmere
Vale Elementary	101 Pioneer Ave.
Cashmere Middle School	300 Tigner Rd.
Cashmere High School	329 Tigner Rd.
Bus Garage	103 Paton St.
District Office	210 S. Division
Maintenance Office	103 Paton St.
Additional property	NNA Tigner Rd.

Wenatchee School District

- Enrollment figures in the following table are for 2014 where stated in the source.
- **Planning and needs:** The District identifies 500 children as the threshold for a new elementary school and anticipates a need as the Malaga–Stemilt–Squilchuck study area grows. Mission View, on Terminal Avenue in south Wenatchee, is the nearest elementary school. The study area's Squilchuck Road corridor would likely remain in Mission View's

service area because of transportation constraints. Approximately 25 acres have been acquired for future expansion in Malaga.

Facility and location	Grades and enrollment	Building size in sq ft and site acres
Wenatchee High 1101 Millerdale Ave.	9–12; 2,069	281,912; 37.98 acres
Wenatchee Valley Technical Skills Center 327 E. Penny Rd.	9–12; —	58,231; —
Westside High 1510 9th St.	9–12; 257	23,165; 7.05 acres
Valley Academy of Learning 1911 N. Wenatchee Ave.	K–10; 208	17,500; —
Foothills Middle 1410 Maple St.	6–8; 609	86,646; 16.61 acres
Orchard Middle 1024 Orchard Ave.	6–8; 485	78,997; 10.67 acres
Pioneer Middle 1620 Russell St.	6–8; 712	112,630; 13.89 acres
Columbia Elementary 600 Alaska St.	K–5; 450	48,509; 6.41 acres
John Newbery Elementary 850 N. Western Ave.	K–5; 513	54,504; 14.43 acres
Lewis and Clark Elementary 1130 Princeton Ave.	K–5; 450	52,093 including two portables; 6.62 acres
Lincoln Elementary 1224 Methow St.	K–5; 502	55,804 including five portables; 14.92 acres. Planned addition: 31,163 sq ft.
Mission View Elementary 60 Terminal Ave.	K–5; 535	54,774; 8.66 acres
Sunnyslope Elementary 3109 School St.	K–5; 305	41,417; 7.63 acres
Washington Elementary 1401 Washington St.	K–5; 582	38,216; 9.02 acres

Facility and location	Grades and enrollment	Building size in sq ft and site acres
Special Education Facility	K–8; —	17,977; —
Castle Rock Early Childhood Learning Center 112 S. Elliott	—	—; roof repair needed

Stehekin School District

- Stehekin Public School, Stehekin, WA 98852, serves the north end of Lake Chelan. Built in 1988, it has capacity for 30 students and reports nine K–8 students. Future enrollment is expected to remain at 5–15; no new school is anticipated.
- The District cannot directly fund high school education. Options include homeschooling, satellite schools, and alternative programs; information is available at the administration office. Public high school students meeting state and local eligibility criteria may receive in-lieu-of-transportation funds for room and board and a designated number of Lady of the Lake round trips.

Law Enforcement

The Sheriff's Office provides 24-hour service in unincorporated Chelan County and the contract cities of Cashmere, Leavenworth, Entiat, and Chelan. Substations are at Cashmere City Hall, the Fire District 3 building in Leavenworth, and Chelan City Hall. School resource officer contracts provide designated school-year service to Cascade, Cashmere, Lake Chelan, and Manson school districts.

Planning and needs: No capital facilities improvements are identified at this time.

Facility or asset	Inventory and condition
Regional Law and Justice Building, Wenatchee	Opened in 1984; houses Sheriff's headquarters, Regional Jail, Prosecuting Attorney, and Superior Court offices.
Jail and annex	A 66-bed annex was added in 2005 for Work Release and Inmate Worker participants. Renovations and double bunking bring reported capacity to 335 beds.
Vehicle fleet	Approximately 76 vehicles.

Facility or asset	Inventory and condition
Capital needs	Several facility areas still need attention following the 2010 HVAC, electronic door panel, and camera improvements; specific remaining projects are not listed.

Fire Protection

Chelan County is home to eight fire districts, using a mix of career and volunteer personnel or volunteers alone. Fire protection also includes the consolidated Wenatchee Valley Fire Department (also serving parts of Douglas County) and federal services in Stehekin.

Wenatchee Valley Fire Department

WVFD was established in 2022 through voter-approved consolidation of Chelan County Fire District 1 and Douglas County Fire District 2. It serves about 81,000 residents across 211 square miles, including Wenatchee, Sunnyslope, East Wenatchee, Malaga, and nearby unincorporated areas.

The department has 120 career, volunteer, and resident volunteer members, organized in multiple battalions with administration, training, logistics, and fire prevention support. Seven of ten stations are staffed 24 hours daily. The source describes regional fire authority governance with six commissioners elected from participating districts.

Services include suppression, basic life support EMS, hazardous materials response, low- and high-angle and water rescue, investigation, inspections, and public education. Hydrants cover about 21% of the area; agricultural and open space uses account for 71%. Wildland–urban interface conditions, tender reliance, access constraints, and growth affect service demand and risk.

Capital needs: The district plans to expand staffing and infrastructure, manage growth, improve communications and community risk reduction, and pursue national accreditation to guide service and performance standards. Facilities include engine and ladder companies, specialized resources, training, fleet, and administration.

Station	Location	Function or staffing
10 Headquarters	731 N. Wenatchee Ave.	Administration, training, ladder company
1	377 Eastmont Ave., East Wenatchee	Engine company, battalion chief
2	200 Airport Way, Pangborn Airport	Aircraft rescue and firefighting

Station	Location	Function or staffing
3	301 Rock Island Rd., Rock Island	Engine company
4	240 35th St. NW, East Wenatchee	Ladder company
11	206 Easy St., Wenatchee	Engine company
12	408 N. Western Ave., Wenatchee	Engine company
13	1836 S. Mission St., Wenatchee	Engine company
14	4852 Squilchuck Rd., Wenatchee	Volunteer station
17	3760 West Malaga Rd., Malaga	Volunteers; fleet and mechanical support

Fire District 3

Serves Icicle and Chumstick valleys, Leavenworth, and surrounding areas, including the Cashmere area. Personnel: four career firefighters and 20 volunteers.

Capital needs: Fire District 3 has identified the need for additional apparatus as shown in the table below.

Station and location	Facility value	Typical apparatus and value
1, 228 Chumstick Rd., Leavenworth	About $3 million	Career and volunteer station: two brush trucks, one tender, two engines, one ladder, one rescue, one utility, and three command vehicles; about $1.1 million.
2, mile 7.5 Chumstick Rd., Leavenworth	About $500,000	Career and volunteer station: one tender and one engine; about $240,000.

Timing	Capital need	Estimate
2027	Rescue truck	$300,000
2030	Tender and engine	$445,000
2035	Engine	$300,000

Lake Wenatchee Fire and Rescue

Lake Wenatchee Fire and Rescue serves populated areas of Plain, Lake Wenatchee, and the US 2 corridor from Chiwaukum to Cascade Meadows Church Camp and White Pine Creek. Personnel: two part-time firefighters and 39 volunteers. Reported districtwide equipment cost: $3.2 million.

Capital needs:

Station	Location in Leavenworth	Typical apparatus
91	21696 Lake Wenatchee Hwy.	Cargo trailer, engine, pumper, rescue, tender
92	2327 Pine Tree Rd.	Engine, pumper
93 and shop	19015 Beaver Valley Rd.	Engine, pumper, utility truck, two tenders
94	21300 Cayuse St.	Engine, pumper, first responder, tender

Fire District 5

Serves about 19 square miles in Manson and borders Fire District 7. Personnel: one career chief and 25 volunteers.

Capital needs: Replace Station 51 and update Station 52, which currently cannot accommodate growing needs. Improvements would allow station staffing and quicker fire and medical response. The District is researching grants and other funding, including the voter-approved bond levy from 2024.

Station	Location	Typical apparatus and ownership
51	250 W. Manson Blvd., Manson	Rented from Lake Chelan Reclamation District; two engines, one brush, one aid vehicle.
52	2010 Wapato Lake Rd., Manson	Two engines, one brush, one tender, one utility vehicle.

Fire District 6

Serves Monitor, Dryden, Peshastin, Valley Hi, and Cashmere.

Capital needs: Fire District 6 has identified the need to acquire a new engine by 2028, at the cost of approximately $450,000.

Station and location	Facility value	Typical apparatus and value
61, Monitor	$410,000	One engine, two brush trucks; $600,000
62, Dryden	$342,000	One engine, one brush truck, one command vehicle; $450,000
63, Peshastin	$282,000	One engine, one brush truck; $450,000
64, Valley Hi	$223,000	One engine, one brush truck; $300,000
Cashmere, number not listed	—	One tender, one brush truck, one pumper; $720,000

Fire District 7 Chelan Fire and Rescue

Established in 1926, Chelan Fire and Rescue serves 125 square miles in northeast Chelan County: Chelan, Chelan Falls, Union Valley, South Lake Shore, 25 Mile Creek, the north shore from Chelan to Manson, Chelan Airport, and Howard Flats to the Chelan–Okanogan county line.

Services include EMS and basic life support first response; prevention and public education; investigation; vehicle, residential, commercial, and wildland suppression; hazardous materials operations response; and technical rescue, including high/low angle, surface water, and ice rescue. Calls totaled 927 in 2015 and 887 in 2016.

Five stations provide service: one staffed by career personnel 24 hours daily and four by volunteers. One source passage reports 17 employees and over 40 volunteers; another reports 11 career firefighters and over 50 volunteers. The fleet is listed as six engines, four tenders, six wildland engines, one ladder, one medium air/lighting support vehicle, two command vehicles, one rescue boat, and one support vehicle.

Station and location	Typical apparatus	Staffing
71, 232 E. Wapato, Chelan	Two engines, ladder, light rescue, tender, ALS medic, two brush trucks, support, marine vehicle	24-hour staffing: lieutenant/EMTs, three firefighter/EMTs, ambulance EMT, ambulance paramedic; home volunteer program and 17 volunteers.
72, 20 Chestnut St., Chelan Falls	Brush truck, engine	Home volunteer program
73, 345 Idyll Spurs Lane, Chelan	Tender, engine	Home volunteer program
74, 46 Airport Way, Chelan Airport	Tender, brush truck, two engines	Home volunteer program
75, 12041 South Lakeshore Rd.	Engine, brush truck, tender	Eight volunteers

Capital needs: Apparatus replacement considers usage, technology, age, capability, and personnel safety. The service-life guide varies by area: engines, ladders, and tenders, 20–25 years; heavy support trucks, 15–20 years; brush/rescue trucks and staff vehicles, 10 years.

District 7 replacement schedule

Year	
2030	Tenders 74 and 75
2031	Tender 71
2034	Engine 71
Annual check	Brush 74; Tender 73

Fire District 8

Serves Entiat, the Entiat River Valley, Columbia River areas from Tenas George Canyon to Stayman Flats north and south of Entiat, and Navarre Coulee. Personnel: 40 volunteer firefighters. Reported districtwide equipment cost: $1.3 million.

Capital need: A future Stayman Flats station is planned; no cost or completion date is provided.

Station and location	Facility value	Typical apparatus
1, 2200 Entiat Way, Entiat	$1.1 million	Engine, two brush trucks, rescue truck, ambulance, tender
2, 4674 Entiat River Rd., Entiat	$235,000	Engine, brush truck, tender
3, 291 Moe Ridge Rd., Ardenvoir	$225,000	Engine/water tender, brush truck
4, Riverwood Subdivision, 20 miles up Entiat River Rd. from Highway 97	$55,000	Engine

Fire District 10 and federal services in Stehekin

District 10 provides wildland protection for 986 acres of private land and about 90 year-round residents in Stehekin Valley and Upper Lake Chelan. Under a memorandum of agreement, district volunteers may assist NPS, Department of Natural Resources, and other interagency personnel on federal land. The district has no structural firefighting capability.

Inventory and personnel: Five volunteer firefighters, including the chief. No station; a brush truck and two pumpers are parked at the power plant in winter.

NPS protects federal lands and federally owned structures in Stehekin and, under an agreement, provides initial wildland attack on nonfederal land. NPS is neither equipped nor staffed to protect privately owned structures.

Chelan County Properties

The following table shows other properties owned by Chelan County Public Works or General Government.

Commented [SS6]: What does Chelco call this?

Public Works organizes road maintenance by geographic district, with district shops or maintenance yards supporting snow and ice control, road grading and repair, shoulder maintenance and ditching, and traffic control device maintenance.

Chelan and Douglas counties coordinate on regional solid waste decisions, but each prepares its own Solid Waste Management Plan, including a hazardous waste element. Separate funding mechanisms mean facilities and disposal options are managed separately, with continued coordination on shared interests.

Name of facility	Address and verification	**Function**	**Facility value**
Core Public Works Maintenance Shops by District			
Wenatchee District Central	210 Easy Street Wenatchee, WA	Road maintenance; administrative headquarters nearby.	
Chelan County Public Works Cashmere Shop	5815 Wescott Drive Cashmere, WA	Road maintenance for Cashmere District.	
Chelan County Public Works Leavenworth Shop	10210 County Shop Road Leavenworth, WA	Road maintenance for Leavenworth District.	
Chelan County Public Works Entiat Shop	9486 Entiat River Road Ardenvoir, WA	Road maintenance for Entiat District.	
Chelan District	23290 Highway 97A Chelan, WA	Road maintenance serving the Lake Chelan corridor.	
Transfer Stations			
Dryden Transfer Station 18.53 acres	9073 Highway 2 Dryden, WA 98821	Solid waste transfer and recycling. Includes the approximately 9-acre Dryden landfill, closed in 1987. Recycling includes scrap metal, wood/brush, motor oil, antifreeze, aluminum, newspaper, cardboard, and plastics #1 and #2. Refuse hauled to Greater Wenatchee Regional Landfill under a contract through 2022. Closed landfill monitored quarterly for groundwater, cap settling, and erosion. Second tipping floor to accommodate an estimated 21,000 tons of garbage.	
Chelan Transfer Station 1.79 acres	23235 Highway 97A Chelan, WA 98816	Solid waste transfer; brush, scrap metal, motor oil, and antifreeze recycling. Adjacent City of Chelan Recycle Center accepts plastics, newspaper, cardboard, paper, aluminum, glass, tin, computers, and televisions.	
Manson Landfill Closed	Ivan Morse Road Manson, WA 98831 Ecology site 4455	County monitoring for quarterly groundwater, cap settling, and erosion.	

Name of facility	Address and verification	**Function**	**Facility value**
Miscellaneous			
Sludge Site 43.93 acres	5675 Colockum Road Malaga, WA 98828	Leased to the City of Wenatchee.	
Manson Landfill Closed Pit #406 12.52 acres	Ivan Morse Road Manson, WA 98831 Ecology site 4455		
Pit Sites			
Shaw Pit K-116 Pit #102 24.56 acres	Stemilt Hill Road		
Shugart Flats Gravel Pit #222 12.25 acres	12383 S. Shugart Flats Road Plain, WA 98826		
Colockum Pit 101 2.02 acres	No street address verified		
Boyd Road 5.12 acres	106 Boyd Road Chelan, WA 98816		
Malaga Pit K-129 5.0 acres	No address verified	Metal building and materials stockpile.	
Arne Sorlie Property 120 × 500 feet	No address verified	Within County right-of-way.	
West Malaga Pit K-104 Pit #104 15.43 acres	No address verified	Materials stockpile.	
Lepley Pit 0.8 acres	Chapman Road	Within County right-of-way.	
Washington Creek Pit PS-K-50 1.9 acres Pit PS-K-2116 2.7 acres	No address verified		

Commented [SS7]: I propose deleting the pit sites.

Name of facility	Address and verification	**Function**	**Facility value**
Leavenworth Day Pit K-155 Pit #220 9.2 acres	7747 E. Leavenworth Road Leavenworth, WA 98826	Materials stockpile.	
State Pit PS K 190	River Glen Orchards		
Stanley Borrow and Gravel 1.63 acres	No address verified		
Plain Pit Site 7 acres	273 State Haul Road Plain, WA 98826		
Navarre Coulee Pit #404	No address verified.		
Rose Avenue Site Pit #407	1165 Roses Avenue Manson, WA 98831		
Entiat Pit #300	No address verified		
Mud Creek Pit #304	No address verified		
County Buildings			
West Annex Building 17,250 sq. ft.	419–425 Washington Street Wenatchee, WA	40-bed jail facility, offices, and motor pool.	$2,620,000
Administration Building 17,848 sq. ft.	400 Douglas Street Wenatchee, WA 98801		$2,490,000
410 Building and Offices	410 Washington Street Wenatchee, WA 98801	Offices.	$592,000
Courthouse 50,625 sq. ft.	350 Orondo Avenue Wenatchee, WA 98801		$11,951,000
Detoxification Center 11,934 sq. ft.	327 Okanogan Avenue Wenatchee, WA 98801	Not funded by the County.	$2,575,000
Juvenile Administration 27,912 sq. ft.	316 Washington Street Wenatchee, WA 98801		$6,670,000
Juvenile Detention Two buildings 39,000 sq. ft.	300 Washington Street Wenatchee, WA 98801	50-bed facility.	$9,900,000

Name of facility	Address and verification	**Function**	**Facility value**
Law and Justice Building 98,560 sq. ft.	401 Washington Street Wenatchee, WA 98801	Includes the 394-bed regional jail facility.	$27,817,000
Jail Annex Facility 8,820 sq. ft.	335 King Street Wenatchee, WA	60-bed facility.	$839,000
Ohme Gardens	3327 Ohme Road Wenatchee, WA 98801	County park with a gift shop, caretaker residence, three maintenance buildings, restroom, lodge, and historic home.	$434,000
Wenatchee River County Park	2924 US Highway 2 Monitor, WA 98836	Office, caretaker's office, picnic shelter, three restroom buildings, shop and storage building, and water treatment building.	$717,000
Fish Ladder	6875 Highway 97	Managed by the Natural Resource Department.	$450,000
Expo Fairgrounds	5700 Wescott Drive Cashmere, WA 98815	County fairgrounds with multiple public-use buildings, maintenance buildings, barns, and storage buildings.	$7,970,000
`Airplane Hangar	NNA Airport Road Cashmere, WA		$7,000

IV. Six Year Capital Financing Plan

Capital facility planning often requires multi-year commitments of financial resources. Capital projects provide the framework to implement the Land Use Element and goals of the County Comprehensive Plan. The 2026-2031 Capital Improvement Program for financing facilities is included in Appendix J. In summary, the Program notes improvements for the Cashmere Dryden Airport, the Commissioners' Office, the County Expo Center, Wenatchee River County Park, Ohme Gardens, Public Works projects, the Regional Justice Center, Sheriff and Emergency Management, and other County facilities. The Program identifies funding sources and gaps in funding over the 6-year period.

Financing for some projects may assume outside grants or voter-approved bonds. If probable funding falls short or projects are eliminated, a reassessment of the land use element may be necessary to ensure consistency between the Comprehensive Plan and Capital Facilities.

V. Goals and Policies

Levels of Service

Levels of Service GOAL CF 1: Provide and maintain acceptable levels of public facilities and services.

Rationale: The provision and maintenance of public facilities and services should be consistent with the needs of the community they serve.

Policy CF 1.1: As the need arises, encourage and participate in the establishment of a regional forum to address area wide public facility and service and utility needs.

Rationale: Similar public facilities and services are provided by several entities that share mutual responsibilities and concerns. Coordination among agencies and districts, including consolidation of services if appropriate, would lead to increased efficiency and effectiveness in meeting needs on an area wide basis.

Policy CF 1.2: Ensure that public services and facilities are able to protect public health, safety, and welfare through planning, design, and improvements that consider future conditions such as population growth, development trends, and the changing impacts of natural hazards.

Rationale: Inadequate public services and facilities may pose a risk to the public.

Policy CF 1.3: Implement development regulations for the provision of public facilities and services that are flexible and receptive to innovations and advances in technology.

Rationale: It is important for local permitting agencies to keep their standards and permitting requirements current and applicable with advances in the provision of public facilities and services.

Policy CF 1.4: Adequate public facilities and services to serve development should be available when the impacts of development occur, or within a specified time thereafter, without decreasing established minimum levels of service.

Rationale: Establishing and maintaining locally desired levels of service for public facilities and services will help to ensure that facility and service needs are met.

Policy CF 1.5 Water Systems: Ensure water plans are consistent with the County's Comprehensive plan and the Growth Management Act.

Rationale: Effective comprehensive planning requires consistency among plan elements and plans.

Policy CF 1.6 Water Systems: Support and encourage water conservation measures by local purveyors and educate users on methods to conserve water.

Rationale: Water is a limited resource. Coordination of water use on a watershed basis is encouraged.

🥦 Policy CF 1.6.1 Water Systems: Support drought planning to increase water conservation, planting drought-tolerant species, and building awareness around individual risk from drought.

Rationale: The County's Natural Hazard Mitigation Plan addresses drought. The County can implement incentives for development to incorporate drought-tolerant landscaping or other design features that conserve water.

Policy CF 1.7 Water Systems: Ensure that individual and public water systems are permitted through the Chelan-Douglas Health District, the Department of Health and the Department of Ecology for appropriate separation requirements and environmental impacts.

Rationale: Seeking domestic water without respect to existing septic/drain field systems, wells and stormwater systems to reduce potential of contamination of the domestic water or negatively impacting existing wells.

Policy CF 1.8 Water Systems: Standards should be reviewed to ensure appropriate treatment and disposal of stormwater to protect domestic water sources from degradation.

Rationale: Storm water discharges are necessary but must be accomplished in an environmentally safe manner.

Policy CF 1.9 Sanitary Sewer Systems: Proactively plan for the development and maintenance of waste treatment and disposal systems to support long-term future development in the County.

Rationale: Obtaining funding and site approval for sanitary waste treatment and solid waste disposal facilities is typically a lengthy process. Projected growth of the area and distance of potential service from existing facilities should be periodically re-evaluated to ensure that these critical needs will be met in the long term.

Policy CF 1.10 Sanitary Sewer Systems: Plan all wastewater conveyance and treatment systems to be environmentally safe, to meet all federal, state and county legal requirements, and to support the orderly development of the County.

Rationale: Conscientious management in the conveyance and treatment of wastewater can help to prevent environmental impacts.

Policy CF 1.11 Sanitary Sewer Systems: Provide referrals to service purveyors during the development review process.

Rationale: Providing these entities referrals will help to ensure that adequate provisions for necessary services are provided.

🥦 Policy CF 1.12 Solid Waste: Coordinate with other jurisdictions in the development of recycling programs to reduce waste and to protect the environment.

Rationale: Staff works closely with all regions of the state, particularly the central and eastern counties. Forming a coalition for a voice of continued state support allows all the Chelan County to provide innovative approaches to solid waste disposal. Consistent with Chelan County Code, Chapter 13.20 promoting and expanding recycling programs, purchasing policies, and employee education can reduce the amount of waste produced and support County goals.

Policy CF 1.13 Solid Waste: Support a multi-jurisdictional approach to disposal of moderate-risk hazardous waste.

Rationale: This policy urges governmental entities in the region to give a high priority to instituting a medium hazardous waste collection program for appropriate disposal at a designated facility.

Policy CF 1.14 Solid Waste: Provide opportunities for the community to regularly and efficiently dispose of household moderate-risk waste and agricultural hazardous waste material.

Rationale: Funding of hazardous waste disposal is critical due to the nature of the material and dangerous handling requirements. Continuous funding assistance is needed by the State, due to the taxes collected on hazardous waste for prevention. Ongoing outreach to the state continues for the needs to fund the collection of hazardous waste. Currently, a facility is under construction and plans for operations where hazardous waste is prevented from contaminating our environment. This policy is intended to stress the importance of providing opportunities for disposal of household hazardous waste and agricultural industry generated hazardous waste.

🥬Policy CF 1.14.1 Solid Waste: Within the priorities of the Chelan Solid Waste Management Plan allow for effective waste-to-energy technologies.

Rationale: Per the County's Solid Waste Management Plan, when used with an energy recovery system, incineration can also produce steam and/or electricity for sale.

Policy CF 1.15 Solid Waste: Maintain and update the Chelan Solid Waste Management Plan.

Rationale: Solid Waste management planning and implementation is individual to the County and its source of funding. Programs will be coordinated with other jurisdictions for the success, efficiency and necessity to solve regional waste disposal problems.

🥬Policy CF 1.16 Stormwater Systems: Maintain up-to-date stormwater plans and regulations that address increased storm intensities and stormwater runoff.

Rationale: Appropriate standards for stormwater runoff for development are necessary to protect public and private resources.

🥬Policy CF 1.16.1 Stormwater Systems: Encourage green stormwater infrastructure that incorporates drought and fire-resistant vegetation where possible.

Rationale: Reduces the impacts of natural hazards.

Policy CF 1.17 Schools: Coordinate with school districts on major development proposals and long-term growth trends to evaluate potential impacts of growth and implement appropriate measures to offset these impacts, such as impact fees or permit conditions.

Rationale: A quality school system is vital to the future of the County. Facilities and services should be up-to-date and consider long-term trends.

Policy CF 1.18 Park and Recreation Facilities: Encourage the continued maintenance and expansion of parks and recreation facilities to meet the needs of area residents and visitors.

Rationale: Access to parks, recreation facilities, and open spaces, contributes to a higher quality of life for area residents and makes the County a more enjoyable place to live and visit.

Policy CF 1.19 Law Enforcement: Ensure the Chelan County Sheriff's Office is able to provide adequate law enforcement services to the County by providing sufficient quantity and quality of facilities, equipment and manpower, as available within the budget.

Rationale: The Sheriff's Office needs to be maintained and improved to meet law enforcement needs, as the County continues to develop.

Policy CF 1.20 Fire Protection: Ensure that development conforms to all applicable requirements of the International Fire Code or alternatives as approved and administered by the Chelan County Fire Marshall.

Rationale: Provisions must be made for the protection of life and property from fire.

Policy CF 1.21 Fire Protection: Ensure the County Fire Districts are able to to provide adequate fire protection to their service areas in terms of quantity and quality of facilities, equipment and manpower, as available within the budget.

Rationale: The fire districts need to be maintained and improved to meet fire protection service needs, as the County continues to develop.

Policy CF 1.22 Fire Protection: Develop a program of fire inspections for all structures, open to the public or used for overnight accommodations.

Rationale: Older buildings or buildings which have undergone a change in use need to be inspected for fire risk and corrective actions taken as necessary. Newer buildings, although presumably inspected during the permit process, should be reviewed on a periodic basis.

Policy CF 1.23 Fire Protection: Maintain mutual aid agreements between city, county, state and federal agencies to provide coordinated fire protection to best serve the residents.

Rationale: A large part of the County is not within a fire protection district. It is essential to the public safety in the County that fire protection be coordinated between all available fire suppression agencies.

Policy CF 1.24 Health Care: Encourage the continued availability of responsive, public and private health care programs and facilities to meet present and future needs.

Rationale: Health care planning needs to adjust to the population it serves. The senior citizen population (65 years and older) is increasing annually. Health care planning must adjust to these changes and the expected growth of the area.

Policy CF 1.25 Health Care: Encourage the continued support of volunteer ambulance services.

Rationale: Volunteer ambulance service plays an important part of the emergency/life safety response in the County.

Policy CF 1.26 Public Buildings and Facilities: Locate and build public facilities so that they are accessible to all segments of the population, including pedestrians and those with special needs.

Rationale: Public facility planning should consider convenient transportation and pedestrian access, and access for those with special needs.

Policy CF 1.27 Public Buildings and Facilities: Encourage and incentivize energy audits policies and the use of energy conservation design strategies in new construction and the rehabilitation of public facility structures.

Rationale: Energy conservation design strategies for public facilities will help to conserve resources and maintain budgets within the anticipated available funding capacities.

Policy CF 1.28: All capital facilities that support life, safety, and welfare should incorporate resilient measures, such as backup power, redundant communications, floodproofing, fire-resistant materials, and air filtration.

Rationale: Protects the community from natural hazards.

Provisions for Adequate Facilities and Services in Conjunction with Land Use

GOAL CF 2: Plan and provide for adequate public facilities and services to serve the County's planned land use patterns.

Rationale: Without the support of necessary public facilities and services, desired land use patterns outlined in the comprehensive plan may not be achieved.

Policy CF 2.1: Where feasible, secure easements to loop sewer and water systems along a logical alignment in preparation for future development.

Rationale: Looped sewer and water systems provide for a more efficient and cost effective provision of services.

Policy CF 2.2: Plan for land use patterns that are conducive to efficiently extending future public facilities and services, which will minimize construction costs.

Rationale: Concentrating development within urban growth areas where adequate public facilities and services exist will allow those facilities and services to be provided in a more efficient manner.

Policy CF 2.3: Size capital facilities to meet anticipated growth in the service area.

Rationale: Capital facilities plans should consider the anticipated growth of service areas to assure that new facilities do not become obsolete due to under-sizing which could result in untimely expansion.

Policy CF 2.4: In rural areas, design public facilities and services to be compatible with the rural and scenic character of the County.

Rationale: Maintaining the rural characteristics of the planning area should be a strong consideration when reviewing the design and location of public facilities and services.

Policy CF 2.5: Extend necessary public facilities and services may be provided for the redevelopment, in-fill and development of existing commercial, mixed use, residential, shoreline and industrial sites outside of urban growth areas consistent with the GMA.

Rationale: The Growth Management Act allows for the provision of necessary public facilities and services for intensely developed rural areas.

Policy CF 2.6: Extend urban governmental services to rural areas when necessary to protect basic public health and safety and the environment, consistent with the Growth Management Act.

Rationale: The Growth Management Act (RCW 36.70A.070(5)(d)) permits for the provision of urban governmental services in rural areas where it is necessary to protect basic public health and safety, and the environment.

GOAL CF 3: Ensure that funding for necessary public facilities and services is identified and that the mechanisms for the collection of fees or revenue are established.

Rationale: Adequate funding for public facilities and services and the mechanisms to attain needed funding should be identified in order to ensure that necessary public facilities and services can be provided for.

Policy CF 3.1: Provide and maintain a six year plan that will finance needed capital facilities within projected funding capacities and which identifies funding sources for such purposes.

Rationale: The Growth Management Act requires local jurisdictions planning under the act to provide a six-year financing plan that identifies sources of funding for needed capital facilities.

Policy CF 3.2: Where appropriate, employ innovative financing strategies for capital improvements, to minimize financial costs to taxpayers and equitably assign costs between existing and new development.

Rationale: Using a variety of alternatives for financing capital improvements will provide a more fair distribution of costs to County residents.

Policy CF 3.3: Establish a process for inter-jurisdictional analysis of annexation-related impacts. On a case by case basis, coordinate with cities to minimize potential economic impacts of annexation activities by implementing development agreements or contracts that:

1. Compensate the County for loss of tax revenue, from annexation of significant industrial and commercial areas during the affected budget cycle; and/or
2. Compensate the city for the cost of providing services and maintenance of infrastructure to newly annexed areas during the period prior to the change in dispensation of full tax revenue. This may include contracting with the County to provide services to newly annexed areas during this interim period.

Rationale: Developing agreements between the County and cities would minimize the potential impacts of annexation activities in the future.

Policy CF 3.4: Impact fees, as provided for under RCW 82.02, should be considered as a means to assure that new development pays its share of the cost of improvements associated with new growth and equitably contributes to the overall financing of capital improvements.

Rationale: Impact fees directly assign a proportionate share of the cost of development to those who will benefit from capital improvements.

Policy CF 3.5: Capital facilities planning should establish shared funding responsibilities among and between local governments, utility purveyors, special purpose districts and the private sector.

Rationale: Coordination of capital facility planning would provide for more efficient, and therefore less costly infrastructure improvements.

Policy CF 3.6: Encourage the multiple use of public facilities.

Rationale: Public facilities designed for multiple use and/or seasons can be more cost effective and provide additional service to residents and visitors.

Policy CF 3.7: Development should carry a proportionate share of the cost for extending and increasing the capacity of needed public facilities and services, in the absence of impact fees.

Rationale: Existing users should not be responsible for costs associated with collection and distribution systems to serve new development. On the other hand, new development should not bear the total cost of new treatment or production facilities that benefit existing users.

Policy CF 3.8: The land use element and desired levels of service should be reassessed if available funding falls short of meeting existing needs. The land use element, capital facilities element, and the financing plan within the capital facilities element should also be coordinated and consistent.

Rationale: This will help to ensure that growth and needed public facilities and services are provided in an efficient and sustainable manner.

Policy CF 3.9: Develop capital facilities that are resilient to the impacts of natural hazards to ensure facilities remain operational during and after disaster events and to support fiscal responsibility.

Rationale: Capital facilities are large investments, and the impacts of future natural hazards should be considered in the design, placement, and operations.

GOAL CF 4: The County should provide a means for the siting of essential public facilities.

Rationale: Essential public facilities include those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities and inpatient facilities including substance abuse facilities, mental health facilities, secure transitional facilities, group homes and other facilities as defined by RCW. The comprehensive plan must make provisions for the siting of essential public facilities (RCW 36.70A.200).

Policy CF 4.1: Essential public facilities identified by the County, by regional agreement, or by the Office of Financial Management should be subject to the following siting process. A review of possible essential public facilities should occur at least every six years. When essential public facilities are identified and proposed the local government(s) will:

1. Appoint an advisory County-Wide Project Analysis and Site Evaluation Committee composed of citizen members selected to represent a broad range of interest groups. It will be this committee's responsibility to develop specific siting criteria for the proposed project and to

identify, analyze, and rank potential project sites. In addition the committee shall establish a reasonable time frame for completion of the task.

2. Ensure public involvement through the use of timely press releases, newspaper notices, public information meetings and public hearings.
3. Notify adjacent jurisdictions of the proposed project and solicit review and comment on the recommendations made by the Advisory Project Analysis and Site Evaluation Committee.

Rationale: This process will ensure that there is a process established for the siting of essential public facilities and that there is an equitable distribution of these types of uses.

Policy CF 4.2: As identified essential public facilities are addressed, standards should be generated to ensure reasonable compatibility with other land uses is achieved.

Rationale: Development of siting standards for essential public facilities will help to insure that they are appropriately sited and that the impacts to surrounding land uses will be mitigated.

🥦 Policy CF 4.3: Essential public facilities should not locate in Resource Lands, Critical Areas, or areas with high risk of natural hazards, unless necessary and where compatible.

Rationale: Resource Lands and Critical Areas are not the appropriate areas for the siting of most essential public facilities.

CHAPTER 7
UTILITIES ELEMENT

I. Introduction

The Utilities Element has been developed in accordance with the Growth Management Act RCW 36.70A.070 and WAC 365-195-320 to address utility services in Chelan County. The Utilities Element is intended to support coordination of land use planning and infrastructure planning between the County, local jurisdictions and utility purveyors such as natural gas, electrical service, and telecommunications.

The Utilities Element has also been developed in accordance with the county-wide planning policies and has been integrated with all other planning elements to ensure consistency throughout the comprehensive plan. The Utilities Element specifically considers the general location, proposed location, and capacity of all existing and proposed utilities, including telecommunications infrastructure, in compliance with RCW 36.70A.070(4)(a) (2023) and WAC 365-196-420.

This Comprehensive Plan provides a brief description of the public and private utility purveyors that operate in Chelan County and encourages these purveyors to align their capital improvements with the goals and policies of this Comprehensive Plan. The County serves as a coordinator for population growth and related development, encouraging utility purveyors to maintain close communication with the County in regard to the capacity of their systems and to coordinate and review the development of their plans. The goals and policies in this Element shall support the development of utility service regulations to ensure reliable and efficient service delivery to a growing County population.

II. Inventory and Analysis

This section provides an inventory of utilities and their service providers, in compliance with RCW 36.70A.070(4)(b) (2023). It includes public entities and special purpose districts that own utility systems, along with information on the general location, proposed location, and capacity of all existing and planned utilities.

Table 7-1
Public Utilities Contact Information

0BUtility	1BProvider/Department	2BContact	3BWebsite
Telecommunications (fiber-optic broadband services) and electric utilities	Chelan County Public Utility District No. 1 (PUD)	(509) 663-8121	www.chelanpud.org
Water service	Chelan County Public Utility District (PUD) Wenatchee Water System Chelan Falls Water System Chelan Ridge Water System Olalla Canyon Water System Dryden Water System Peshastin Water System	(509) 663-8121	www.chelanpud.org
	Lake Chelan Reclamation District Water System	(509) 687-3548	https://lcrd.org/
	Malaga Water District + Three Lakes Water District	(509) 663-2984	
	Alpine Water District	(509) 548-7131	
	Lake Wenatchee Water District	(509) 763-4026	
	Stehekin Water Treatment & Distribution	(509) 682-3503	
Smaller water systems	Contact Chelan-Douglas Health District		
Irrigation	Pioneer Water Users Association	(509) 662-1005	
	Icicle Irrigation District	(509) 782-2561	
	Lake Chelan Reclamation District	(509) 687-3548	www.lcrd.org
	Peshastin Irrigation District	(509) 782-2561	
	Wenatchee Reclamation District	(509) 663-0002	
	Greater Wenatchee Irrigation District	(509) 662-5151	www.gwid.org
	Cascade Orchard Irrigation Company, Inc.	(509) 548-4331	
	Entiat Irrigation District	(509) 784-1500	
	Lower Stemilt Irrigation District	(509) 662-3611	

0BUtility	1BProvider/Department	2BContact	3BWebsite
	Wenatchee-Chiwawa Irrigation District	(509) 548-5510	www.wcid.org
Other irrigation districts	Beehive Irrigation District Chelan Falls Irrigation District Isenhart Irrigation District Lower Squilchuck Irrigation District Spring Hill Irrigation Company Sunnyslope Irrigation Sleepy Hollow Water System (Warm Springs Irrigation) Wenatchee Heights Water Company		
Wastewater service	PUD Dryden Peshastin Lake Wenatchee	(509) 663-8121	
	City Of Chelan Sanitary Sewer System	509-682-8030	wastewater department | chelan, wa https://www.cityofchelan.gov/documentcenter/view/853
	Lake Chelan Reclamation District Sewer System	(509) 687-3548	www.lcrd.org
	Stehekin Wastewater Treatment - National Park Service	(509) 682-3503	
Natural gas	Cascade Natural Gas	(888) 522-1130	www.cngc.com
Small or private systems			
Water	Chelan-Douglas Health District	(509) 886-6400	
On-site sewer (septic)	Chelan-Douglas Health District	(509) 886-6400	

Telecommunication Services

Local broadband and/or telephone service in Chelan County is provided by multiple companies including Ziply Fiber (formerly GTE Northwest), CenturyLink, Spectrum, and LocalTel Communications, for example. Chelan County PUD also provides fiber-optic broadband services to many areas within the County.

Wireless telecommunications service providers include AT&T, Verizon, T-Mobile, and other regional carriers. Federal regulations continue to evolve to address small-cell technology, which improves service coverage by enabling placement on existing infrastructure such as power poles. The general locations of existing telecommunications infrastructure include urban centers such as Wenatchee, Chelan, Leavenworth, and Cashmere, with proposed expansions focused on underserved rural areas and new development zones.

Natural Gas

Natural gas service is provided by Cascade Natural Gas Corporation. Natural gas service is available along major roadways in the Wenatchee and Sunnyslope/Olds Station areas. Expansion depends on customer demand and planned developments. Propane service is provided by Empire Gas, AmeriGas, Ag Supply, and Wenatchee Petroleum, depending on location. Propane delivery is provided to a number of customers in the County. Growth of this fuel as an alternative to electricity will depend on the ability of the PUD to provide electrical service and the specific needs of the customers.

Electrical Utilities

All public electric power in the County is provided by Chelan County Public Utility District No. 1 (PUD), a special-purpose public agency governed by an elected board of commissioners. The Chelan County PUD operates numerous electrical substations and switchyards throughout the County. Proposed substations and transmission upgrades are planned to support population growth in Manson, South Wenatchee, and Sunnyslope.

The District's goal is to provide uninterrupted electrical service within their service area. To satisfy this goal, the PUD has in place electrical sub-stations at the following locations:

1. Wapato
2. Manson
3. Union Valley

4. Chelan
5. Chelan Falls Switchyard
6. Winesap
7. Entiat
8. Entiat Valley
9. Rocky Reach Switchyard
10. Rocky Reach
11. Malaga
12. Kawecki (Malaga)
13. Valhalla McKenzie (Malaga)
14. Alcoa
15. Squilchuck
16. Olds Station
17. Sunnyslope
18. Mission (Cashmere)
19. Sunset (Cashmere)
20. Peshastin/Dryden
21. Anderson Canyon Switchyard (Peshastin)
22. Leavenworth
23. Plain
24. Lake Wenatchee
25. Winton Mill
26. Coles Corner
27. Berne (Stevens Pass)
28. Summit (Stevens Pass)

Chelan PUD advances a set of long-term goals that reflect its role as a customer-owned utility committed to reliable, affordable, and sustainable energy services. These include proactively reducing wildfire risk through continued investment in forest health, system resilience, and community partnerships; maintaining affordable utility rates by ensuring that state and regional programs complement, rather than shift costs onto, local customers; supporting responsible growth by aligning energy planning with resource adequacy and transparency from large load development; and facilitating timely development of transmission and generation infrastructure through efficient permitting and coordinated regulatory processes. Collectively, these goals emphasize local governance, system reliability, and environmental stewardship, positioning Chelan PUD to meet

increasing energy demands while protecting the long-term interests of Chelan County residents and businesses.

III. Goals and Policies

GOAL UE1: Enhance the efficiency and quality of service from utility providers through the coordination of utility, land use, and transportation planning.

Policy UE 1.1: Encourage effective and timely coordination of all public and private utility construction activities, including trenching, to minimize costs and public inconvenience.

Rationale: Coordination of utility trenching activities will allow less costly and less frequent right-of-way repairs and fewer inconveniences to the public.

Policy UE 1.2: Encourage system design to minimize service interruptions.

Rationale: Minimizing interruptions is beneficial to the public.

Policy UE 1.3: Promote the consolidation of utility facilities where feasible.

Rationale: Appropriate consolidation will reduce the overall costs and inconveniences to the public. Examples of facilities that could be shared are: towers, poles, antennas, substation sites, trenches, and easements.

Policy UE 1.4: Coordinate County and local jurisdiction's roadway projects with planned utility expansions, improvements, or extensions where shared sites or rights-of-way may be appropriate. Similarly, encourage utility purveyors to coordinate their utility expansions, extensions or improvements where shared sites or rights-of-ways may be appropriate.

Rationale: Coordination will allow consideration for the appropriate locations of utilities and timing of utility installations.

Policy UE 1.6: Development regulations should provide for adequate utility rights-of-ways or easements concurrent with development.

Rationale: Assurance of adequate right of way or easements helps to ensure that necessary services for development are provided.

🥬 Policy UE 1.7: Coordinate with Chelan County PUD to increase the resiliency of the electric grid and reduce the risk of wildfires through maintenance, upgrades, and vegetation management, among other methods.

Rationale: Reduces potential fire starts caused by electrical infrastructure and increases the reliability of the electric grid when wildfires occur.

🥬 Policy UE 1.8: Coordinate with energy utilities to improve the safety and reliability of infrastructure vulnerable to natural hazards and changing conditions.

Rational: Reduces the risk of power outages during natural hazard events and ensures the long-term viability of utilities.

GOAL UE 2: Provide utilities in a manner which maintains the visual qualities of the County.

Policy UE 2.1: Require underground placement of new electrical and telecommunication lines where feasible.

Rationale: Utilities placed underground help protect the safety of the citizens, may reduce maintenance costs, and maintain a less cluttered environment.

Policy UE 2.2: Require the placement of cellular communication facilities in a manner which minimizes adverse impacts to surrounding land uses.

Rationale: Compatibility with adjacent land uses should be considered when reviewing such facilities.

Policy UE 2.3: Ensure that all maintenance, repair, installation, and replacement activities for utility facilities are consistent with the County's critical area regulations.

Rationale: Where placement of utility facilities within critical areas is necessary, development shall be consistent with the requirements of the County's critical area regulations.

Policy UE 2.45: Development regulations should provide for adequate buffering and screening of utility facilities where such facilities may have a negative visual impact on surrounding land uses or where public access to such facilities should be limited for safety concerns.

GOAL UE 3: Ensure that adequate public utilities are provided to meet the projected and desired land use patterns within the County.

Policy UE 3.1: Encourage energy conservation and the use of cost-effective alternative energy sources, such as solar and wind power.

Rationale: Energy conservation is essential as the County accommodates more people. The utilization of other energy sources should be explored and implemented where feasible.

Policy UE 3.2: Incentivize the use of energy conservation design strategies in new construction and rehabilitation of existing residential, commercial, industrial and public facility structures.

Rationale: As the County develops, the demand for energy will grow. Conservation is vital to continue serving the County and maintain productive and livable lifestyles.

Policy UE 3.3: The capacity of extended utilities should be adequate to meet anticipated growth in the County.

Rationale: Utilities should consider the anticipated growth of the County to assure that new facilities do not become obsolete.

Policy UE 3.4: Implement development regulations for provision of utilities that are flexible and receptive to innovations and advances in technology.

Rationale: As the utility industry advances in technology it is important for local permitting agencies to keep their standards and permitting requirements current and applicable.

Policy UE 3.5: Stehekin Area: Enhance the County's hydroelectric power generation capabilities through improvements to system efficiency, maintenance of hydroelectric facilities, and protection of facilities from erosion and flooding.

Policy 3.6: Urban governmental services should not be extended into or expanded within rural areas except under limited circumstances necessary to protect basic public health, safety, and the environment. Extensions should be financially supportable at rural densities, should not induce or

permit urban-scale development, and should comply with applicable state law and other agreements.

Rationale: Restricting such extensions (unless necessary for health, safety, or environmental) preserves rural character, supports agricultural and resource uses, and reduces the fiscal burden of providing infrastructure in sparsely populated areas. This policy is consistent with RCW 36.70A.110(4), amended in 2021.

🥬 Policy UE 3.7 Countywide: Promote development that recognizes and efficiently utilizes renewable sources of energy like hydropower.

Rationale: Chelan County is a region with an abundance of renewable hydroelectric energy resources.

GOAL UE 4: Document, monitor, and track all public utilities, facilities, and services that are required by the GMA.

Policy UE 4.1: Establish a list of information and contact information for utilities and public entities, including special purpose districts that own utility systems that are necessary to support development.

Rationale: Establishing a list of public entities that own utility systems contributes to coordination and work endeavors development efforts.

Policy UE 4.2: Map the distribution of GMA-required services and facilities, and provide an inventory of existing facilities, level of service standard, and forecast of future needs for those utilities and public facilities and services deemed necessary to support development.

Rationale: Mapping public entities that own utility systems contributes to coordination and work endeavors with other public entities in development efforts.

Policy UE 4.3: Encourage jurisdictions to coordinate on the data, analysis, and methodologies relating to the levels of service standards for all public facilities and services that are required by the GMA. Each jurisdiction may implement and monitor its own level of service standards in accordance with each jurisdiction's adopted comprehensive plan.

Rationale: Coordination on data, analysis, and methodologies between jurisdictions helps ensure practices and level of service standards remain generally consistent within the county.

GOAL UE 5: Protect the quality and quantity of groundwater used for public water supplies.

Policy UE 5.1: Coordinate with local and regional jurisdictions to develop and implement stormwater management programs that manage runoff and improve water quality before discharges reach surface waters or groundwater supplies.

Rationale: Stormwater utilities are critical in managing infrastructure designed to capture, convey, and treat runoff. By coordinating with land uses regionally, development can address drainage and flooding issues that cross jurisdictional boundaries, ensuring consistency in water quality protections. This policy supports compliance with state and federal clean water requirements and protects aquatic ecosystems.

Policy UE 5.2: Prioritize the protection of groundwater resources by maintaining and upgrading water and wastewater infrastructure to prevent contamination, reduce leakage, and safeguard aquifer recharge areas that support public water supplies.

Rationale: By proactively investing in infrastructure and implementing protective measures, utilities reduce the likelihood of contamination, preserve long-term water supply reliability, and enhance public health.

CHAPTER 8
ECONOMIC DEVELOPMENT ELEMENT

I. Introduction

The Economic Element is an optional element in the Comprehensive Plan. The County recognizes the importance of healthy economic development in maintaining the stability of the local economy and quality of life while providing flexibility to serve the community in periods of growth and recession and is open to periodic review and refinement. Industries in Chelan County serve diverse markets and needs that include local, regional, state, national and international markets.

The purpose of the Economic Element is to set goals and establish policies that encourage and support effective economic development efforts and promote economic growth, vitality, and a high quality of life for the future of Chelan County where all residents can thrive. Provisions to support these goals are also integrated in the land use, housing, utilities, and transportation elements.

Growth Management Act Economic Goal: Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

II. General Economic and Income Profile

Population & Education

As of 2024, the population has grown moderately by 11% in the last 10 years and is expected to continue growing slowly through 2046.[39] The share of residents with a high school diploma has increased by four percentage points from 2014 to 2024. The number of people with Bachelor's

[39] Washington Office of Financial Management, Official Population Estimates

Degrees has also increased by about the same amount in that period. The number of people with graduate degrees, however, has decreased.[40]

Employment by Sector

Due to the close proximity of the regions two largest cities – Wenatchee (Chelan County) and East Wenatchee (Douglas County), both Chelan and Douglas Counties are interlinked for employment, housing and retail. The four sectors employing the largest number of workers are agriculture (forestry, fishing), healthcare and social assistance; local government and accommodations and food services[41] .

Table8-1
Top Employment Sectors in 2024

Sector	Number of jobs	Share of employment
1. Agriculture, forestry and fishing	7,763	17.3%
2. Local government	7,180	16.0%
3. Healthcare and social assistance	7,105	15.8%
4. Accommodation and food services	4,857	10.8%
5. Retail trade	4,328	9.6%
Total covered employment	44,962	100%
All other industries	13,729	30.5%

Source: Washington Employment Security Department, Covered Employment (QCEW)

Douglas County is similar with agriculture (forestry, fishing) at 19.8%, local government at 18.8%, retail trade at 15.2% and accommodations and food services at 8.4%.[42]

Unemployment

Unemployment in the region is typically higher than the state average; however, it has decreased significantly since 2014. Historically higher unemployment is largely a result of the seasonal nature of the county's biggest employer agriculture, forestry, and fishing.

[40] Census Bureau, 1-Year ACS 2014 & 2024, Table S1501
[41] Washington Office of Financial Management
[42] Washington Office of Financial Management

Table8-2
Unemployment Percentages

Region	2014	2019	2024
Chelan County	6.0%	5.3%	4.7%
Douglas County	6.9%	6.1%	5.1%
Washington State	5.9%	4.2%	4.5%

Source: Bureau of Labor Statistics, Local Area Unemployment Statistics

Income Levels

Median household income measures all sources of income – wage/salary, investments, rents, pensions, transfer payments. The median household income is the value at which 50% of households in Chelan are below and 50% are above. Households are different from families, since they may contain unrelated people living together or single inhabitants in a dwelling. Household income in 2023 was estimated to be $84,430 for Chelan County as compared to $94,553 for Washington State[43].

Average Annual Wage by Industry

The total covered payroll in 2024 in Chelan County was approximately $2.59 billion. The average annual wage was $57,539 or 62.2 percent of the state average of $92,467.[44]

Table8-3
Top Five Industries by Payroll in 2024

Chelan County Sector	Countywide Payroll	Percent of Payrolls
1. Local government	$555,769,034	21.5%
2. Healthcare and social assistance	$549,333,976	21.2%
3. Agriculture, forestry and fishing	$286,685,187	11.1%
4. Construction	$255,146,501	9.9%
5. Retail trade	$166,971,244	6.5%
Total covered payrolls	$2,587,071,256	100%

[43] Washington Office of Financial Management
[44] Washington State Employment Security Department Overview

Chelan County Sector	Countywide Payroll	Percent of Payrolls
All other industries	$773,165,313	29.9%

Source: Washington Employment Security Department, Covered Employment (QCEW)

Although agriculture was clearly the largest job provider in Chelan County in 2024, with 17.3 percent of total covered employment; local government and healthcare & social assistance each provided a payroll over $500 million, ranking these industries first and second out of 22 industries/categories in wages and accounting for 21.5 and 21.2 percent, respectively. More than one out of every five dollars earned in Chelan County is earned in local government, and another one out of five dollars is earned in health services (i.e., at a doctor/dentist's office, in a hospital, nursing home, vocational rehab facility, etc.).[45]

Overall, in terms of employment, Chelan County's economy has grown 1.7 percent since 2019. Table 8-4 displays the top 15 fastest growing industries during this period. Of these top 15, four are from the Healthcare and Social Assistance sector, another four are from the Manufacturing sector, and two each from the Construction and Retail Trade sectors. In manufacturing, the Other Aluminum Rolling, Drawing, and Extruding went from virtually no presence, four jobs in 2019, to over 100 jobs in 2024 and several other industries went from less than 100 jobs to multiple hundred in 2024 including Lessors of Other Real Estate Property and Electronic Connector Manufacturing.

Table 8-4
Top 15 Fastest Growing Industries by Employment, 6-digit NAICS, 2019–2024

NAICS	Industry Name	2019	2024	Change	% Change
531190	Lessors of Other Real Estate Property	71	362	291	409.9%
622110	General Medical and Surgical Hospitals	3,670	3,953	283	7.7%
445110	Supermarkets and Other Grocery Retailers (except Convenience Retailers)	675	882	207	30.7%
237310	Highway, Street, and Bridge Construction	151	353	202	133.8%
621498	All Other Outpatient Care Centers	290	484	194	66.9%
334417	Electronic Connector Manufacturing	61	246	185	303.3%
238212	Nonresidential electrical contractors	184	351	167	90.8%
485113	Bus and Other Motor Vehicle Transit Systems	317	439	122	38.5%

[45] Washington State Employment Security Department

NAICS	Industry Name	2019	2024	Change	% Change
331318	Other Aluminum Rolling, Drawing, and Extruding	4	122	118	2950.0%
321215	Engineered Wood Member Manufacturing	35	153	118	337.1%
611210	Junior Colleges	199	316	117	58.8%
455211	Warehouse Clubs and Supercenters	490	600	110	22.4%
624120	Services for the Elderly and Persons with Disabilities	365	470	105	28.8%
621910	Ambulance Services	29	122	93	320.7%
312130	Wineries	350	439	89	25.4%

Source: Data Tactical Group 2024

Cost of Living Index for Selected Cities

Data collected for Chelan County indicates that Chelan County is less expensive to live in than Washington State but more than the US average. The index measures relative price levels for consumer goods and services in those participating areas; it does not measure inflation of price changes over time. A 'cost of living index' above 100 means that community is more expensive than the US average; below 100 means that community is less expensive than the US average.

Table8-5
Cost of Living

Washington State	121.9
Chelan County	107.6

Source: Sperling's Best Places 2024

Commuter Patterns

Chelan County is highly connected to surrounding Counties for workforce and employment opportunities. Of roughly 45,500 total employees, about 35% of Chelan County employees live and work in the county. Another 34% commute from outside the county to work in the county. The remaining 31% live in Chelan County but commute elsewhere for work.

III. Goals & Policies

GOAL ED 1: Encourage efforts to diversify the existing economic base to focus on long-term sustainable economic development throughout the County.

Goal Rationale: The diversification of the economic base through sustainable economic development can help provide expanded job opportunities as well as a healthy, stable and growing economy. Diversification will reduce negative impacts during shifts in industries and from seasonal employment.

Policy ED 1.1: Seek to attract businesses and industries that complement and build upon existing business and industry.

Rationale: Building upon relationships with existing business and industries can diversify the economic base and strengthen positions for existing businesses and industries. It can also stimulate living-wage job creation.

Policy ED 1.2: Incentivize development that creates local re-investment funds and provides jobs in the local community.

Rationale: Diversification and expansion of the County's economic base will expand job opportunities and bring additional resources for the growth and development of the County.

Policy ED 1.3: Maintain the County's rural economic base by permitting limited development in rural areas of industrial and natural resource land uses that are not suitable for urban areas, provided critical areas and surrounding land uses are protected and usage remains compliant with Washington Commerce expectations of land use impacts.

Rationale: Some industrial and natural resource based uses due to their nature are not appropriate to be located in urban growth areas but can be located within remote rural locations within the limits set by rural governmental services, and the protection of the rural character and critical areas. Some such usages could include agribusiness, energy/utilities, transportation and warehousing, along with accommodations, retail and professional/technical services, at a small scale. Said uses can play an important role in support of other industries and businesses in the County.

GOAL ED 2: Encourage the retention and growth of existing industries consistent with the comprehensive plan.

Goal Rationale: It is more advantageous to retain existing home-grown businesses than to seek out new businesses that may or may not relocate or expand to the County. The rapidly diversifying economy features many strong local businesses across all sectors with interest in expanding, opening new branches, and hiring more employees.

Policy ED 2.1: Promote local tourism activities by developing brochures and media advertisements, and supporting local and self-contained events.

Rationale: Marketing of recreational and tourist amenities supports year-round tourism and the relocation of businesses to this area.

Policy ED 2.2: Support ventures in resource tourism and outdoor recreation that are financially viable, adaptable to changing conditions, and support existing local businesses.

Rationale: Support continued investments in signature places and spaces through ongoing maintenance or improvements to recreational features, leading to attracting more tourism.

Policy ED 2.3: The county should recognize the value of archeological and historic preservation to economic development initiatives. This includes promoting historic resources as a tourism resource, while ensuring alignment with state and federal obligations and best practices in preserving the county's cultural and historic resources.

Rationale: Historic and archaeological resources can increase a community's sense of place and contribute to local economies by drawing heritage tourists. Historic districts and cultural landmarks, for example, can serve as anchors for revitalization and job creation in rural regions.

Policy ED 2.4: The county will understand the economic and workforce circumstances of businesses in emerging sectors, such as healthcare, energy, and professional services, and seek to ensure a high quality of life and vibrant economy so these industries can continue to grow and serve their customers.

Rationale: There is a growing recognition that a thriving economy requires quality services and community amenities if it is to expect visitors to come to the region, and to retain existing residents.

GOAL ED 3: Accommodate and support efforts to diversify the agricultural economy.

Goal Rationale: Agriculture plays a significant role in the economic base of the County. Diversity of the agricultural economy strengthens the County's economic base against changes in the market, and workforce.

Policy ED 3.1: Strengthen and diversify the agricultural economy by promoting value-added agricultural activities such as food and beverage processing, eco-tourism, beverage manufacturing, and wineries/breweries and distilleries.

Rationale: The development of value-added agricultural activities can strengthen both the agricultural and tourism components of the County's economy.

Policy ED 3.2: Conserve and enhance existing agriculture efforts and support innovative farming approaches as an essential part of local and regional economy and food and farm product supply.

Rationale: By conserving existing agricultural lands and operations, the county helps maintain a resilient economic sector that is less vulnerable to external market shocks, changing environmental conditions, and development pressure. Additionally, local farms provide fresher, more nutritious food options while contributing to a more secure and stable food supply for local communities.

GOAL ED 4: Local economic development efforts should promote the advantages of working and living in Chelan County, such as availability of work, job security and stability, access to recreational and cultural activities, educational opportunities, quality health care, and affordable housing.

Goal Rationale: Quality of life factors play a role in attracting and retaining employees and businesses.

Policy ED 4.1: Promote and maintain open space, recreation, and cultural and heritage resources that are attractive to both local residents and visitors.

Rationale: These amenities and activities are key to the high quality of life enjoyed by County residents and are important in the retention and recruitment of business and industries.

Policy ED 4.2: Encourage economic development efforts that invite broad community participation and address the needs, concerns, rights and resources of a diversity of cultural groups.

Rationale: County residents come from a broad array of cultural backgrounds and should feel welcomed to express the greatest of what those cultures have to offer for the benefit of all residents.

Policy ED 4.3: Foster a diverse private-sector job base that supports attractive wages and facilitates the retention and expansion of existing businesses.

Rationale: The aim is to retain college graduates and relevant educational certificate holders from the area in addition to decreasing unemployment and under employment.

Policy ED 4.4: Support partnerships which expand vocational, post-secondary and higher education programs to promote a highly skilled, educated and technically trained work force.

Rationale: A technically skilled local labor force will help attract and retain industries paying family wage jobs.

Policy ED 4.5: Support a full range of human and social services necessary to encourage a strong local economy.

Rationale: Adequate human and social services are necessary to meet community needs and contribute to a complete list of services that industries and businesses seek for their employees when locating in an area.

Policy ED 4.6: Ensure an adequate housing supply for all income levels in a variety of housing types by ensuring the provision of middle-income and low-income housing.

Rationale: Adequate, affordable housing plays an important role in retaining and attracting business and industry.

GOAL ED 5: Implement a regional and multi-jurisdictional approach to economic development.

Goal Rationale: A regional approach and a consolidation of efforts are key to the success of economic development for the County.

Policy ED 5.1: Coordinate with the Chelan County Port District and other surrounding economic development entities in the evaluation and ranking of economic Rationale: The Chelan Douglas Port District is a resource to use in making economic development decisions for the economic diversification of the County's economy.

Policy ED 5.2: Promote economic development policies that discourage inter-jurisdictional competition for sales tax revenues.

Rationale: Competition within the region is an inefficient use of limited resources. Economic goals may have a higher chance of success through coordinated and consolidated efforts.

Policy ED 5.3: Pursue improvements to the region's air and land transportation systems to improve year-round accessibility through continued commitment of resources and the development of new projects.

Rationale: The region would benefit from improved transportation systems that provide greater accessibility of people, products, and services to the region.

Policy ED 5.4: Coordinate with adjacent jurisdictions to create an environment that is supportive and attractive to the internet/information technology industries.

Rationale: Chelan County will benefit from regional collaboration for the attraction of high technology industries of both large and small scale.

Policy ED 5.5: Coordinate with the region's cities to develop a process for siting major industrial developments outside urban growth areas, pursuant to RCW 36.70A.365

Rationale: The potential for the siting of major industrial development consistent with RCW 36.70A.365 and the comprehensive plan should not be precluded.

GOAL ED 6: Establish a regulatory climate favorable for economic development.

Goal Rationale: Many factors make up a positive economic climate. Economic development requires policies of positive and predictable support and encouragement for private investment.

Policy ED 6.1: Support the retention of redevelopment of existing industrial areas by economic development agencies.

Rationale: Industrial development and retention of existing industrial activities helps diversify the economy within rural areas.

Policy ED 6.2: Support development of tourism and recreational uses on both public and private lands.

Rationale: Because of its extraordinary geography, the County has many areas with potential for recreational and tourism development. Identification of specific sites requires the assistance of the County.

Policy ED 6.3: Streamline the permitting process and provide the public with excellent customer service.

Rationale: A streamlined permitting process with a customer service approach towards the public helps to provide a positive environment for economic development and a greater degree of certainty in the permitting process.

Policy ED 6.4: Develop and maintain a regulatory system that is fair, understandable, coordinated, and timely.

Rationale: The county should work to ensure that the Chelan County Code is an understandable, accessible, and user-friendly document, maintains enough flexibility to allow for timely responses to unanticipated and desirable developments by eliminating unnecessary procedures.

Policy ED 6.5: Evaluate economic development and resource use implications as part of land use planning, transportation planning, infrastructure planning, and environmental planning projects and in the determination of urban growth boundaries.

Rationale: Consideration of economic development in the process of planning for growth and development is necessary to build sustainable, healthy communities.

Policy ED 6.6: Support economic development by providing adequate levels of infrastructure and promoting technological advancements in public service and facility systems.

Rationale: This will enable the County to meet the demands of growth as these facilities and services are needed.



CHAPTER 9
PARKS AND RECREATION ELEMENT

The Parks and Recreation Element is replaced by the Recreation Element Parks, Recreation, and Open Space (PROS) Plan included in Appendix K.

CHAPTER 10
SHORELINE ELEMENT

I. Introduction

The Growth Management Act considers the goals and policies of a Shoreline Master Program (SMP) developed under the Shoreline Management Act to be an element of the Comprehensive Plan, and the Shoreline Master Program development regulations to be a component of a jurisdiction's GMA development regulations.

This Element was updated and approved by the Department of Ecology September 30, 2021.

CHAPTER 11
TRANSPORTATION ELEMENT

Executive Summary

Over the past century, the Chelan County has grown into one of Washington's most attractive destinations and places to live. This Transportation Element aims to provide a 20-year vision for Chelan County's transportation system, which respects the region's history and character and supports anticipated growth through 2046.

The overall vision for Chelan County's Transportation Element is to provide a safe, balanced, and efficient multi-modal transportation system that serves anticipated local and regional growth. Guidance from county staff, the Board of County Commissioners, the Chelan-Douglas Transportation Council, stakeholders, and citizens helped identify six goals, which serve as the foundation for this plan:

- **Maintain existing transportation facilities** in a state-of-good-repair to ensure their continued function, which is critical to achieving all the county's mobility goals
- Create a transportation network that can be **shared safely by all users** and that provides sufficient access for emergency response
- Plan for a system that is **financially viable**, including consideration of lifecycle costs in infrastructure investments and leveraging outside funds wherever possible to maximize community benefits
- Provide a transportation system that **complements existing and planned land uses**, supports farm-to-market and recreational tourism needs, and balances economic development with existing users
- **Avoid and minimize negative environmental and societal impacts** from the transportation system and enhance the natural and social environment when possible
- **Coordinate with a broad range of groups** (including local, state, and regional agencies, key stakeholders, businesses, and the public) to develop and operate the transportation system.

The Transportation Element sets a framework for understanding, prioritizing, measuring, and creating a transportation network to help Chelan County achieve its vision. This chapter includes seven sections:

11.1 – Introduction:
Describes the purpose of the Transportation Element and the planning requirements it needs to address. Also provides an overview of Chelan County's position in the state and related planning efforts.

11.2 – Conditions and Trends:
Describes conditions for all travel modes in the existing transportation system. This section also identifies challenges and trends that may affect Chelan County's transportation network in the future.

11.3 – Maintaining Our System:
Describes how the county operates and maintains its transportation system, including ongoing programmatic activities and expenditures. This section discusses best practices in state of good repair.

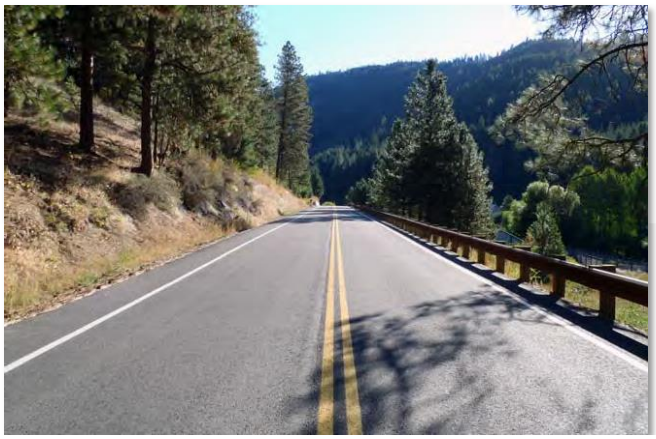
11.4 – Transportation Goals and Policies:
Explains the county's vision for transportation and the goals and policies that serve as the basis for this Transportation Element.

11.5 – Future Transportation Vision:
Details on how to accommodate each travel mode and establish the county's multimodal level of service (MMLOS) standards.

11.6 – Capital Plan:
Provides the 20-year capital plan based on the community's values expressed in the transportation goals and layered network.

11.7 – Implementing the Transportation Element:
Evaluates Chelan County's financial conditions over the next 20 years and provides guidance on plan implementation.

To serve as a useful document for all residents and staff of the county, this Transportation Element focuses on the county's vision and the projects and programs intended to meet that vision. Technical and supporting information are available in the Appendix L.



11.1 Introduction

Chelan County, named for the Salish word for "deep water," is a county rich in history and natural beauty. Aided by tourist destinations like Lake Chelan and the city of Leavenworth and economic drivers like the fruit industry, the county has grown over the past century into one of Washington's most attractive destinations and places to live.

This Element aims to provide a 20-year vision for Chelan County's transportation system, which respects the community's history and character and supports anticipated growth through 2046.

I. Purpose

The overall vision for Chelan County's Transportation Element is to provide a safe, balanced, and efficient multi-modal transportation system that serves anticipated growth. Guidance from county staff, the Board of County Commissioners, stakeholders, and citizens helped identify several key priorities:

- **Maintain existing transportation facilities** in a state of good repair to ensure their continued function, which is critical to achieving all the county's mobility goals
- Create a transportation network that can be **shared safely by all users** and that provides sufficient access for emergency response
- Plan for a system that is **financially viable**, including consideration of lifecycle costs in infrastructure investments and leveraging outside funds wherever possible to maximize community benefits
- Provide a transportation system that **complements existing and planned land uses**, supports farm-to-market and recreational tourism needs, and balances economic development with existing users
- **Avoid and minimize negative environmental and societal impacts** from the transportation system and enhance the natural and social environment when possible
- **Coordinate with a broad range of groups** (including local, state, and regional agencies, key stakeholders, businesses, and the public) to develop and operate the transportation system.

The Transportation Element sets a framework for understanding, prioritizing, measuring, and creating a transportation network to help Chelan County achieve its vision.

II. Planning Requirements

Chelan County's regional location and geographic diversity influence the type and magnitude of the demands put on its transportation system. The county encompasses Lake Chelan, Leavenworth's Bavarian village, several major forests and mountains, many farm-to-market connections, and many other destinations. The county is bordered by the Columbia River to the east and the Cascades to the west. US 2 connects Chelan County to King County in the west and Douglas County in the east while US 97 links Chelan County to Kittitas County in the south and Okanogan County to the north.

Figure 11-1 shows the location of Chelan County in its statewide and regional setting.

As part of the public engagement process, the following agencies and stakeholder groups were interviewed to provide feedback and input for the Transportation Element update:

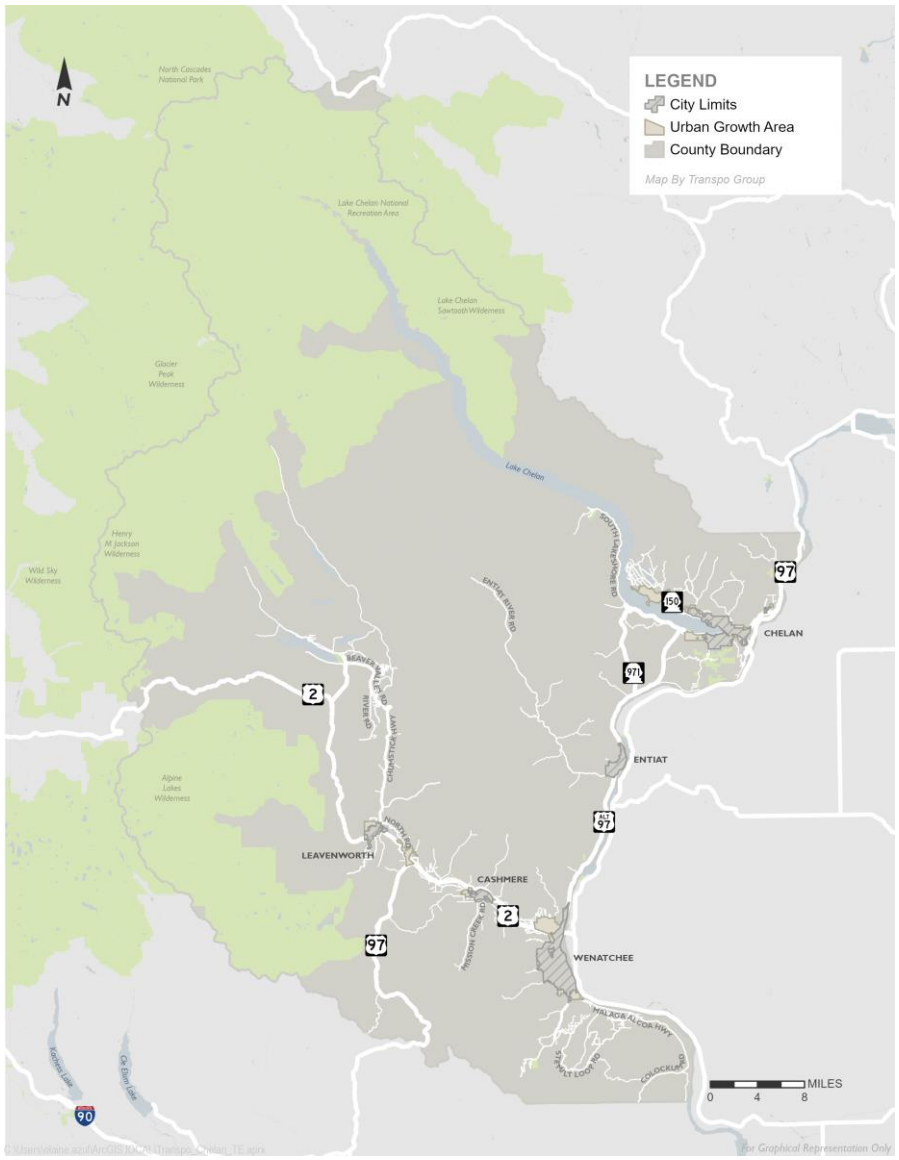
- Ballard Ambulance
- Chelan County Public Utility District
- Chelan-Douglas Transportation Council
- City of Leavenworth
- City of Wenatchee
- LINK Transit
- North Central Washington Libraries
- People for People
- Thriving Together North Central Washington
- Wenatchee School District
- Wenatchee Valley Fire
- WSDOT

Note that additional individuals, groups, and agencies were contacted for interviews, but responses to the interview requests

Chelan County coordinates its transportation planning with a variety of jurisdictions, agencies and stakeholder groups. Through a robust public engagement process, the update of the Chelan County Transportation Element was discussed with several stakeholder groups and public agency partners. Feedback gathered from these groups was used to inform the update to the Transportation Element.

In addition to the public participation process conducted for the 2026-2046 Chelan County Comprehensive Plan update, a transportation-focused outreach effort was conducted to gather feedback from key stakeholders and the community which were used to shape the Transportation Element update. Strategies through which feedback was collected included Chelan County staff workshops, an online survey, and countywide pop-up events, including a table at the Chelan County Fair in September 2025. Open houses were also held throughout the county (in coordination with the Comprehensive Plan update process) to gather community input on the transportation needs and priorities for the county. The feedback gathered throughout the process was used to develop the transportation network vision outlined in this chapter.

Figure 11-1
Regional Map



Other Plans

As part of this planning process, several local, regional, and statewide transportation plans and documents were reviewed to determine how Chelan County's transportation network aligns with the transportation vision aligns with that set forth by adjacent agencies. This section summarizes some of the key regional plans reviewed.

Growth Management Act

Washington State's Growth Management Act(GMA) requires communities to prepare a transportation element that ties directly to the county's comprehensive plan, land use decisions and financial planning. This Transportation Element Update fulfills that mandate and includes the following elements, as required by RCW 36.070A.070:

- Existing travel conditions and land use assumptions used in estimating future travel conditions
- Estimated travel impacts on state-owned transportation facilities
- Inventory of existing facilities
- Assessment of future facility needs to meet current and future demands
- Multi-year plan for financing proposed transportation improvements
- Forecasts of traffic for at least 10 years based on adopted land use plan
- Multimodal Level of Service (MMLOS) standards for arterials, active mode facilities, and public transportation, including actions to bring deficient facilities into compliance
- Transportation Demand Management (TDM) strategies
- Identification of intergovernmental coordination efforts
- A pedestrian and bicycle component that includes collaborative efforts to identify and designate planned improvements for pedestrian and bicycle facilities and corridors that address and encourage enhanced community access and promote active transportation.

Additionally, given the status of US 2 as a major transportation corridor that travels through Chelan County, this plan aims to coordinate with the Washington State Department of Transportation (WSDOT) and adjacent counties to ensure that this critical corridor can continue toadequately serve the region's needs.

Transportation 2050 – Chelan and Douglas Counties

The Regional Transportation Plan *Transportation 2050*, prepared by the Chelan-Douglas Transportation Council, lays out the long-term goals for growth management, economic, and transportation issues.

The plan identifies four goals for determining the effectiveness of the regional transportation system:

1. **The transportation system accommodates planned growth** – Coordinate land development with the transportation network to ensure that long-term growth and increases in travel demand in Chelan and Douglas Counties can be accommodated by existing and planned infrastructure.
2. **The transportation system provides multimodal mobility, accessibility, and connectivity** – Balance the needs of vehicles, public transit, and active transportation users within the roadway network to allow for mobility, accessibility and connectivity for all travel modes, especially within the context of surrounding land uses.
3. **The transportation system is safe for all users** – Design and implement transportation improvements that prioritize roadway safety for all users and evaluate the benefits and impacts of proposed design treatments on all travel modes.
4. **The transportation system supports community and economic development plans** – Leverage transportation improvements as an opportunity to encourage community and economic development.

Douglas County Comprehensive Plan Transportation Element

Douglas County borders Chelan County directly to the east and since Wenatchee and East Wenatchee are so close in proximity, the workforce, business markets, and residents often cross county boundaries. The planned modal networks and project recommendations identified in the Douglas County transportation element were reviewed and considered as part of the update to the Chelan County Transportation Element to ensure consistency between the two adjacent counties.

The land use pattern in the Transportation Element determines the demand for travel to, from, and through various locations. Therefore, the transportation element has been integrated with other elements of the plan to ensure consistency. Land use forecasts developed and analyzed as part of the Chelan County Transportation Element considered land use growth in jurisdictions throughout the CDTC region, including Douglas County, Wenatchee, and East Wenatchee.

Additional Plans

Other local plans and documents that were reviewed include:

- Cashmere Area Transportation Study
- Chelan County Six-Year Transportation Improvement Program
- Chelan County 2017 Transportation Element
- Chelan County ADA Self-Evaluation & Transition Plan
- Chelan County Roadway Safety Plan
- Chelan County Multimodal Pathways Plan

- Chelan-Douglas Transportation Council 2026-2031 Regional Transportation Improvement Program
- Chelan-Douglas Transportation Council Regional Bicycle Plan
- Chelan-Douglas Transportation Council Coordinated Mobility Plan
- Chelan-Douglas Transportation Council South Wenatchee Bicycle Connectivity Study
- City of Cashmere Comprehensive Transportation Plan
- City of Wenatchee Comprehensive Plan Transportation Element
- Entiat Shoreline Public Access Plan
- US 2 Upper Wenatchee Valley Transportation Corridor Study
- Wenatchee Valley Urbanized Area Freight Study

III. Role of the Transportation Element

The Transportation Element provides a framework that outlines the policies, projects, and programs necessary to implement Chelan County's vision of future mobility. The Transportation Element also projects the financial environment for transportation investments out to 2046.

In essence, the Transportation Element informs the prioritization of projects by identifying the types of investments the county should make to support future travel demand and achieve the established transportation networks. The plan and recommendations contained herein have been developed in alignment with the community's values and financial resources.

IV. Plan Organization

This Transportation Element includes six sections in addition to **11.1 – Introduction**:

11.2 – Conditions and Trends:

Describes conditions for all travel modes in the existing transportation system. This section also identifies current challenges and trends that will affect Chelan County's transportation network in the future.

11.3 – Maintaining Our System:

Describes how the county operates and maintains its transportation system, including ongoing programmatic activities and expenditures on into the future. This section discusses best practices in state of good repair.

11.4 – Transportation Goals and Policies:

Explains Chelan County's vision for transportation as well as the goals and policies that form the basis for the Transportation Element.

11.5 – Transportation Vision:

Details how to accommodate each travel mode and establishes the county's qualitative transportation level of service standards.

11.6 – Capital Plan:

Provides the 20-year transportation investment list which reflects on the community values expressed in the transportation goals and modal networks.

11.7 – Implementing the Transportation Element:

Evaluates the county's financial conditions over the next 20 years and provides guidance on transportation plan implementation.

11.2 Conditions and Trends

I. Existing Conditions

This section describes how people use Chelan County's transportation network today and how that may change over the next 20 years as the region grows. The way people travel is influenced by the land use, travel corridors, and key destinations where people live, work, play, shop, and recreate.

Land Uses and Key Destinations

The places where people live, work, and play are impacted by how a county and its communities guide where development occurs. The Land Use Element of this Comprehensive Plan provides the guidance mentioned here. It is important to consider land use when planning for transportation because it provides insight into areas where more people may concentrate their travel. Figures 11-2 through 11-4 show some of the many key destinations throughout the county. These figures include recreational, educational, and employment locations.

The incorporated cities in Chelan County are Cashmere, Chelan, Entiat, Leavenworth, and Wenatchee. Wenatchee is the largest of these cities and the hub of commercial activity. The cities of Chelan and Leavenworth act as the centers of recreational tourism. Even within these denser communities, the majority of homes are lower-density single family detached structures.

Agricultural and industrial developments are located throughout Chelan County which include farms, orchards, and fruit packing warehouses, particularly along the US 2 and SR 97 corridors. Large stretches of the southwest and northwest portions of the county are highly mountainous, with the Okanogan-Wenatchee National Forest and the Lake Chelan National Recreation Area comprising large areas of public land.

It is important to consider that areas of commercial, industrial, and dense residential land use within the cities, urban growth areas (UGAs), and local areas of more intense rural development (LAMIRDs) tend to have more concentrated trips and can be supportive of alternative modes of travel such as transit, walking, and biking, whereas more rural areas tend to have dispersed trip patterns that are often best accommodated by car or truck. In the following pages, some of the county's key destinations and land uses are described and mapped.

Chelan/Manson Vicinity

Many residents and visitors alike enjoy the lake and adjacent parks to recreate outdoors in the Chelan/Manson vicinity which serves as a gateway to the Lake Chelan National Recreation Area. Various parks, piers, and boat launches provide access to the lake. The parks along the lake generate significant amounts of vehicle traffic in addition to the non-motorized uses at the parks themselves. South Lakeshore Road and SR 150 (along the north shore) serve as cycling routes for residents and visitors in addition to being active motorways.

Besides being a popular tourist and recreation destination with numerous vineyards and wineries, the City of Chelan is also a key employment center. Some major employers are situated in eastern Chelan, specifically agriculture and produce distributors.


Lake Chelan, Chelan

This area also contains two of the four airports in the county: Lake Chelan Airport and Stehekin State Airport.

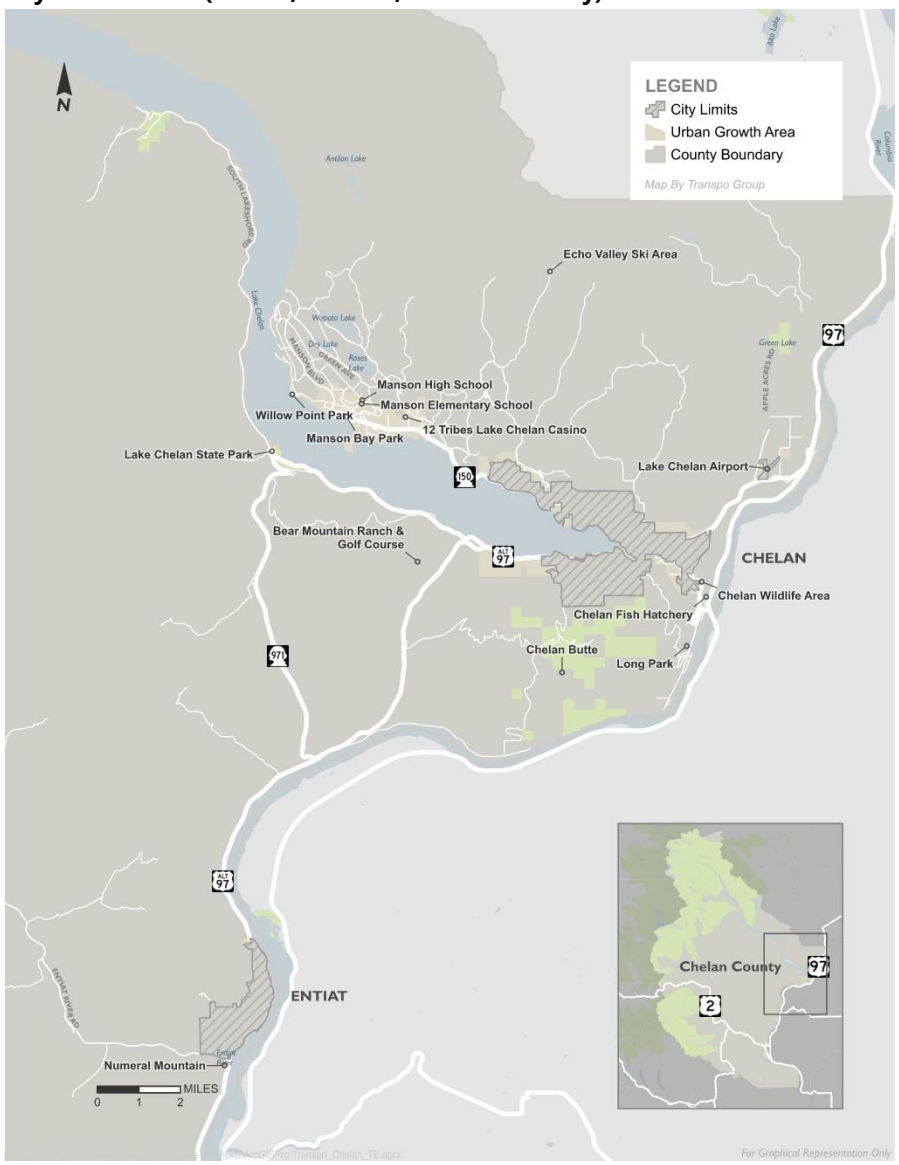
Lake Chelan Airport is classified as a general aviation public-use airport. This airport provides service for recreational seaplanes that land on and take-off from Lake Chelan. The airport is located approximately five miles northeast of the City of Chelan.

Stehekin State Airport is located five miles northwest of Stehekin on the northern edge of Lake Chelan. It provides access for private landowners and recreational users. The airfield provides an alternative mode of access to Stehekin for residents or visitors. It is also used as a staging area for firefighting and for emergency evacuations.

In addition, commercial water transportation in this area includes passenger boats, commercial barges and small boat service on Lake Chelan. For the communities of Stehekin, Lucerne, and Holden, barges provide the only means of transportation of large goods, fuel, building supplies, and vehicles.

Figure 11-2

Key Destinations (Chelan, Manson, & Entiat Vicinity)



Entiat Vicinity

Entiat is located along the Columbia River and acts as an eastern gateway to the Wenatchee National Forest. It is situated along SR 97A and lies between the cities of Chelan and Wenatchee.


Entiat Park, Entiat (Source: City of Entiat)

Between SR 97A and the Columbia River waterfront is a rail line operated by the Cascade and Columbia River Railroad, which creates a barrier to direct shoreline access. Entiat's *Waterfront Master Plan* (2009) identifies a vision for activating undeveloped land between the rail line and the Columbia River to provide opportunities for commercial development and open space. In addition, the *Entiat Corridor Revitalization Plan* (March 2025) establishes a vision for potential improvements along SR 97A to promote future development along the corridor and identify opportunities to connect SR 97A with future waterfront development. A park and ride facility is proposed at the intersection of Entiat River Road and Entiat Way to provide alternative transportation options to city residents.

Entiat serves as one of the many recreational destinations in the county for visitors and residents with a developing recreational and commercial waterfront area near the Entiat City Park and many opportunities for boating and fishing. Entiat River Road provides access to the Wenatchee National Forest for biking, hiking, hunting, camping, horseback riding, and fishing.

Figure 11-3
Key Destinations (Chelan, Manson, and Entiat Vicinity)

Wenatchee/Sunnyslope Vicinity

The City of Wenatchee is the largest city in Chelan County. This city is a regional hub for employment, freight, residential, and commercial activity. The city borders the Columbia River, also the Chelan/Douglas County line. Access to East Wenatchee crossing the Columbia River is either on US 2/97 or SR 285 making it a key gateway to intercounty movement and transportation.

The Sunnyslope Subarea is a large, unincorporated community north of the Wenatchee River and US 2/97. Easy Street is classified as an Urban Minor Arterial and serves as primary access to the

Sunnyslope Subarea. Easy Street intersects US 2/97 at roundabout in the Olds Station neighborhood of the city and further west near the community of Monitor.



Wenatchee Ave, Wenatchee

South of Wenatchee, the community of Malaga is located along the south side of the Columbia River and currently developed with low- to medium-density residential housing. As part of the Comprehensive Plan update process, the Malaga area, currently identified as a LAMIRD, is being converted to an Urban Growth Area (UGA). Malaga Alcoa Highway is classified as an Urban Minor Arterial and Rural Major Collector and serves as the primary roadway connecting the Malaga community to the City of Wenatchee.

Railroads through the area provide opportunities for regional freight and passenger movement. The Columbia Station in downtown Wenatchee serves as one of two Amtrak stations in the county along its Empire Builder route as well as a transit center for the region's Link Transit bus service.

Currently, no scheduled commercial passenger service is provided at airports located within Chelan County; however, Pangborn Memorial Airport in Douglas County provides that service to Chelan County and its cities.

The City of Wenatchee serves as the county seat and hosts the WSDOT regional office and Chelan-Douglas Transportation Council. Wenatchee offers recreational areas that range from local parks to regional ones such as Confluence State Park. There are also many trails and non-motorized facilities for bicyclists and pedestrians. The Mission Ridge Ski Resort is located about 10 miles southwest of Wenatchee. The area also consists of retail and employment centers, larger retail centers, and other commercial areas that serve the city. Major produce distribution facilities supporting the region's agricultural land uses are located in the northeast part of the City of Wenatchee along SR 97A.

With a population of 35,500[46], the City of Wenatchee is served by the Wenatchee School District and the Wenatchee Valley College, which provides secondary education for students in the region. In terms of public services, the county's main hospital is also located in Wenatchee.

[46] United States Census Bureau. *Quick Facts Wenatchee City, Washington. 2025.* http://www.census.gov/quickfacts/table/PST045215/5377105

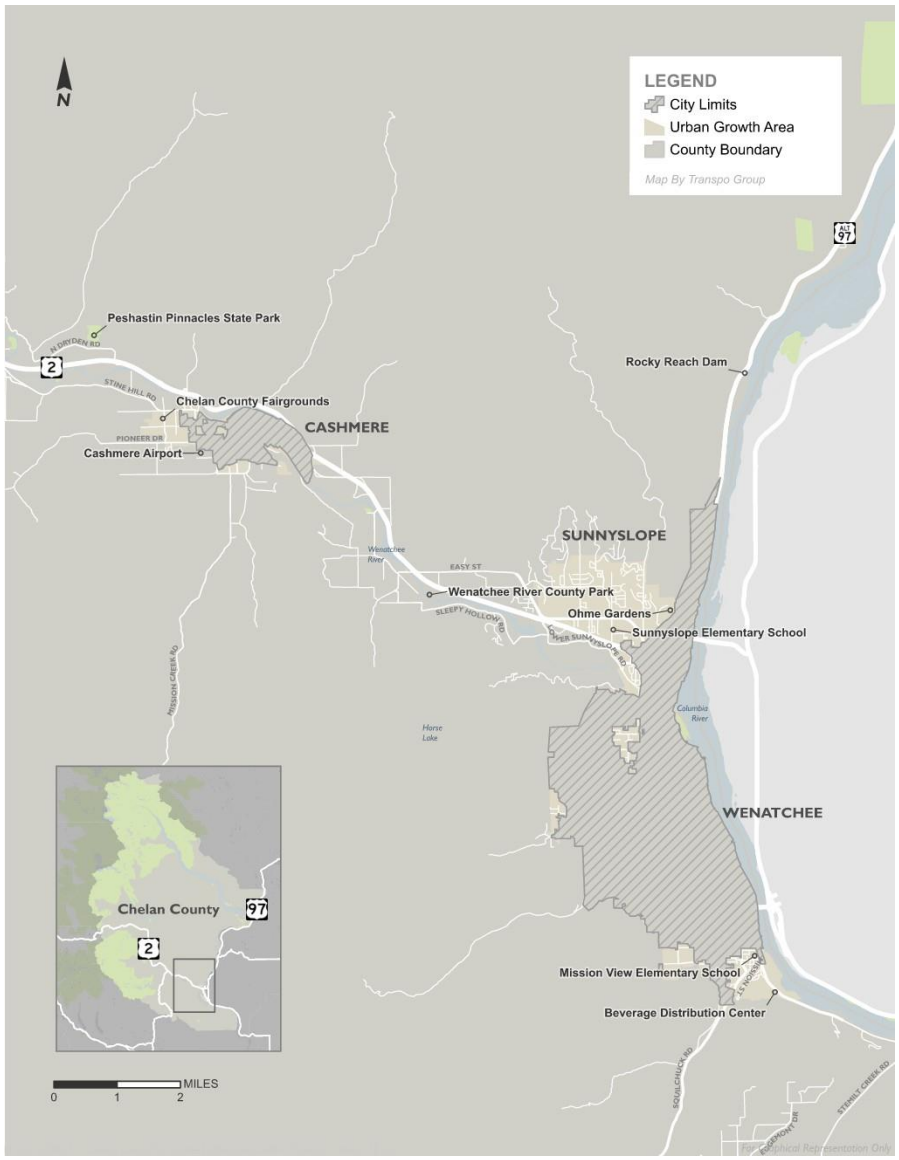
Cashmere/Monitor Vicinity

The Cashmere/Monitor vicinity serves as a major employment center for the large fruit and produce distributors in the region. The City of Cashmere has a historic downtown and provides many recreational amenities from local parks to mountain biking trails, to a museum that adds to Cashmere's character.

US 2/97, US 97A, and the railroad provide freight and passenger movement through and in the area. Additionally, Cashmere-Dryden Airport is located to the southwest of Cashmere. It is classified as a municipal and county-owned airport that accommodates general aviation operations.

There have been discussions to provide trail access through the area to connect Wenatchee through Cashmere and Monitor to Leavenworth creating an additional option for travelers through the region; Recent planning efforts by the Chelan-Douglas Transportation Council (CDTC) have made progress towards identifying an alignment for the planned multi-use path connecting these population centers within the region.

Figure 11-4
Key Destinations (Cashmere, Monitor, & Wenatchee Vicinity)



Leavenworth/Peshastin/Plain Vicinity

Leavenworth's Bavarian-styled main street is characterized as the historical city center and serves as a major attraction for residents and visitors alike. It features a mix of commercial, residential, and civic destinations, such as City Hall and the Upper Valley Museum. As a result, it generates high traffic volumes for all modes of travel – vehicle, pedestrian, bike, transit, and rail. The area is also home to a couple of major agriculture grower employers of the region.

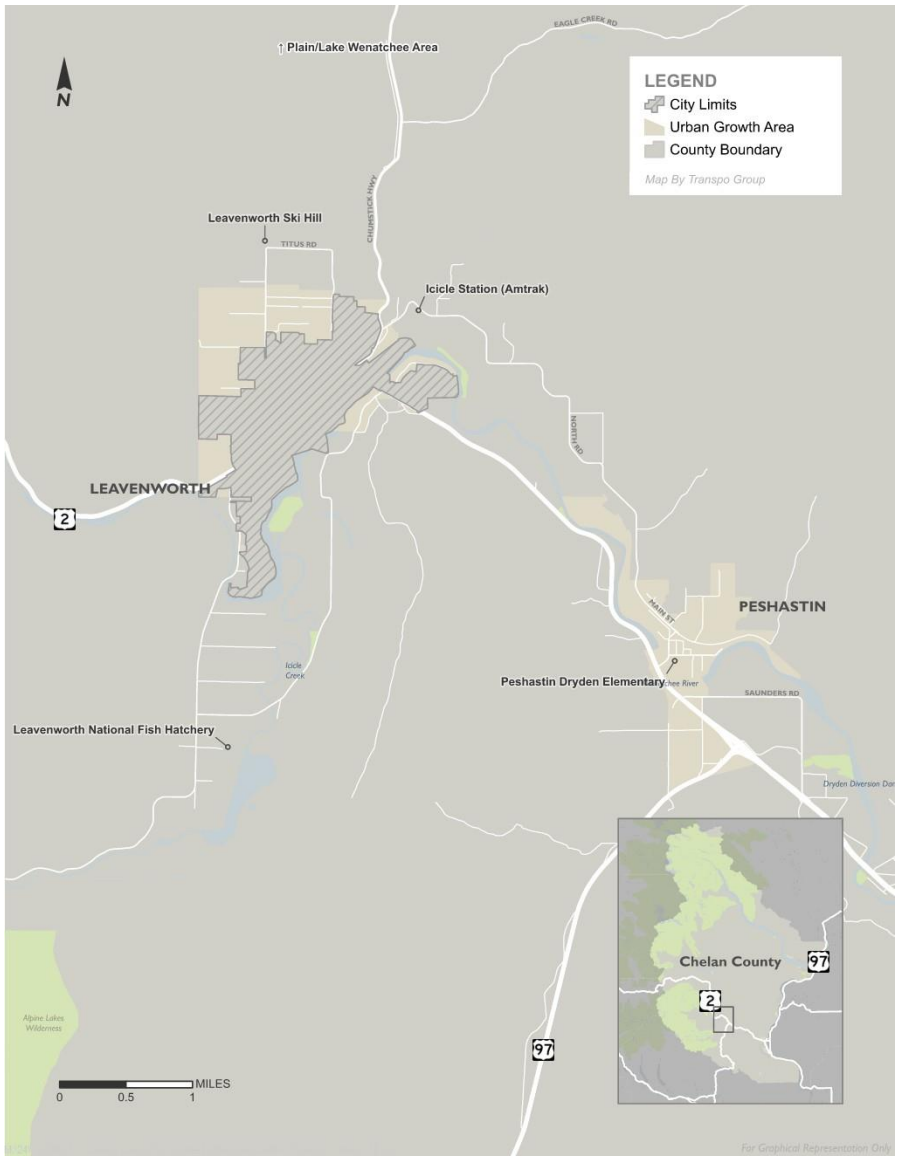

Downtown Leavenworth, Leavenworth

Many additional recreational attractions are located within this area such as parks, mountain bike trails, hiking trails, campgrounds, and Lake Wenatchee. The Okanogan-Wenatchee National Forest is also easily accessible through the Leavenworth and Plain areas.

US 2 divides Leavenworth primarily separating many of its residential units from its commercial core. US 2 provides access to Stevens Pass and Western Washington.

Lake Wenatchee State Airport, 16 miles northwest of Leavenworth and only a mile east of the lake, provides direct access to Lake Wenatchee. Icicle Station, located east of Leavenworth, is one of two Amtrak stations along its Empire Builder Route in Chelan County, providing interstate connectivity.

Figure 11-5
Key Destinations (Leavenworth & Peshastin Vicinity)



Transportation Network Overview

Chelan County possesses a rich and diverse mix of land uses and destinations that require a specialized transportation plan to ensure efficient mobility and accessibility throughout the county.

The transportation network accommodates many modes of travel, including walking, bicycling, public transit, and driving. Vehicular travel is still the primary mode for most travelers in and around the county.



US 97A, City of Chelan

Rural roads and highways form the foundation of the transportation network with roadways connecting the many communities in Chelan County. Additionally, intercity transit is available between and within many of these communities.

The incorporated cities have relatively well-connected street grids, while rural roadways with limited pedestrian amenities characterize the remaining areas of the county.

The United States Forest Service (USFS) maintains certain roadways within Chelan County. As county residents use USFS roadways, coordination between both parties is important to properly maintain these roadways.

This plan classifies Chelan County's roadways into freeways and expressways (highways), arterials, major and minor collectors, and local streets, as shown in Table 11-1 and displayed in Figures 11-6 through 11-8. Examples of each roadway type and characteristic are also described below.

Table 11-1
Roadway Functional Classification

Roadway Type	Description/Purpose	Examples
Freeways & Expressways (Highways)	Freeways are designed and constructed for mobility and long-distance travel. The freeway network links many major cities and urban growth areas throughout Chelan County.	• US-2 • US 97/97A • SR 285 • SR 150
Urban/Rural Minor Arterial	Minor arterials are designed for higher volumes, but tend not to be major travel ways. Minor arterial streets provide inter-neighborhood connections as well as connections to the regional freeways.	• Chumstick Hwy • Easy St, (within UGA), • Squilchuck Rd (within UGA) • Malaga-Alcoa Hwy
Urban/Rural Major Collectors	Collectors distribute trips between local streets and arterials and serve as transition roadways to and from commercial and residential areas. Collectors have lower volumes than arterials, and can include select traffic elements to balance experience for all modes. Urban and rural connectors differ in the areas that they serve.	• Manson Blvd • W Malaga Rd • N Dryden Rd • Entiat River Rd
Urban/Rural Minor Collectors	These smaller collectors link the major collectors to local roads, providing connections to rural communities throughout the county.	• Joe Miller Rd • Camp 12 Rd • Totem Pole Rd • Mission Creek Rd
Local Streets	Local streets are the lowest functional classification, providing circulation and access within residential neighborhoods and in accessing private properties	• Kimber Rd • Mountain Home Rd • Boetzkes Ave • Viewdale Ave, • Zager Rd

Figure 11-6 Functional Classification (Chelan, Manson, & Entiat Vicinity)

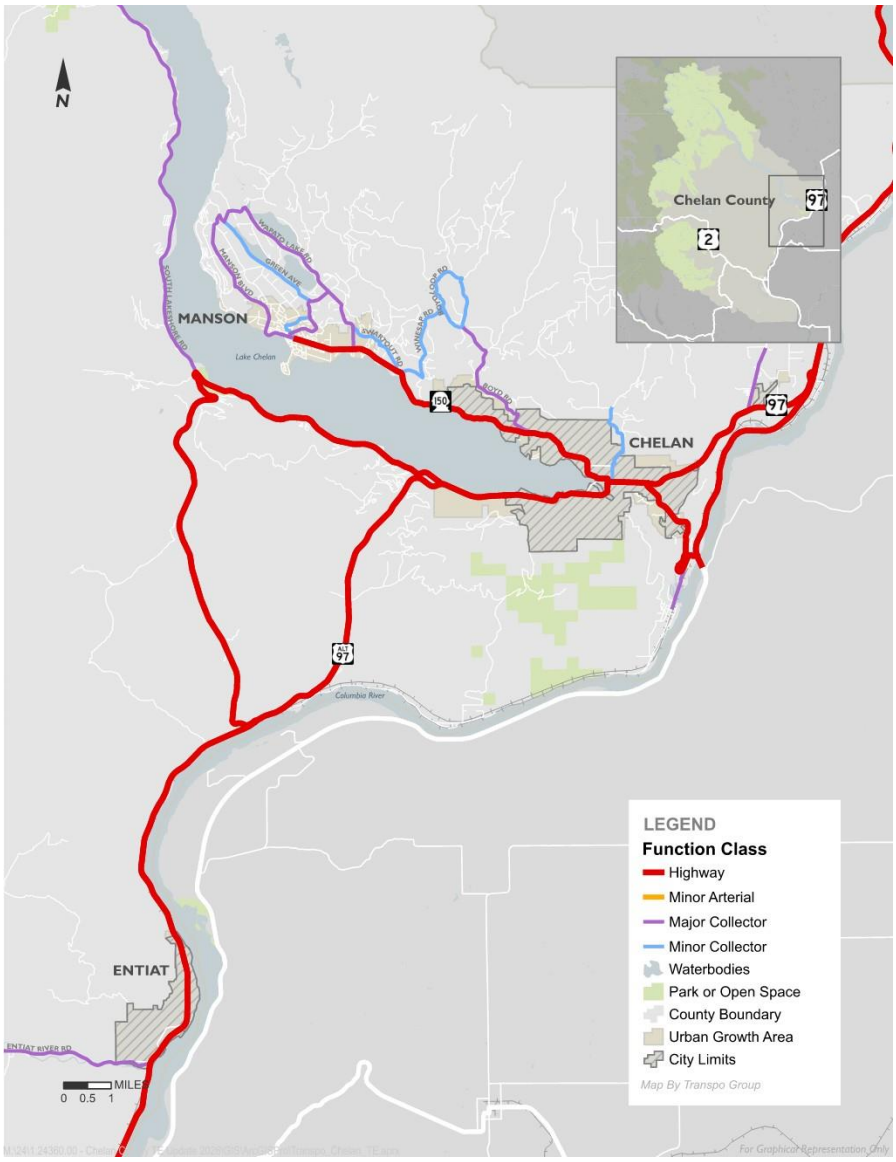


Figure 11-7 Functional Classification (Cashmere, Monitor & Wenatchee Vicinity)

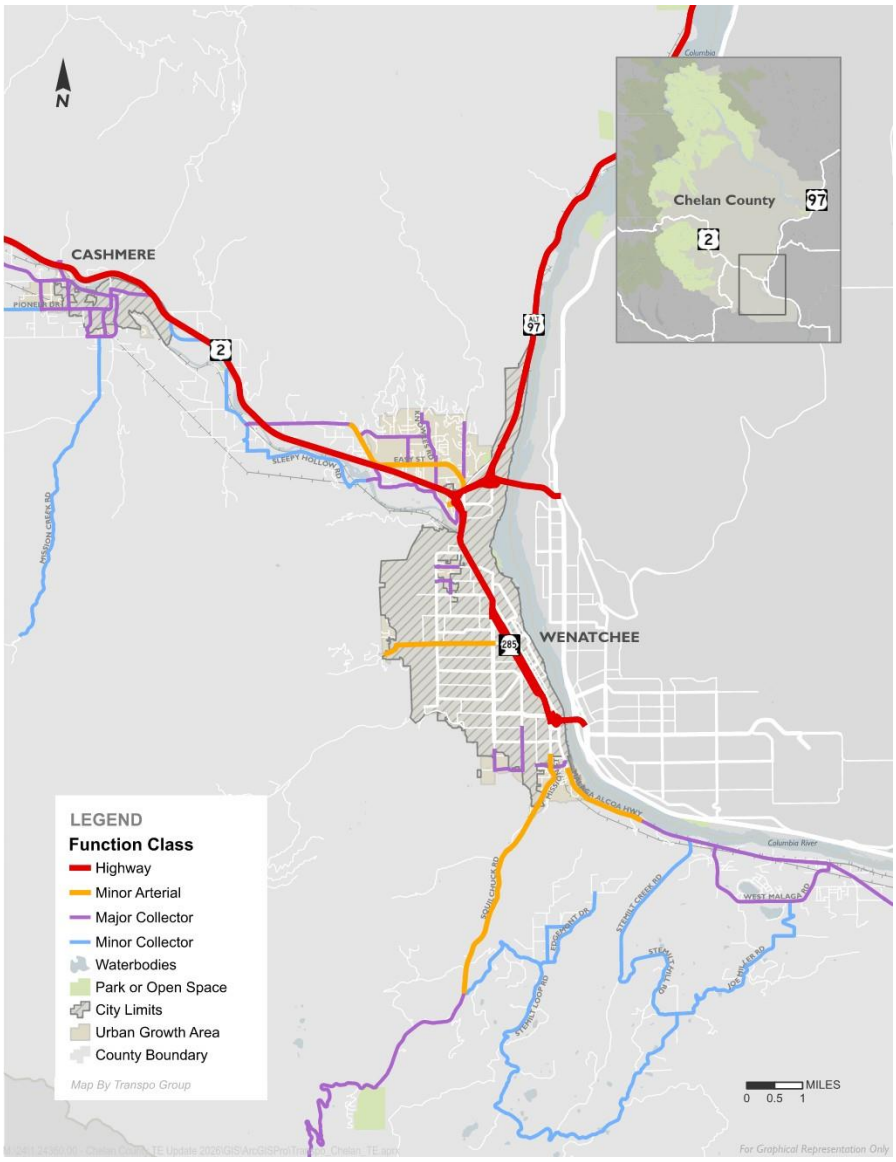
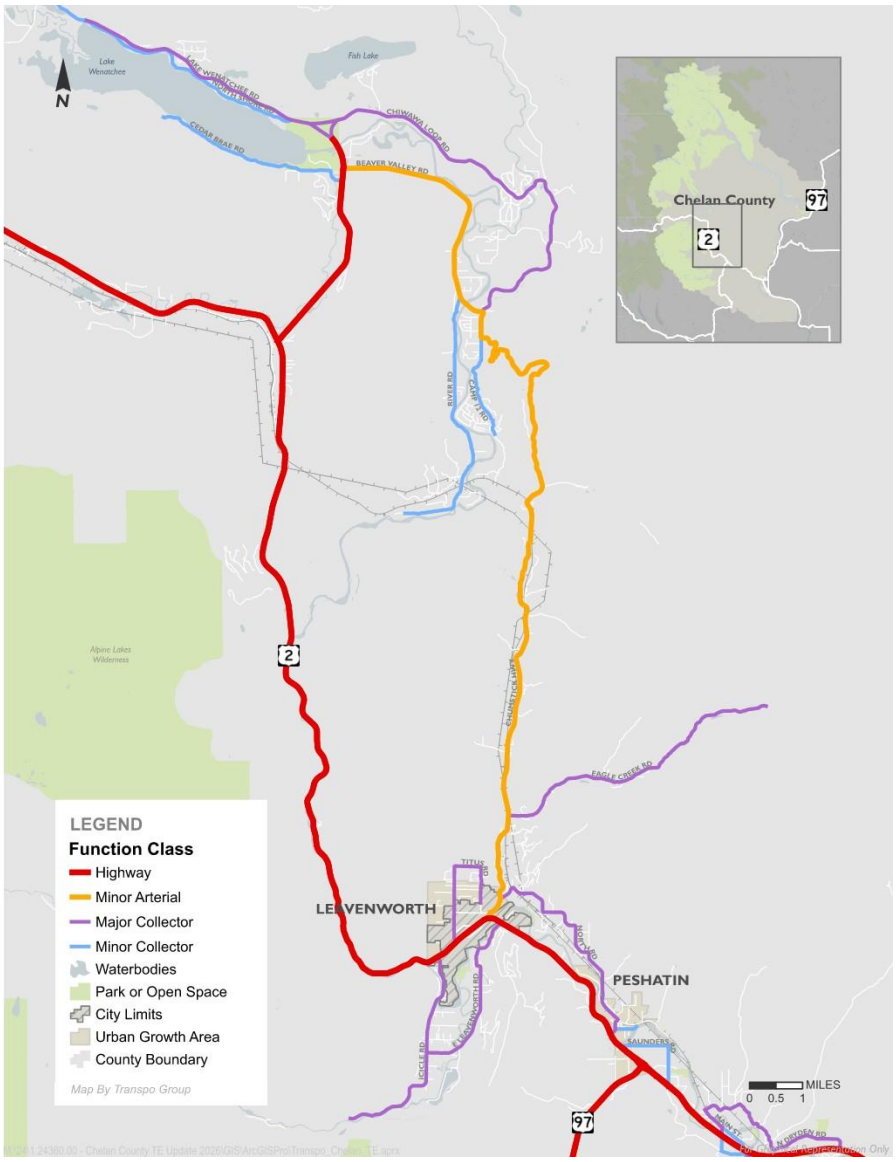


Figure 11-8 Functional Classification (Leavenworth, Peshastin, & Plain Vicinity)



Pedestrian and Bicycle Network

Provision of facilities for walking and biking is a goal for providing a functional, multimodal transportation system to accommodate all users. Residents and visitors walk and bike as part of their daily travel for many reasons. Children attending school, commuters taking the bus or connecting with a carpool to get to work, bicycle commuters, and senior citizens making mid-day trips, all require safe amenities.

Most of the walkable areas in Chelan County are in incorporated downtowns. Wenatchee, Chelan, Leavenworth, and Cashmere all enjoy walkable downtowns with complete sidewalk coverage.

Outside of these downtowns and in the unincorporated areas, pedestrian facilities are much more limited. Cashmere, Chelan, Entiat, Leavenworth, Manson, Peshastin, and Wenatchee are all identified in Transportation 2050 as communities with higher levels of pedestrian demand47. Nevertheless, based on feedback gathered from community members during public outreach events, many rural county roads also experience active transportation demands. County roadways noted by the community as experiencing higher levels of pedestrian/biking activity include:

- Chumstick Highway
- East Leavenworth Road
- Eagle Creek Road
- Totem Pole Road
- US 2 Hwy
- State Hwy 97
- Manson Blvd.
- E Wapato Way

Countywide, biking is accommodated on trails, and on shoulders along rural roadways. The scenic Apple Capital Loop Trail encircles a section along the Columbia River in and around Wenatchee and East Wenatchee. Other plans include increasing bicycle access and connectivity throughout the county. The county has incorporated "share-the-road" signs on several of its roadways that see a higher use of multi-modal transportation.

Figures 11-9 through 11-11 show the locations of existing pedestrian facilities and bike facilities in Chelan County. As shown, dedicated active transportation facilities are limited within the county and are primarily concentrated in UGAs (e.g., Sunnyslope, Manson, Malaga, and outside Cashmere).

[47] Transportation 2050. CDTC. Figures 3-7. Chelan Douglas 2050 Regional Transportation Plan

Figure 11-9
Existing Pedestrian & Bicycle Facilities (Chelan, Manson, & Entiat Vicinity)

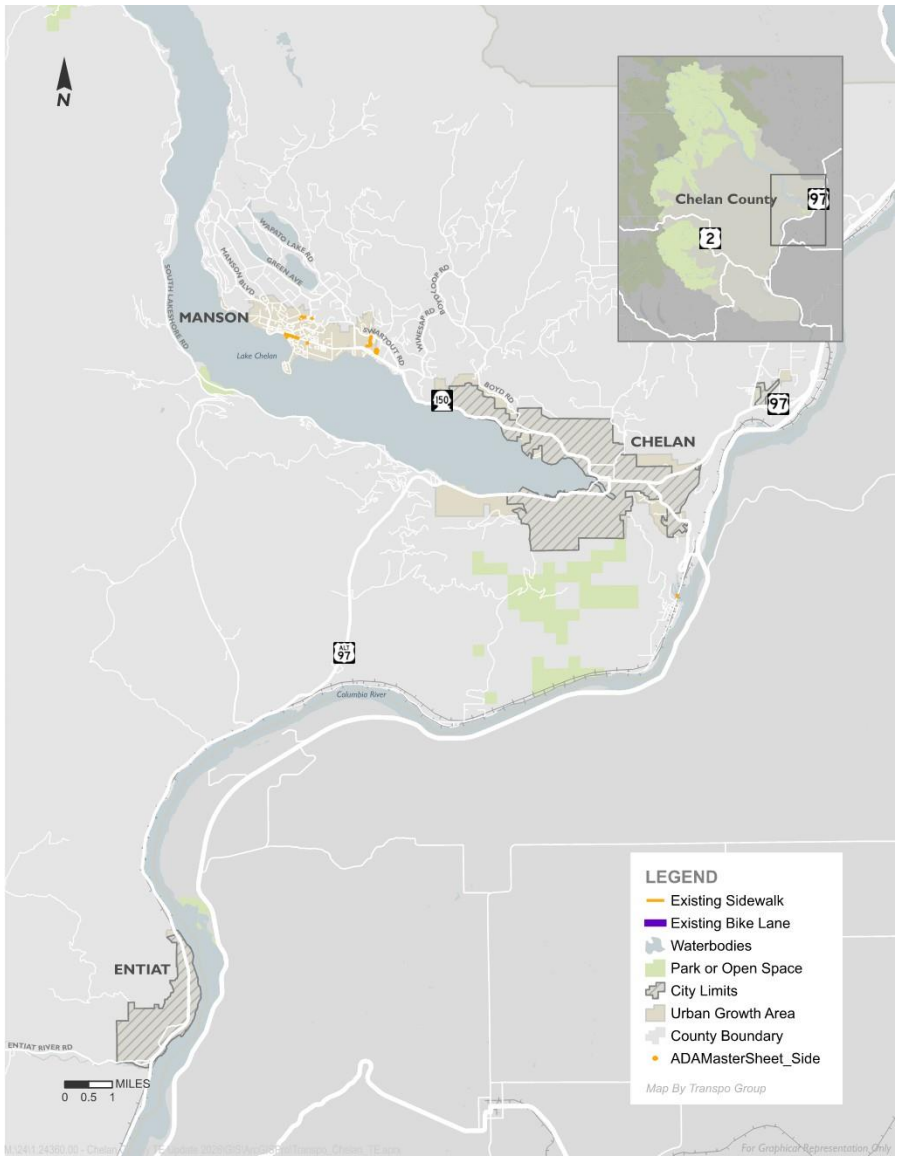


Figure 11-10
Existing Pedestrian & Bicycle Facilities (Cashmere, Monitor & Wenatchee Vicinity)

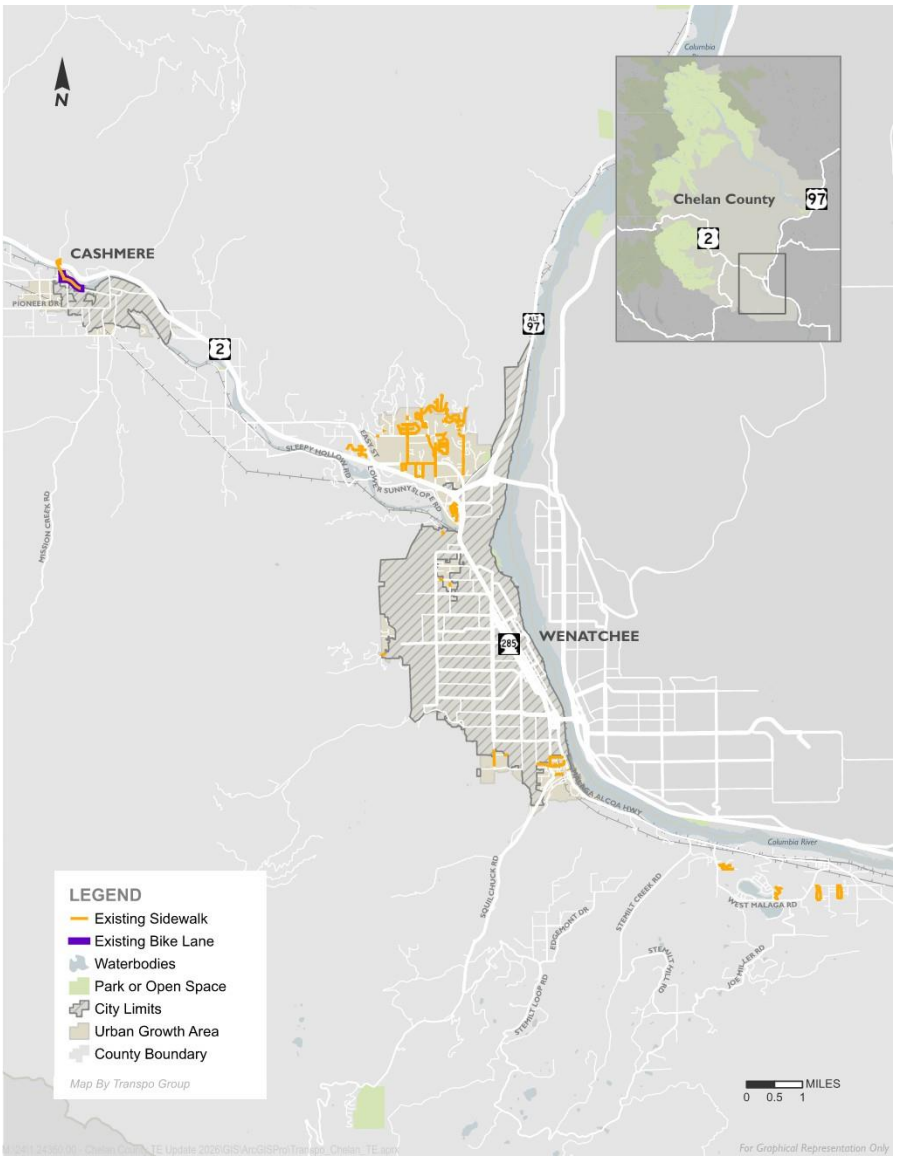
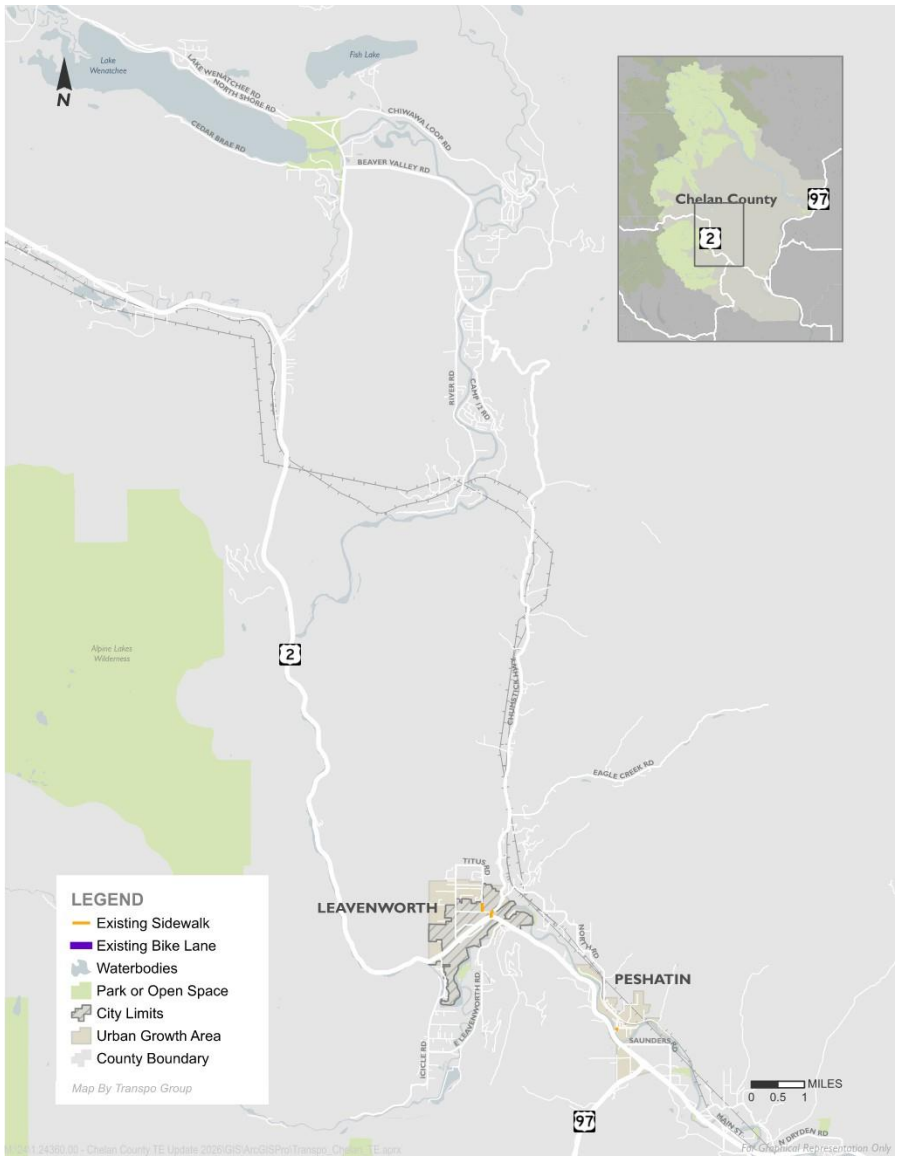


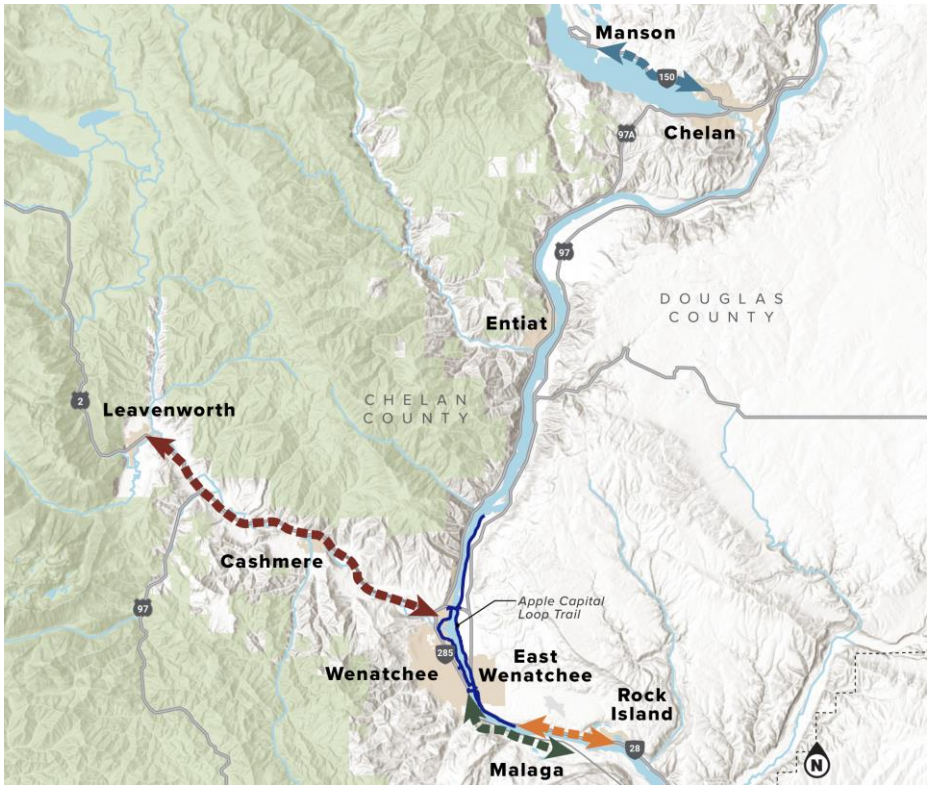
Figure 11-11
Existing Pedestrian & Bicycle Facilities (Leavenworth, Peshastin, & Plain Vicinity)



As part of *Transportation 2050,* CDTC identified a network of planned bikeways and pathways to accommodate bicycle travel throughout the region. While the majority of these facilities are identified in the Wenatchee/East Wenatchee urban area, Community Connector and Rural Connector routes are also identified between population centers to provide connectivity countywide.

In addition, CDTC prepared the *Chelan Douglas Pathways Master Plan (March 2026)*(March 2026) which further identified and evaluated potential alignments and concepts for multi-use pathway connections between several population centers within the region. Figure 11-12 shows the pathway connections evaluated as part of this study. The pathway connections in Chelan County are described in Table 11-2. These planning efforts indicate that providing pedestrian and bike infrastructure remains an important goal throughout the county.

Figure 11-12
CDTC Pathways Master Plan – Pathway Corridors



Source: Chelan-Douglas Pathways Master Plan (CDTC March 2026)

Table 11-2
Chelan-Douglas Transportation Council Regional Pathways Plan

Project	Description and Alignment
Chelan to Manson Pathway Corridor	This corridor will connect Chelan to Manson along the northern shoreline of Lake Chelan, beginning just east of the city of Chelan and terminating in Manson. The path is proposed along the south side of State Route (SR) 150.
Leavenworth to Cashmere to Wenatchee Pathway Corridor	This corridor will be routed along Highway 2 near the Wenatchee River. This pathway corridor connects to the Apple Capital Loop Trail in Wenatchee and crosses through Monitor, Cashmere, Dryden, and Peshastin before terminating in downtown Leavenworth.
Malaga to Wenatchee Pathway Corridor	This corridor is characterized by commercial and industrial uses at the west end in Wenatchee, which transitions to rural residential and agriculture toward Malaga. The planned Waterfront Park in Malaga and a new bridge, which will cross over the railroad tracks at Bridge Street and connect to the Loop Trail in South Wenatchee, are the two major destinations and logical endpoints on this corridor.
Wenatchee to Entiat to Chelan Corridor	The pathway and alignment for this corridor is still in the preliminary development stage, public outreach has not been started.

Transit Network

Link Transit provides local and intercity bus services throughout Chelan County. The majority of transit riders access this service by walking or parking at a park-and-ride lot or on-street parking and then connecting to transit. There are currently 9 Link Transit routes that provide daily service within Chelan County. Most of these routes currently have service frequencies of 30 minutes to 1 hour. Service is offered at all of Chelan and Douglas County's ten park-and-ride lots (Table 11-3), which are located adjacent to state routes. The approximate number of parking spaces provided at each park and ride lot is also provided in Table 11-3. Figures 11-13 through 11-15 show existing Link transit routes that operate within Chelan County.



Link Transit's Columbia Station, located in Wenatchee

Link Transit also operates LinkPlus, a paratransit service that operates as a dial-a-ride service based on pre-scheduled requests. This fulfills the Americans with Disabilities Act (ADA) mandate and is active within a ¾ mile radius of Link Transit's fixed route services in Cashmere, Chelan, Entiat, Malaga, Manson, Monitor, and Wenatchee. Link Transit also provides free Dial-A-Ride Transit (DART) services in Chelan and Leavenworth outside of the fixed-route service area.

Table 11-3
Park and Ride Location and Spaces

Lot Name	Location	Approx. Spaces	Bus Routes Served
Big Y	US 2 & SR 97	41 spaces	22
Columbia Station	Kittitas and Columbia Streets, Wenatchee	64 spaces	All routes except 18, 32, and DART
East Wenatchee	310 Rock Island Rd, East Wenatchee	32 spaces	2
Entiat	SR 97A & Entiat Way	21 spaces	21
Lake Chelan	SR 97A & Center Street (Lakeside)	29 spaces	21
Leavenworth	SR 2 near USFS	43 spaces	22, 122
Olds Station	Surrounding Wenatchee Area	242 spaces	8, 18, 21, 22, 28
Willkommen	Behind Leavenworth Safeway	89 spaces	22, 122, 32
Chelan County Museum	Cashmere	2 spaces	22, 28
Buckshot Honey	400 Aplets Way, Cashmere	2 spaces	22

In addition to Link Transit, Amtrak provides long distance commuter rail services through Chelan County along its Empire Builder Route. The route runs from Seattle or Portland to Chicago. Within

Chelan County, this route serves the cities of Leavenworth and Wenatchee providing interstate transit connections to and from the county.

Figure 11-13
Link Transit Routes (Chelan, Manson, & Entiat Vicinity)

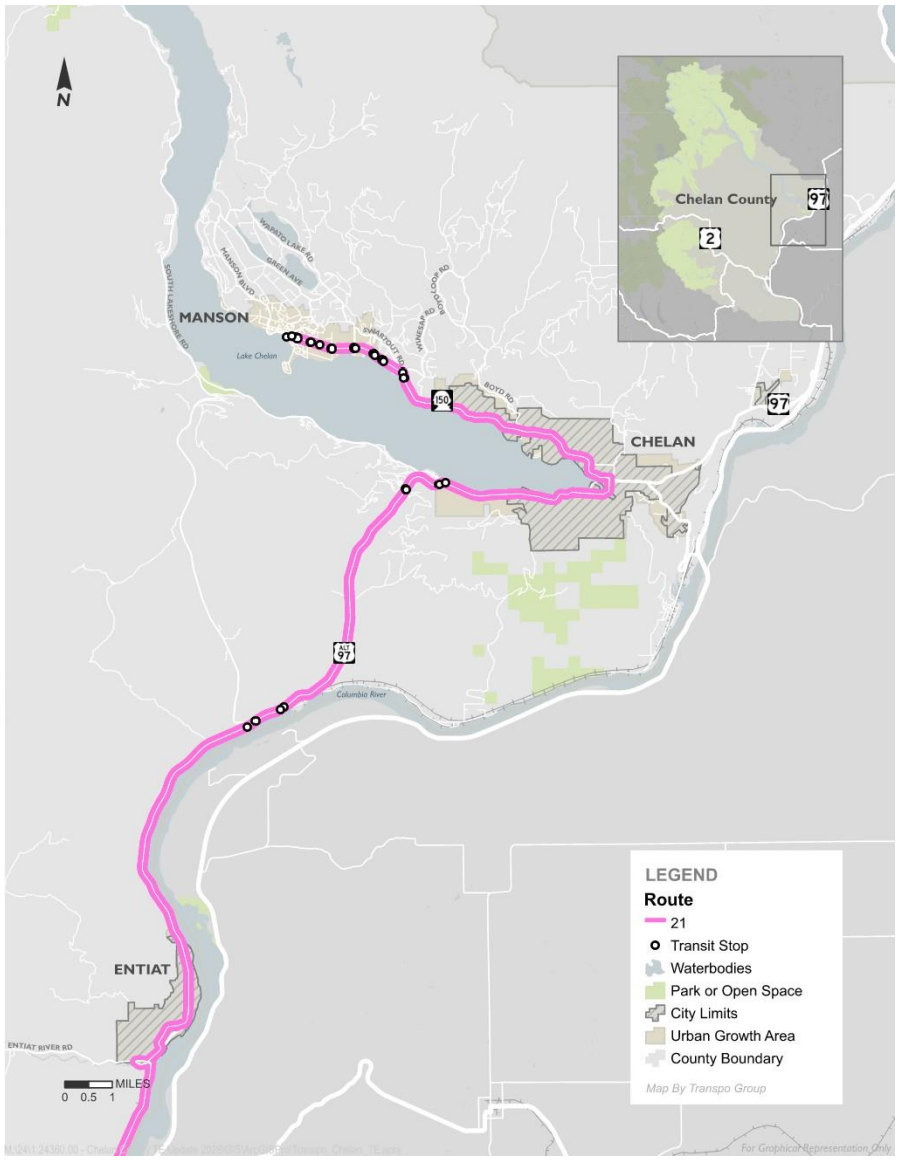


Figure 11-14
Link Transit Routes (Cashmere, Monitor & Wenatchee Vicinity)

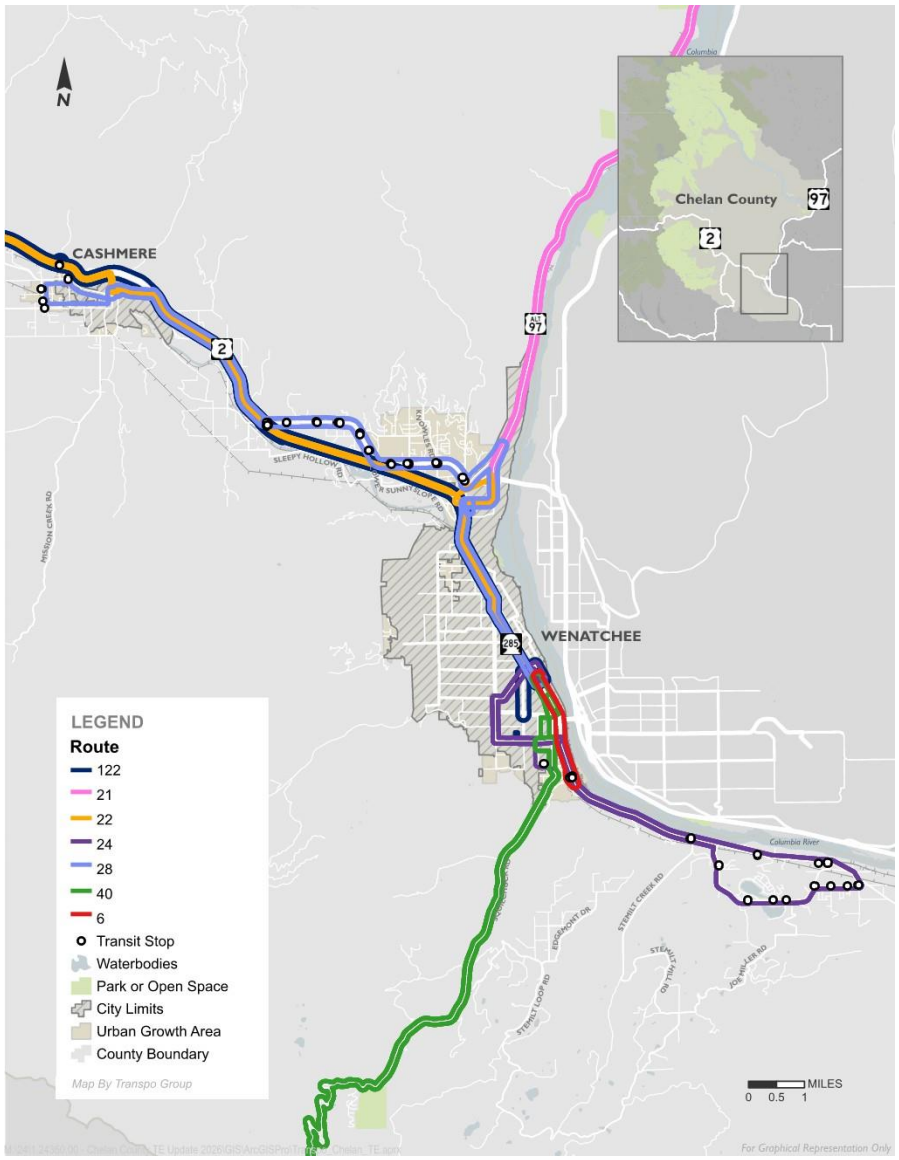
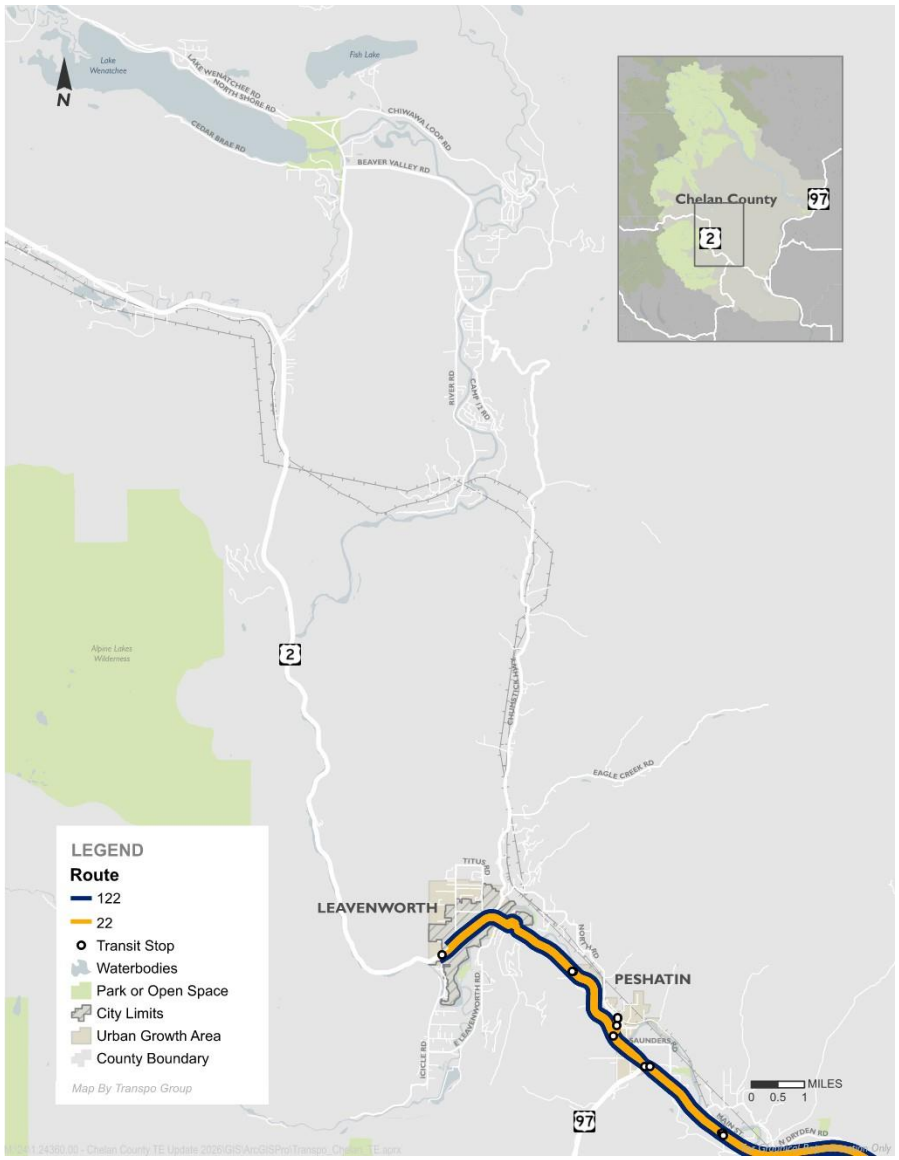


Figure 11-15
Link Transit Routes (Leavenworth, Peshastin, & Plain Vicinity)



Freight Network

Freight and goods movement is a vital and often underappreciated element of the transportation network. Everyone is directly impacted by how goods are delivered to ports, distribution centers, stores and their homes. Chelan County is a key regional player in the movement of goods with major highways and arterial connections to distribution facilities.

As discussed earlier in this section, Chelan County is home to a number of key freight-generating and time-sensitive industries, including agriculture and forestry. Providing a transportation system that accommodates these key economic generators, and a timely movement of goods is of central importance to Chelan County.

US 2, from SR 285 to the Chelan/Douglas County line, is the most heavily traveled roadway facility in Chelan County, followed closely by many of the segments of US 2, US 97, and SR 285 in the immediate vicinity of Wenatchee. The Chelan-Douglas Transportation Council has identified many of these facilities for roadway and signage improvements to better facilitate freight movement.

The WSDOT freight and rail corridors within Chelan County are shown in Figure 11-16. The State's Freight and Goods Transportation System (FTGS) freight routes within Chelan County are shown in Figures 11-17 through 11-19. The FGTS classifies highways, county roads, and city streets according to the average annual gross truck tonnage they carry. These classifications are classified as shown:

- T-1: more than 10 million tons per year
- T-2: 4 million to 10 million tons per year
- T-3: 300,000 to 4 million tons per year
- T-4: 100,000 to 300,000 tons per year
- T-5: at least 20,000 tons in 60 days and less than 100,000 tons per year

The freight network in Chelan County includes rail and water transportation as well. BNSF runs between Everett and Spokane, passing through Chelan County. The BNSF route supports double-stack intermodal containers and is connected to the transcontinental BNSF network. The Columbia River Railroad Company runs another line connecting to the BNSF mainline in Wenatchee, extending to Entiat, Chelan Falls, Chelan, and Oroville in Okanogan County. The route primarily serves small industrial and agricultural locations.

The major commercial water transportation operators are Mountain Barge Services and the Lake Chelan Boat Company, whose barges transport many of the large goods to Stehekin, Lucerne, and Holden. The US Postal Service utilizes the passenger ferry system in these communities as well.

Figure 11-16
Freight and Rail Corridors

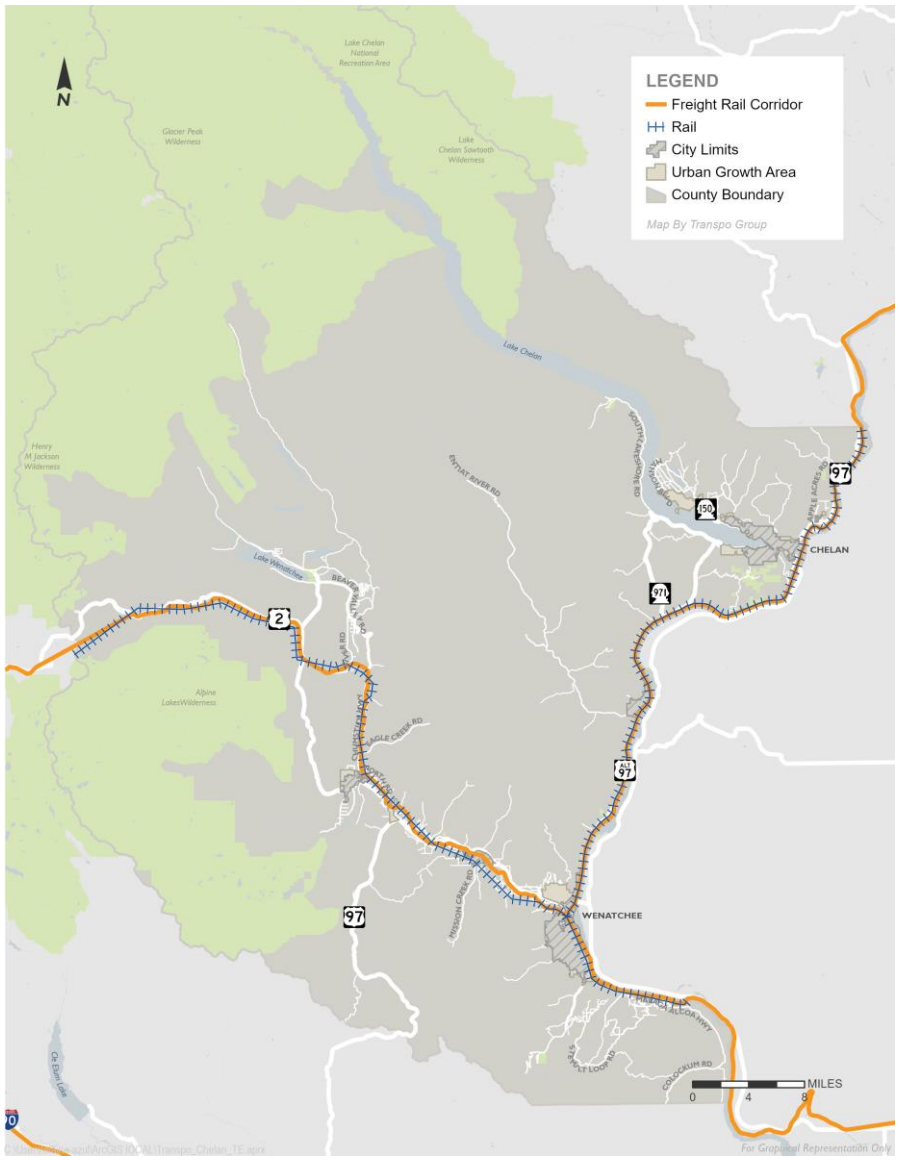


Figure 11-17
FGTS Classifications (Chelan, Manson, & Entiat Vicinity)

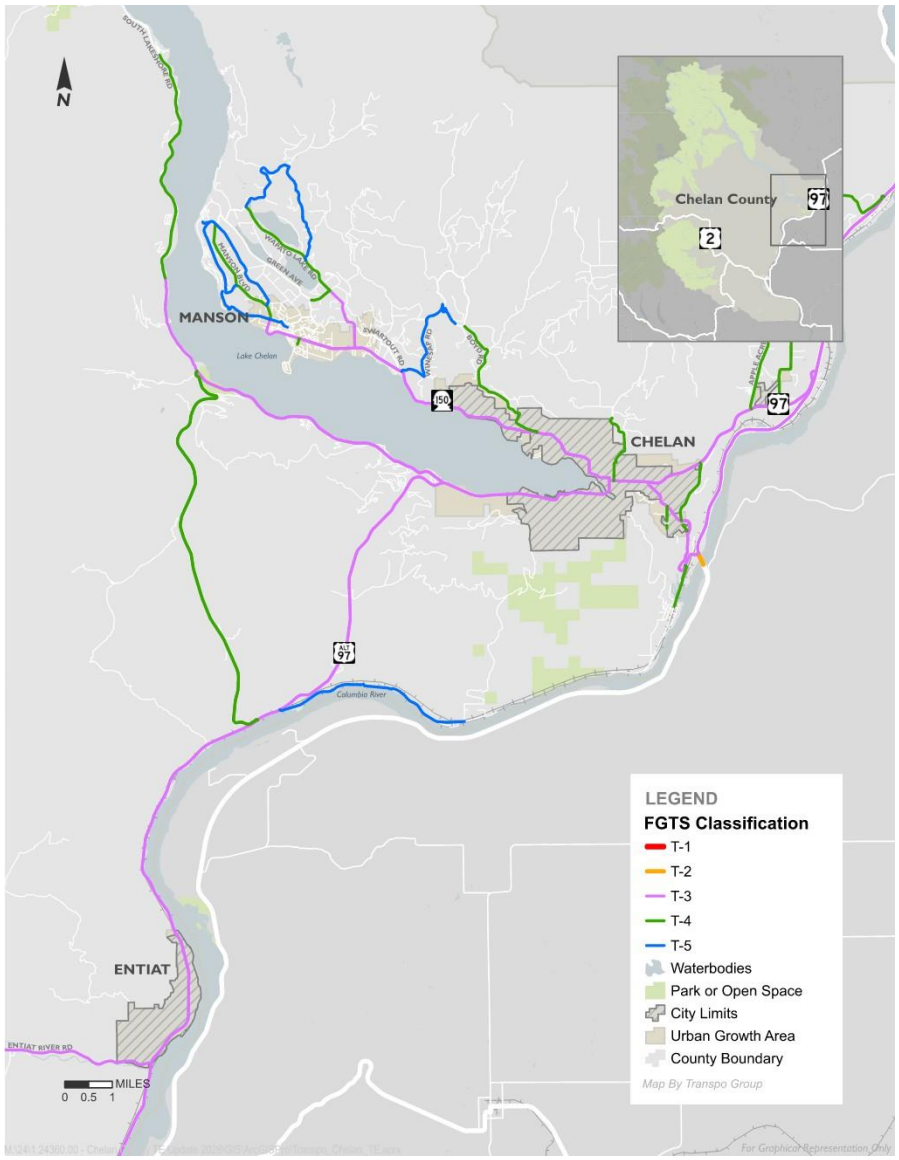


Figure 11-18
FGTS Classifications (Cashmere, Monitor & Wenatchee Vicinity)

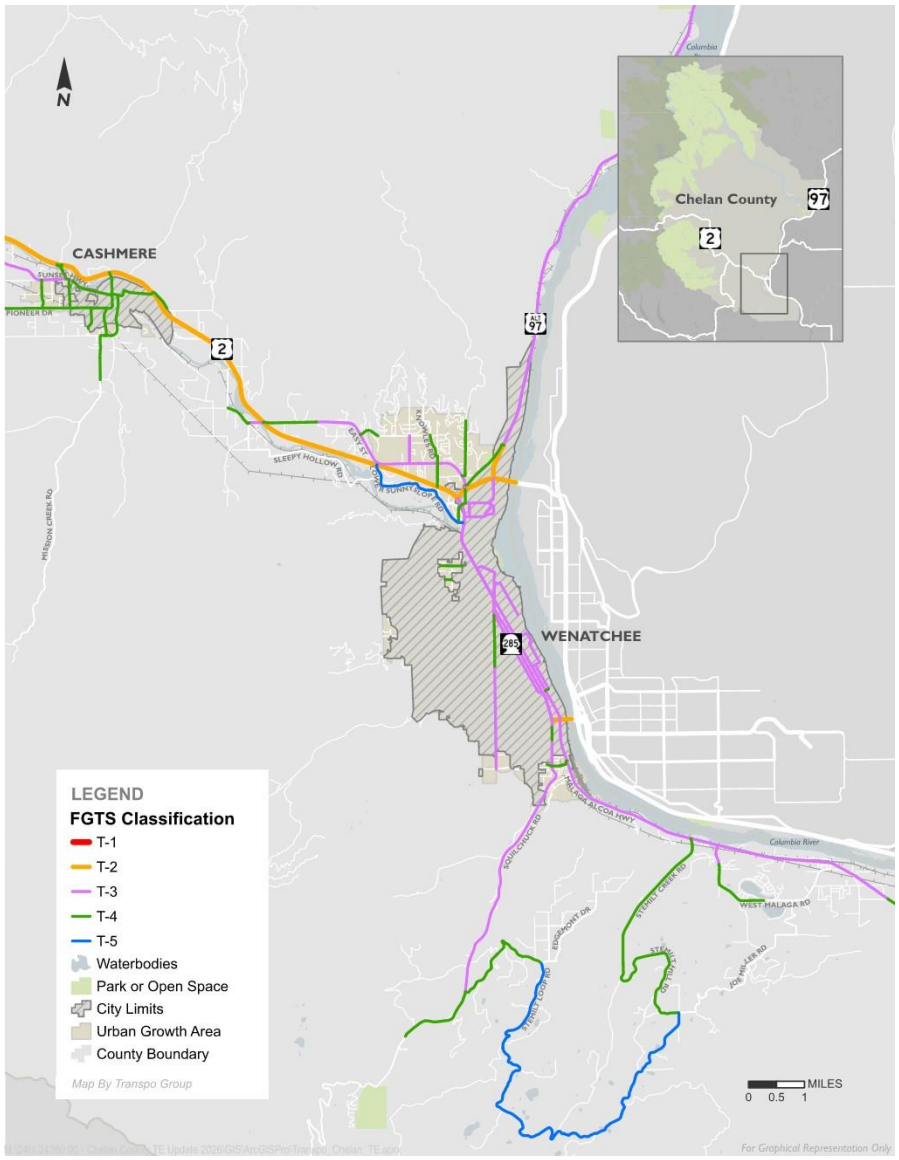
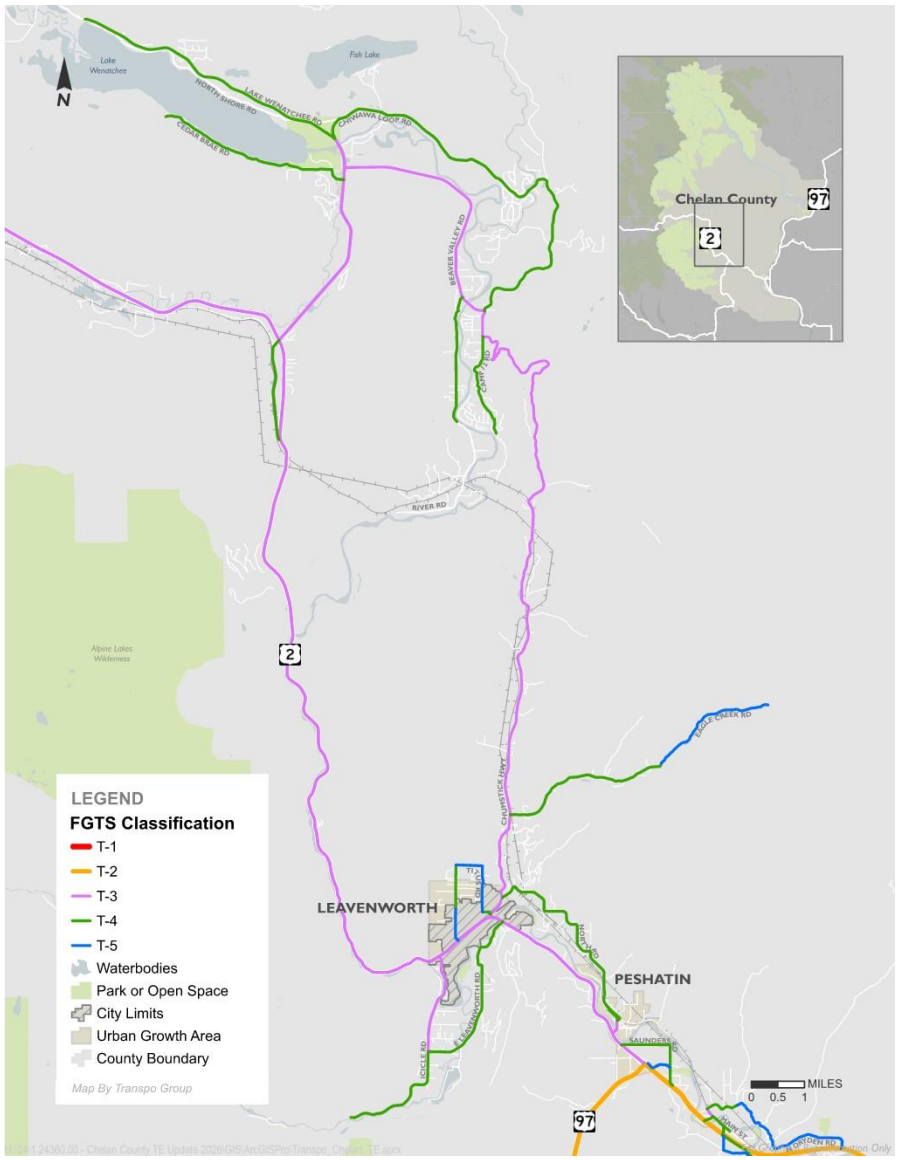


Figure 11-19
FGTS Classifications (Leavenworth, Peshastin, & Plain Vicinity)



Auto Network

With most Chelan County residents, employees, and visitors relying on driving as their primary mode of transportation, the county's roadway network is critical to the transportation system.

Most of the congestion in Chelan County is experienced in the urban areas or at certain times of year – nearby ski resorts in winter or routes accessing Lake Chelan in the summer. Vehicle Level of Service (LOS) analysis was conducted on major arterial and collector roadways (the county's highest class of roadways) throughout the county and summarized in Appendix L. Roadway segment operations were evaluated and assigned a vehicle LOS grade based on their operations in terms of volume to capacity ratio. In Chelan County, the standard for a roadway to be considered "acceptable" is LOS C or better in rural areas and LOS D or better in urban areas. Table 11-4 describes the Level of Service definitions laid out in Chapter 17 of the *Highway Capacity Manual* (HCM) (Transportation Research Board, 2010), which is a standard methodology for measuring the performance of roadway segments.

Table 11-4
Vehicle Level of Service Definitions

Level of Service	Description
A	Free-flowing conditions
B	Reasonably unimpeded operation
C	Stable operating conditions, but individual motorists are affected by the interaction with other motorists
D	Less stable operating conditions where a small increase in flow may cause substantial increases in delay and decreases in travel speed
E	Unstable operation and significant delay
F	Over capacity, with delays

As described earlier, traffic volumes on the county's roads vary by season. Peak tourism seasons draw heavy traffic, and crop harvest times see increased numbers of trucks on the roads.

Based on traffic counts collected over many months of the year, spring (May) and fall (October) were identified as a "typical" month as it generally avoids abnormal travel seasons during the summer and winter periods. In contrast, August represents peak summer conditions, when tourism and the

agricultural sector drive traffic congestion. For the Transportation Element, traffic volumes from spring and fall months were used to evaluate roadway LOS under typical (non-peak) conditions.

Under current year conditions, no County roadway segments are shown to operate below the county's LOS standard under typical (spring/fall) conditions.

2050 Forecast

Traffic volumes seen today are forecast to grow based on population and employment growth both in the county, as well as regionally. To ensure consistency with the Land Use Element of the Comprehensive Plan, housing growth allocations for unincorporated Chelan County, summarized in **Table 5**, were used to refine the model land use assumptions in the CDTC regional travel demand model.

Table 11-5
Unincorporated Chelan County Housing Growth Allocation

Region	Total No. of Dwelling Units Demanded
Manson UGA	227
Rural Chelan County[1]	1,704

Source: *County of Chelan Land Capacity Analysis* (Points Consulting, June 2025)
[1] Within rural Chelan County, 109 of the demanded dwelling units would be accommodated within the proposed Malaga Urban Growth Area (UGA).

Annual growth rates were then calculated from the CDTC regional travel demand model for areas of the county expecting more intense land use growth (i.e., Sunnyslope, Malaga, and Manson). These annual growth rates are consistent with historical growth in Chelan County, where development is expected to occur based on current development patterns. The annual growth rates used to estimate future traffic volumes countywide are summarized in **Table 11-5a**.

Table 11-5a**. Chelan County Annual Growth Rates**

Area	Annual Growth Rate
Sunnyslope[1] (Wenatchee UGA)	2.8%
Malaga UGA[1]	2.5%
Manson UGA[1]	2.3%
All Other Areas[2]	1.0%

[1] Annual growth rate developed based off volume forecasts from the CDTC Regional Travel Demand Model
[2] Annual growth rate developed based off historical traffic count data

Forecasts of future (2046) traffic volumes were estimated using the annual growth rates presented in **Table 5a** and roadway segment operations were evaluated under typical future (2046) conditions**.** Based on the forecasted volumes, only two county roadway segments are expected to fall below the county's vehicle LOS standard:

Forecasts of future (2046) traffic volumes were estimated using the annual growth rates presented in **Table 6** and roadway segment operations were evaluated under typical future (2046) conditions**.** Based on the forecasted volumes, only two county roadway segments are expected to fall below the county's vehicle LOS standard:

- Easy Street, near the intersection with US 2
- Malaga Alcoa Highway, south of the City of Wenatchee.

The finding that the Malaga Alcoa Highway will fall below the county's LOS standard is consistent with more intense development associated with the conversion of the Malaga LAMIRD to a UGA. Since the Malaga Alcoa Highway serves as the main access roadway between Malaga and the rest of the county, it is recommended that operations along this roadway be monitored as the area develops to ensure continued access to the Malaga community. Additionally, as the Malaga UGA develops, the County should coordinate transportation improvements and land-use decisions with Link Transit so that future public transportation is considered in corridor design, pedestrian connections, development access, and the location of major residential and employment growth.

The county is aware of the capacity issues along Easy Street, especially near the US 2 and US 97 interchange. The county recognizes multiple projects that could improve conditions

Based on the regional demand and the forecasted traffic volume, county roadways should be able to accommodate anticipated local and regional growth for the next 20 years. Nevertheless, the county should monitor key segments especially near freeway interchanges and potential bottleneck locations to maintain an efficient roadway network.

in this area, including the proposed Confluence Parkway in the City of Wenatchee. Chelan County will work closely with WSDOT and the City of Wenatchee to address the expected increase in traffic.Safety

Between 2019 and 2023, a total of 581 crashes were reported in Chelan County, 39 (7%) of which resulted in a fatality of serious injury. Figures 11-20 through 11-22 present the crashes by crash type, the pedestrian/bicycle crashes, and the fatal and severe injury crashes, respectively, for the 5-year analysis period.

The county has prepared a Safety Action Plan that follows WSDOTs Target Zero methodology where primary crash factors and high-risk behaviors are identified so that a countywide, or systemic, approach would be taken to generate high priority mitigation projects. The analysis found that lane departure crashes are identified as the top risk factor for crashes within the county. Over half of collisions involved a stationary object along rural roads (i.e. trees, signs, guardrails). As part of the Safety Action Plan, the county has identified several safety projects and programs to address these crash types. This Transportation Element looks to build on and implement the recommendations of the safety plan.

In line with the policies outlined in the Safety Action Plan, Chelan County strives to provide safe access routes to schools. Through WSDOT's Safe Routes to School (SRTS) grants program, the county is evaluating safety needs around schools in South Wenatchee (Mission View Elementary School) and Manson (Manson Elementary and High Schools). The outcome of these projects is to identify the necessary active transportation facilities to provide a safe walking route for local students.

Figure 11-20
Crash History – Crash Type (2019–2023)

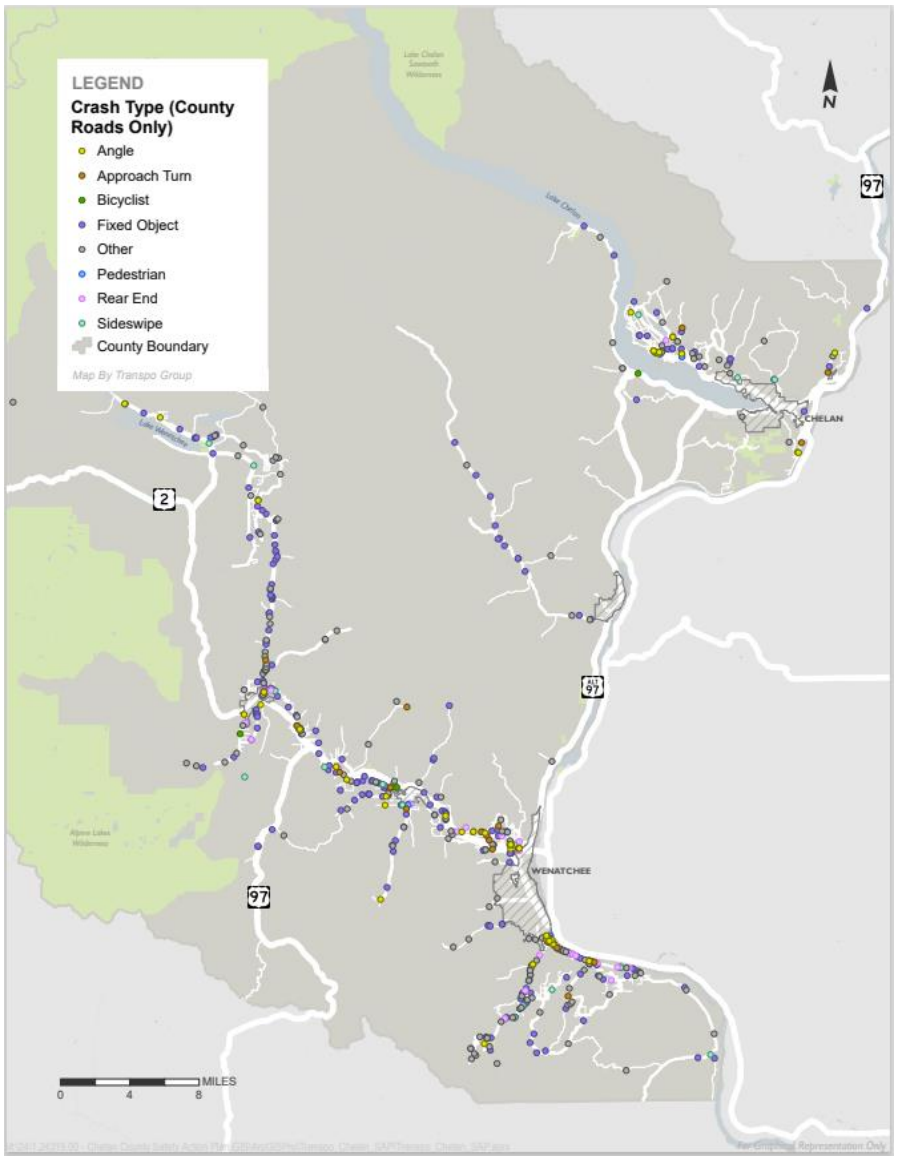


Figure 11-21
Crash History – Pedestrian and Bicycle Crashes (2019–2023)

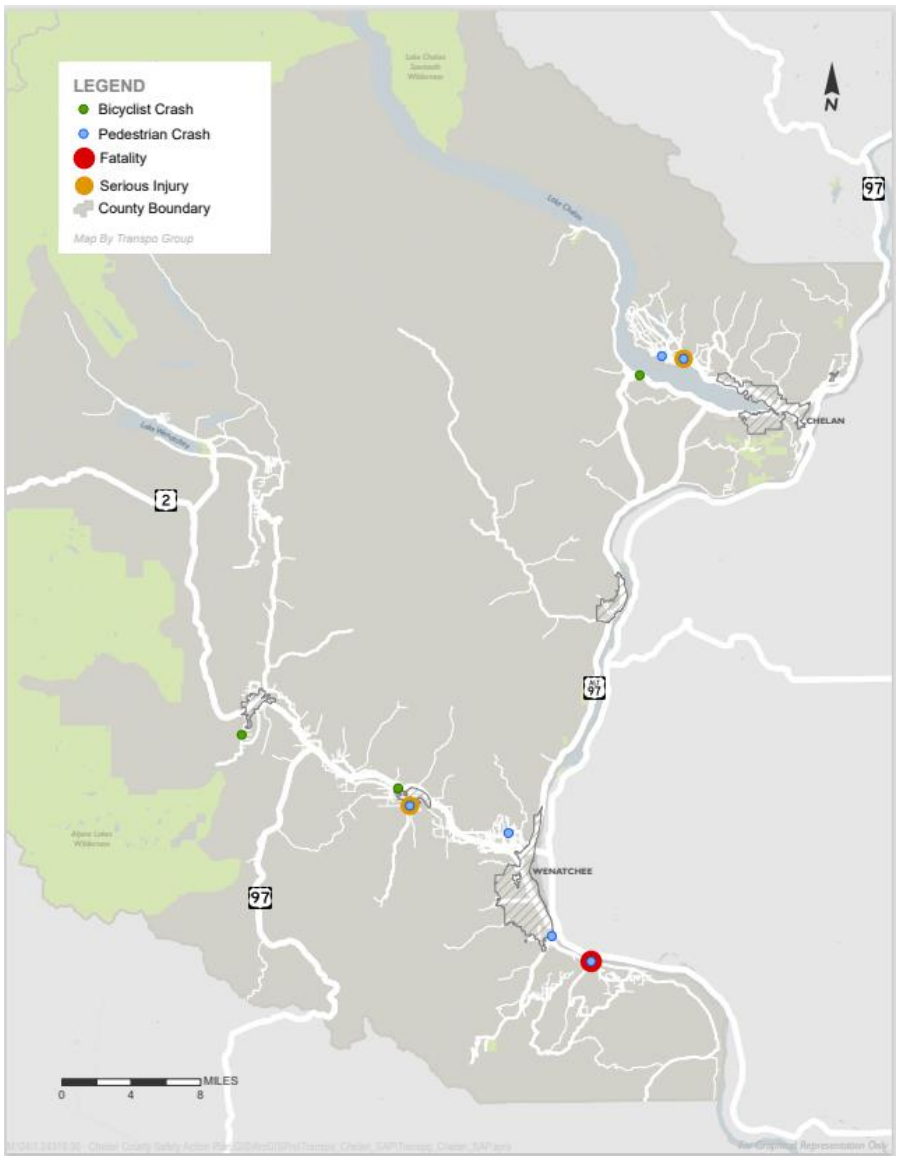
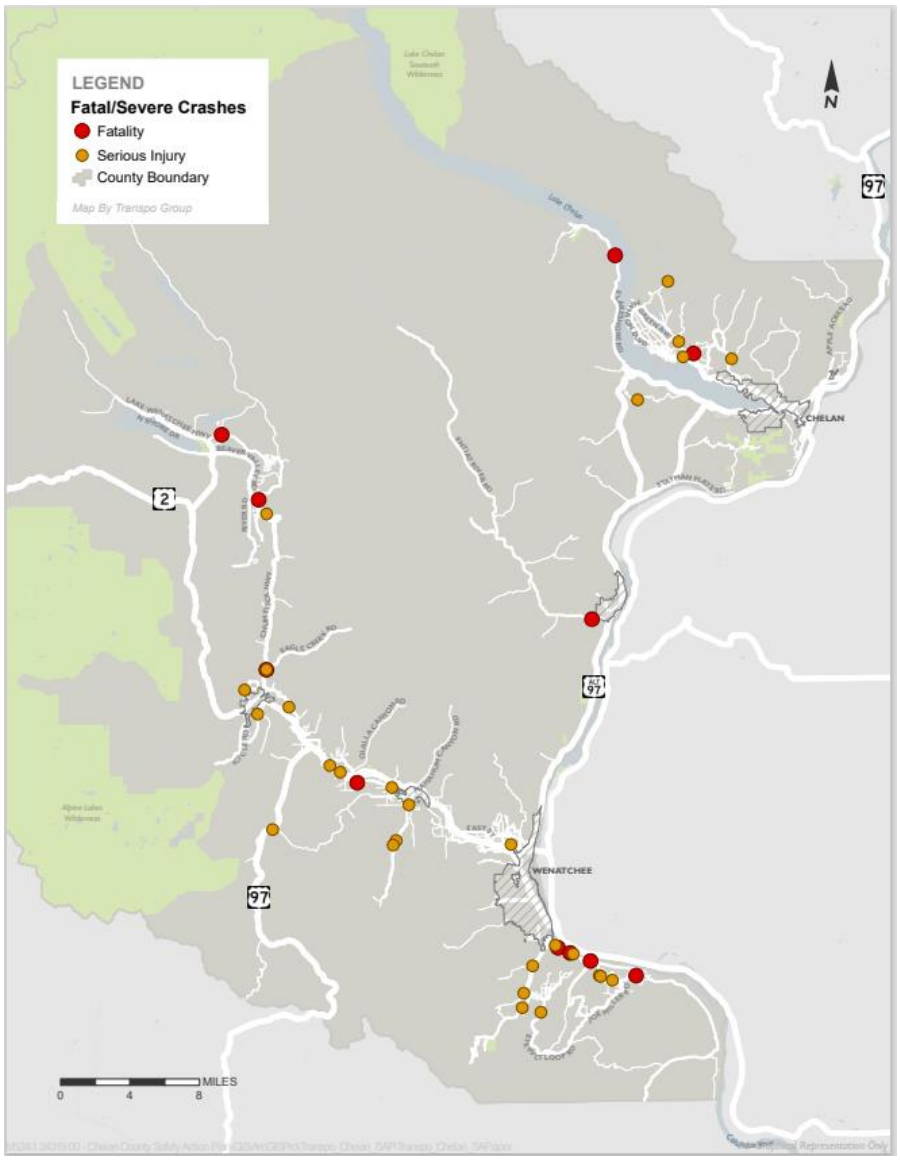


Figure 11-22
Crash History – Fatal and Severe Injury Crashes (2019–2023)



II. Opportunities and Challenges

Chelan County has several important challenges to face as it prepares for future growth and development. Each community and stakeholder possesses a different set of priorities, which the county must balance as it works to provide a multimodal network that serves diverse needs.

Network Connectivity

Maintaining a Functional System

The county's vast roadway network needs to be maintained to provide access for all roadway users. A poorly maintained network will hinder the county's ability to support future development as well as life safety and emergency operations. An important component of the roadway network is the county's bridge inventory. Bridge repair and maintenance is crucial to regional connectivity. In addition, seasonal changes and natural hazards (landslides, stormwater runoff, and fallen trees) guarantee that maintenance will be a significant component of Chelan County's transportation plan in the next 20 years.

Pedestrian and Bicycle Infrastructure

Sidewalks are generally available within city jurisdictions. However, in more rural areas of the county, only shoulders are provided and in most cases no separated pedestrian facilities are provided at all. This limits the mobility of pedestrians outside of city limits.

As part of *Transportation 2050,* CDTC has identified planned bicycle facility connections countywide. Chelan County will coordinate with CDTC and other local agencies to plan and pursue funding for the bicycle facilities and pathways identified in this plan and the *Chelan-Douglas Pathways Master Plan*.

Transit Access and Availability

Since population centers are distant from one another, bus service provides significant mobility. The county coordinates with and encourages transit usage and service to help residents, employees, and visitors reach their destinations.

Regional Growth

Regional development will play a role in the growing demands on Chelan County's transportation network by 2046. The county is expected to continue adding residents and jobs at a steady rate. This growth will add traffic to Chelan County's streets, as well as US 2, US 97 and US 97A, which has an

impact on the quality of life for county residents. Continued coordination with regional entities and city agencies will be critical to ensure a complete and connected transportation system that serves Chelan County residents, employees, and visitors in the future.

Funding

Funding for transportation improvement projects as well as preservation and maintenance of the current network has been stretched thin in recent years. The county is exploring multiple options to best maximize its funds to best serve the needs of residents, employees, and tourists in the county. Chapters three and seven of this Transportation Element shed more light on the challenges and opportunities of funding the transportation network.

Safety

Roadway safety has been identified as one of the key priorities of residents of Chelan County. Based off the analysis in the Safety Action Plan, rural county roadway exhibited a high percentage of lane departure crashes (i.e., roadway departure, hitting fixed object, from opposite direction head-on and sideswipe). As part of this plan, the county has identified several safety projects and programs to address these crash types. This Transportation Element looks to build on and implement the recommendations of the safety plan.

Furthermore, the county and individual cities aim to provide safe access to schools through WSDOT's Safe Routes to School (SRTS) program. Agencies apply for the grants in an effort to increase pedestrian safety. In addition, the county is looking to provide more complete facilities such as shoulders, trails, and sidewalks, to support active users. Chelan County's Safety Action Plan (SAP) will be used as a guide map for implementing safety improvements throughout the county.

11.3 Maintaining Our System

The capital plan (Section 11.6) of this element presents the future transportation infrastructure investments that are recommended to achieve the county's mobility goals. However, the vast majority of the county's future transportation system is already on the ground today and needs to be operated, maintained, and preserved over the life of this plan. The critical importance of adequately funding ongoing programmatic expenditures is emphasized in Goal 1 of this plan: Maintain What We Have.

This chapter discusses conditions and trends in programmatic expenditures related to the county's existing roads and bridges.

I. Existing System

The county road inventory consists of approximately 500 miles of paved roads and 56 county-owned bridges. This inventory does not include State Routes or city streets, which are maintained and operated by the State and city agencies, respectively.

To keep this system functioning, the county makes the following types of investments, which are described in further detail below:

- **Maintenance.** Routine and ongoing activities to ensure facility utility, e.g. pothole repair and snow and ice control.
- **Preservation.** More substantive improvements to extend the useful life of assets, like pavement repair and chip seals.
- **Administration and Operations.** Public works transportation administration and support; engineering and planning services that support transportation projects.
- **Capital Outlay.** Buildings and maintenance facilities that support the transportation program.

Maintenance

The county performs regular maintenance on its roadway system. Maintenance is considered a routine activity associated with repairing a physical asset or keeping the physical asset functional during its useful life. The major maintenance activities conducted by the county include:

- Pavement crack sealing and pothole repair
- Gravel road maintenance
- Shoulder maintenance

- Roadside maintenance
- Road storm drainage facility maintenance
- Bridge repair and maintenance
- Guardrail repair and maintenance
- Signing and striping
- Snow plowing and ice removal

Preservation

Preservation is the replacement or repair of an asset to keep it in service at its lowest life cycle cost. Examples of preservation are replacing a bridge or repaving a roadway. There is a strong relationship between maintenance and preservation, in that if the county's roadways are well maintained, it will maximize their useful life and minimize the cost of keeping the roadways functional when it comes time to repair/replace them.

The following activities are examples of preservation:

- Pavement repair followed by
  - Chip Sealing
  - Hot Mix Asphalt overlay
- Bridge repair/replacement

To monitor pavement maintenance and preservation needs, Chelan County maintains a Pavement Management (PM) program that regularly collects data and rates pavement conditions for all paved roadways under the county's jurisdiction. The ratings are the result of field assessments of the percentage of roadway surface experiencing conditions like alligator cracking, longitudinal cracking, patching, asphalt raveling, and transverse cracking in a given length of roadway. From these observations, the Pavement Surface Condition (PSC) rating is calculated. The rating is a scale of 0 to 100 (Figure 11-23).

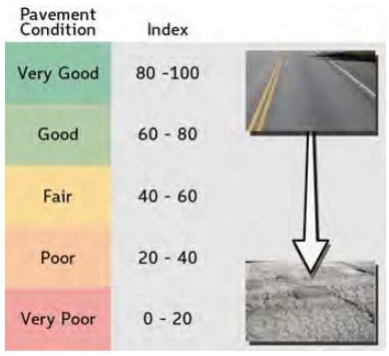
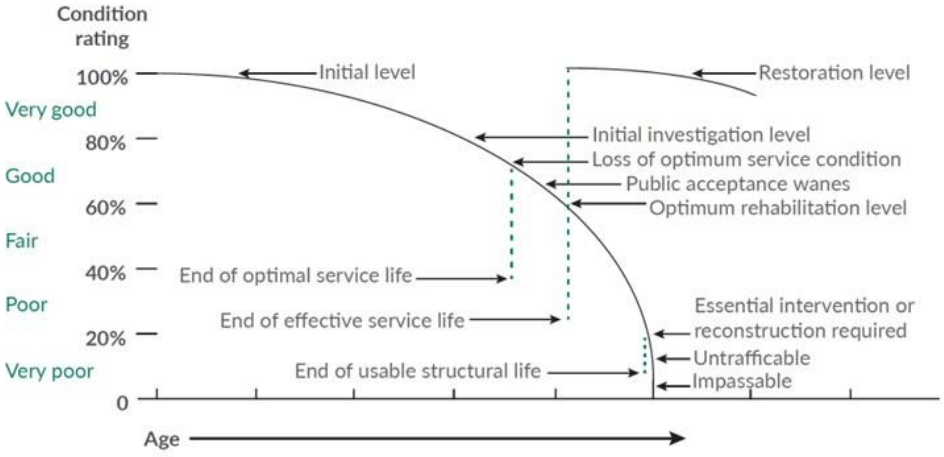


Figure 11-23 PSC Rating Scale

These ratings are used to evaluate treatment strategies, assess overall management of the roadway surface network, and inform future funding needs.

As the figure (Figure 11-24) below shows, pavement degrades in a non-linear fashion. Once pavement falls into the fair/poor categories, its condition rapidly degrades without maintenance intervention. The cost to bring a road into good condition or maintain it at this level escalates quickly as the roadway degrades. A road in good condition can be maintained with simple patching and sealing, whereas roads in fair condition may require an overlay, and very poor condition roads often require full reconstruction.

Figure 11-24
Typical Pavement Deterioration Curve



Source: WSDOT Pavement – Conditions & Performance Analysis

In addition to roadways, the other major asset that the county is responsible for is bridges. The State mandates a biannual review of all bridges to determine their condition. The result of this analysis is a rating of bridges to determine the condition of the structure and if they are functionally obsolete or structurally deficient. Of the 56 bridges under the county's jurisdiction, 3 are rated as being in Poor condition, while several other structures require deck rehabilitation, scour repairs, painting, or structural concrete repairs.

It is a federal requirement that signs be replaced when the visibility of the sign at night falls below a prescribed visibility. To comply with this mandate, the county must determine when signs need to be replaced based on the average visibility of a sign. Different sign material fades at different rates.

There are many other elements of county roads including shoulders, drainage features, walls, guardrail, pedestrian facilities, traffic signals and street lights. Most of these elements have not had a systematic method of evaluating condition over time, with elements of the system replaced only when they fail or fall out of compliance. The county's recent efforts to develop an Asset Management System for all roadway elements will close this gap and provide a systematic means for replacing or refurbishing these elements over time.

Administration and Operations

Another critical component to keeping the county's transportation system functioning are the public works staff that administer and support the system by responding to emergencies, conducting maintenance activities, and providing planning and engineering improvements to the system.

Capital Outlay

Last, but not least, are the support infrastructure for the transportation system, such as snow plows, maintenance shops, and other heavy machinery that are owned and maintained by the county to keep the transportation system functioning year round.

Table 11-6 shows programmatic expenditures over the past 5 years.

Table 11-6
Historical Maintenance & Preservation Expenditures (2021-2025)

	2021	2022	2023	2024	2025	Total
Administration and Facility Operations	$2,880,664	$3,565,190	$3,368,296	$3,009,239	$3,604,825	$16,428,214
Maintenance and Preservation	$7,966,811	$9,052,222	$9,424,529	$11,159,930	$7,782,809	$45,386,300
Capital Outlay for Facilities	$ -	$25,121	$23,121	$ -	$ -	$48,242
Total	**$10,847,475**	**$12,642,533**	**$12,815,946**	**$14,169,169**	**$11,387,634**	**$61,862,757**

Source: Chelan County Public Works 2026.

II. Budgeting for State of Good Repair

The county evaluated its transportation system inventory and likely maintenance and preservation needs over the next 20 years. Below, each element of the county's inventory is described with annual expenditure needs summarized at the end.

Pavement

There are two primary types of paved roadways under Chelan County's jurisdiction:

- Hot mix asphalt (HMA) is the most durable asphalt treatment regularly performed in the county. These roadways have a design life of 20 years. The county has 28 center line miles of HMA paved roadways, 2 miles of which are in Poor or Very Poor condition (PSC less than 40). (Roadways that are HMA paved generally receive a chip seal within 10-years to further the life of the road. These roads may be listed included in the BST inventory.)
- Bituminous surface treatment (BST), also known as chip seal, is a lower-cost treatment that has a shorter design life of approximately 7 years. The county currently has 427-centerline miles of BST paved roadways, 3 miles of which are in Poor or Very Poor condition (PSC less than 40). The cost of performing an overlay of a BST roadway is approximately $36,000 per center line mile. (An undetermined number of miles of BST roadways were originally constructed with HMA surfacing.)

Table 11-7, below, summarizes the annual investment need for pavement preservation based on this inventory. Consistent with Goal 1 of Maintaining What We Have, this plan recommends front loading pavement preservation costs in the first six years of this plan to address the existing backlog in pavement needs.

Other Roadway Elements

While pavement preservation is the primary cost related county roads, there are other important elements to consider, including shoulders, drainage features, pedestrian facilities, guardrail, concrete barriers, signals and signage. Table 11-7 summarizes costs associated with replacing/refurbishing guardrail, concrete barriers, and signage over the life of this plan.

Bridges

As described earlier, there are 56 bridges under Chelan County's jurisdiction. Of these 56 bridges, only 3 have an Overall Bridge Condition Classification of Poor, as indicated in the Chelan County Public Works Department *Annual Bridge Report 2025*:

- Peshastin Bridge #411A[50]
- Ardenvoir Bridge #505A[39]
- Chiwawa River Bridge #703A

Two of the three bridges in poor condition were addressed in 2024, with the remaining bridge, Chiwawa River Bridge #703A, scheduled for replacement in 2027. In 2024, the County received Surface Transportation Program (STP) Bridge funds to replace the girders, deck, and other structural elements, fully covering the cost of the repairs to the Chiwawa River bridge with Federal Funds.

Table 11-7
Recommended Preservation Expenditures

Element	Conditions PSC	Qualitative Condition	Inventory	Unit	Design Life (years)	Unit cost ($)	Annual Investment
Paved County Roads							
Paved Roads	PSC ≥ 40	Fair to Very Good	490.85	Center line (CL) miles	7	$36,000 per CL mile	$2,525,000
	PSC < 40	Poor to Very Poor	9.66	CL miles	6	$480,000 per CL mile	$773,000
Annual Pavement (Years 1-6)							**$3,298,000**
Annual Pavement (Years 7-20)							**$2,574,000**
Other Roadway Elements1							
Guardrail & Concrete Barriers			83.47	CL miles	30	-	$62,000
Sign/Striping			8,183	EA	10	-	$585,000
Pedestrian Facilities			157,619	LF	50	-	$7,000

[50] Bridge deck replaced in 2024. Bridge condition in the *Annual Bridge Report 2025* does not reflect the improvements.

Element	Conditions PSC	Qualitative Condition	Inventory	Unit	Design Life (years)	Unit cost ($)	Annual Investment
Drainage Facilities			5627	EA	75	-	$423,000
Annual Other Roadway Elements							**$1,077,000**
Bridges							
Bridges			56	EA	100	$5,360,000 for the replacement of 1 bridge	**$107,000** *(Assumes federal funding)*
Annual Preservation Years 1-6							**$4,482,000**
Annual Preservation Years 7-10							**$3,651,000**
Annual Preservation Years 11-20							**$3,651,000**

Notes:
1. Annual Investment Costs for Other Roadway Elements Based on historical annual investments.
Source: Chelan County Public Works 2026.

Major Findings

It is worthwhile to note that this analysis suggests that the county's investments in preservation may need to increase relative to recent spending levels. Historical preservation expenditures average approximately $2.1 million per year. To make room for this growth in preservation expenditures, the county will need to reconsider its funding priorities and potentially consider additional funding sources for transportation. The final chapter of this Plan considers ways to increase transportation revenues, such as local option gas taxes and a levy lid lift, both of which could fund system preservation.

III. Policies to Support a State of Good Repair

The following policies are recommended to enhance Chelan County's ability to preserve its existing system over the course of this Plan. Many of these policies have been applied in other jurisdictions and already with Chelan County.[51]

[51] Pierce County's May 2008 Transportation System Preservation Discussion white paper was a source for some of these policies.

Prioritize System Maintenance Over System Expansion

The cost-effective preservation of the existing and future transportation system should be a funding priority ahead of expanding the system. This Plan recommends addressing the backlog of pavement and bridge projects in the first 10 years, even at the expense of capital expansion.

Identify New Sources of Funding that can Pay for System Maintenance and Preservation

The county should look for ways to increase the amount of annual funding available for system maintenance and preservation activities. In considering new sources of funding, those that can fund maintenance and system preservation activities should be prioritized.

Maintain the County's Transportation System at Lowest Lifecycle Cost

To maximize the county's funding resources, transportation assets should be replaced or rehabilitated at the point of lowest cost in the lifecycle of the asset.

Enhance the Current Pavement Management System to Consider More Comprehensive Inventory of Assets

A comprehensive asset management system for all road assets is a key strategy for being able to accomplish the goal of lowest life-cycle cost for these assets. The county's Pavement Management system is an excellent step in the right direction, although the system could be expanded to monitor the condition of a comprehensive list of roadway assets, such as guardrail, signs, and concrete barriers. A comprehensive asset management system includes the following elements:

- Setting level of service goals
- Developing and maintaining a complete inventory of assets
- Regularly collecting asset condition and usage data
- Tracking costs
- Developing a method for evaluating risk
- Developing a method for evaluating when and how to replace or refurbish the asset
- Adopting performance measures that provide information to best manage the resources used to manage the asset.

Once all of these elements of a system are in place to manage an asset, county staff can justify and allocate the resources needed to effectively preserve the assets.

Develop a Reserve Fund to Address Unfunded Programmatic and Unanticipated Events

In recent years, the county has seen an uptick in system failures related to weather and aging infrastructure. As part of the annual update to the six-year Transportation Improvement Program (TIP), the county sets aside funding to address various maintenance programs for roadway and transportation infrastructure, as shown in Table 11-8. This includes $270,000 annually set aside for emergency projects. The county may consider allocating addition funds to emergency projects, as the need arises.

Table 11-8
Reserve Fund

Need	Annual Cost	Note
Bridge Programs	$40,000	Mostly inspection costs, larger repairs considered in emergency funding
Environmental Mitigation	$25,000	Typically don't use
Guardrail Program	$10,000	This program will be replaced in the future
Pedestrian Facility Retrofit Program	$10,000	Planning and inventory, then construction every 2 years $50,000
Slope/Wall Stabilization Needs	$50,000	Drops to $25,000 in odd years for construction, even years are for design
Hazardous Tree Removal	$5,000	Every 3rd year bumps up to $45,000 for construction
Roadside Safety Program	$15,000	Typically don't use
Emergency Funding	$270,000	$50K for engineering and $220K for construction ($20K for drainage, $50K for bridges, $150K for unforeseen projects)

11.4 Transportation Goals and Policies

This chapter provides a summary of the six main goals that encompass the county's transportation vision. These goals incorporate the many different priorities from different jurisdictions to promote consistency between the county and other stakeholders. Ultimately, this transportation element is guided by one overarching goal:

Provide a safe, balanced, and efficient multimodal transportation system that is consistent with the county's overall vision and adequately serves anticipated growth.

I. Goal 1 – Maintain What We Have



Maintain existing transportation facilities in a state-of-good-repair to ensure their continued function, which is critical to achieving all of the county's mobility goals.

1.1 Maintain a comprehensive transportation system plan, showing roadway classifications, roadway extensions, future facility locations and right-of-way needs.

1.2 Prioritize the cost-effective maintenance and preservation of the existing transportation system over system expansion.

1.3 Identify new sources of funding that can fund system maintenance and preservation.

1.4 Enhance, or add to, the current pavement management system to consider replacement needs of a more comprehensive inventory of assets.

1.5 Develop an emergency fund to address unanticipated events, such as slides and bridge failures.

1.6 Document, in rank-order from highest to lowest priority, Chelan County roads that are to be maintained during snow periods.

1.7 Require a maintenance agreement for private roads that are approved as a result of development or changes in land use.

1.8 Define and implement improvements to preserve the level of service and operations of the existing county road system.

1.9 Implement a transportation concurrency program to deny approval of any development proposal that would cause a roadway segment to fall below the adopted minimum level of service (except for highways of statewide significance) unless transportation improvements or strategies to accommodate the impacts of the proposed development are made concurrent with the development.

1.10 For SEPA review of new development and planning and design of transportation facilities, recognize that the minimum level of service adopted for State Routes and county arterials and collectors is level "C" for rural areas and level "D" for urban areas.

1.11 Prioritize and program road improvements to minimize seasonal road restrictions or closures.

1.12 Minimize direct vehicular access from private property onto arterial streets and collectors. Instead, encourage access via frontage roads or connecting local streets.

1.13 Pursue the restriction/elimination of roadway access points as opportunities arise to maintain the capacity, operations and safety of existing arterials and collectors.

1.14 Maintain access to existing airport and floatplane facilities and accommodate needed expansion to serve growing population and employment needs.

1.15 Support the Emergency Management Service and the school bus services to address their specific needs in the prioritization of roadway maintenance activities.

1.16 Where possible, use the planning process and SEPA to evaluate impacts to safety, access, roadway/intersection operations, environmental processes, and apply transportation concurrency to measure the adequacy of the impacted roadway segments from new development.

1.17 Provide Active Transportation facilities along designated routes that rate "acceptable" or "good" according to the active transportation level of service definitions established in the transportation element.

1.18 Provide connectivity to Link transit stop locations that rates as "acceptable" or "good" according to the transit level of service definitions established in the transportation element.

II. Goal 2 – Provide a Safe System



Create a transportation network that can be shared safely by all users and provides sufficient access for emergency response.

2.1 Recognize the needs of all users of the transportation system including motor and freight vehicle drivers, bicyclists, pedestrians, and public transportation users, and balance the needs in all types of *rural* and *urban* transportation and development projects and through all phases of a project.

2.2 Apply adopted County Road Classification and Design Standards in the design and construction of roadways consistent with Title 15.30 of the Chelan County Code.

2.3 Maintain a functional classification system, and design roadways in accordance with functional classifications and 20-year travel demands.

2.4 Treat safety, and preservation of the existing roadway systems as high priorities.

2.5 Work with WSDOT and other agencies to improve multimodal traffic safety of roadways and intersections that intersect with county facilities, consistent with RCW 47.04.035 Complete Street Principals.

2.6 Evaluate proposed transportation projects for their impacts to emergency service access and existing uses.

2.7 Include specific provisions for nonmotorized travel in the design of all new and existing transportation facilities, where feasible.

2.8 Encourage safe and convenient nonmotorized connections between developed and developing areas.

2.9 Establish a system of designated bicycle and trail routes for transportation and other recreational uses utilizing existing transportation corridors where safety considerations are not compromised.

2.10 Support improved non-motorized and trail signage.

2.11 Recognize the non-motorized system as an extension of transit, and support needed linkages and access to transit stops.

2.12 Apply Americans with Disabilities Act (ADA) guidelines to facilitate access within urbanized areas and implement the policies and recommendations of the ADA Self-Evaluation & Transition Plan.

2.13 Improve the safety and efficiency of railroad crossings.

2.14 Discourage the use of dead-end roadways in new developments, where feasible.

2.15 Develop and maintain a countywide safety plan to address systemic safety concerns on county rural roadways.

III. Goal 3 – Ensure Financial Viability

Plan for a system that is financially viable, including consideration of full lifecycle costs in infrastructure investments and leveraging outside funds (including grants and private dollars) wherever possible to maximize community benefits.



3.1 Establish a prioritization system based on criteria and ranking of transportation projects based on the three highest county priorities – safety, leveraging of outside funding sources, coordination with other agencies.

3.2 Promote the equitable distribution of the costs of transportation facilities between the public and the private sector.

3.3 Develop the annual Six-Year Transportation Improvement Program (TIP) so it is financially viable, leverages available county funding, and is consistent with the Comprehensive Plan.

3.4 Ensure that new development mitigates their impacts on the transportation system.

3.5 Maintain the existing development review process for transportation that addresses concurrency, SEPA, Road Standards, and other impacts and potential mitigation requirements per Title 15. Review the cumulative transportation impacts of new development and implement methods of sharing mitigation costs.

3.6 Provide for Latecomer Agreements to better allocate improvement costs.

3.7 Explore implementation of a Transportation Impact Fee program to help fund the implementation of growth-related transportation projects.

3.8 Improve the sustainability of the county's funding maintenance, operations, and capital improvements. Periodically review funding status and consider increasing the County Road Levy, including possible voter approval of a Levy lift. Consider formation of a Transportation Benefit District (TBD) to help fund county and/or regional transportation improvement projects. Explore and

implement other public/private funding options such as Local Improvement Districts (LID) and Road Improvement Districts (RID).

3.9 Coordinate among jurisdictions (Chelan County, Cities, LINK Transit, Port Authority of Chelan County, WSDOT, and incorporated cities) to jointly fund transportation improvements.

3.10 Pursue a range of grants to help fund roadway and multimodal transportation improvement projects.

3.11 Work with State legislators, other counties, local cities, and other stakeholders to reduce restrictions on use of Planned Action Ordinances, Transportation Benefit Districts, and other available funding programs.

IV. Goal 4 – Support Land Use

Provide a transportation system that works hand-in-hand with existing and planned land uses, supports farm-to-market and recreational tourism needs, and balances economic development with existing users.



4.1 Review and update the transportation element concurrent with major Comprehensive Plan Update to respond to changes in land use planning, funding, or operating of the transportation system and in accordance with state law

4.2 Prioritize and support improvements to facilities that are critical components of the intermodal transportation systems (e.g. roads leading to airports, rail transfer facilities, access to businesses, agricultural lands and employment centers, etc.).

4.3 Prioritize and support improvements to the County Freight and Goods Transportation System (FGTS) roads to complete an All-Weather Road System.

4.4 Promote coordinated non-motorized system improvements focusing on access to schools, parks, transit services, employment and service centers, and shorelines.

4.5 Coordinate with other agencies to develop a Comprehensive Trails Plan to analyze alignment, design, cost, phasing and relative priority of trail projects, and to identify the needed linkages between the trails.

4.6 Encourage transit facilities and services as mitigation, where appropriate, for new developments.

4.7 Encourage improved water transportation on Lake Chelan.

4.8 Protect existing public access to public waterways and lands and seek opportunities to increase public access wherever practical.

4.9 Coordinate with Cities, communities and port districts, where possible, to accommodate industry in new growth areas.

4.10 Require development to include public and non-motorized transportation compatible designs in all projects.

4.11 Support urban growth boundaries, urban nodes, residential centers, and employment centers identified in local comprehensive plans in order to promote an efficient land use pattern and transportation network integration.

4.12 Ensure development regulations are flexible and receptive to innovations and advances in transportation technology.

V. Goal 5 – Environmental Stewardship



Avoid and minimize negative environmental and societal impacts from the transportation system and enhance the natural and social environment when possible.

5.1 Consider and be respectful of the rural and historic character of the county while implementing the transportation element.

5.2 Encourage the development and implementation of transportation demand management programs appropriate for the various communities in the County to reduce greenhouse gas (GHG) emissions and vehicle miles traveled (VMT).

5.3 Coordinate with and adhere to regional, State, and Federal agencies on reducing air quality impacts.

5.4 Consider refinements to roadway design standards so as to minimize impacts on hydrologic systems, including surface and groundwater quality.

5.5 Provide flexibility on the width of pavement and lanes to allow for narrower lanes while still assuring that roadways function safely for cars and trucks, public transportation, bikes, pedestrians,

and other service vehicles. The use of alternatives to impervious surface materials, wherever possible, should also be considered.

5.6 Develop alternatives to transportation improvement projects when significant adverse environmental impacts have been identified.

5.7 Develop and apply mitigation strategies to reduce unavoidable adverse environmental impacts of transportation improvements.

VI. Goal 6 – Be an Active Partner



Coordinate with a broad range of groups (including local, state, and regional agencies, key stakeholders, businesses, and the public) to develop and operate the transportation system.

6.1 Coordinate with Cities, Chelan-Douglas Transportation Council (CDTC), LINK Transit, Washington State Department of Transportation (WSDOT), and other adjoining agencies.

6.2 Encourage public participation in transportation-related decisions and provide forums to help citizens understand transportation issues.

6.3 Work with cities to develop and adopt street design standards for each city's Urban Growth Area.

6.4 Develop consistent or compatible processes to identify and set priorities for transportation improvement projects in each agency's six-year transportation improvement program.

6.5 Coordinate with the US Forest Service relative to their activities and policies on transportation.

6.6 Prioritize projects that help to create a comprehensive, integrated and connected network of roads, trails, and other transportation services.

6.7 Coordinate maintenance activities and annual maintenance programs with adjacent jurisdictions, Forest Service, and WSDOT.

6.8 Work with WSDOT to provide input into the planning process and to explore opportunities to implement the State Airport Plan.

6.9 Work with WSDOT to provide input on the State Rail Plan and to facilitate implementation of rail transportation facilities and services.

6.10 Work closely with local, regional and State partners to monitor rail freight activity and ensure that the county's priorities, preferences, and interests are represented and factored into emerging State and County policies and programs.

6.11 Explore opportunities for separated mixed-use paths to enhance enjoyment of natural/scenic areas in a safe manner.

6.12 Work with LINK Transit, WSDOT, and local agencies to develop park-and-ride, park-and-pool, and express transit service where the need for such facilities has been identified.

6.13 Work with other local, State, and Federal agencies to achieve improvements to transportation systems that promote safe and efficient access for recreational and tourism activities throughout the county.

6.14 Require dedication of roadway rights-of-way in land development processes, in accordance with the appropriate functional classification, County Road Standards, and County/WSDOT policies.

6.15 Recognize that Forest Service and primitive roads are generally unsuitable for residential development.

6.16 Support cooperative efforts to provide for docking of boats, barges, and float planes on Lake Chelan with the National Park Service, Forest Service, Chelan County Public Utility District, and the Port of Chelan County.

6.17 Ensure that stakeholders, including property owners, have an opportunity to provide comment on the expansion of trails and on transportation facility improvement projects.

Goal 7 – Resilient Transportation System

Ensure the local transportation system can withstand and recover quickly from the impacts of extreme weather events and other climate-exacerbated hazards, while maintaining continuity of access for residents, visitors, industry, and emergency services.

7.1 Improve street connectivity and multi-modal access, such as sidewalks, street crossings, and route redundancy, in urban growth areas and rural communities to ensure residents have safe evacuation options during wildfire and other climate-driven emergency events.

7.2 Reduce stormwater impacts from transportation infrastructure and development through watershed planning, redevelopment and retrofit projects, and low-impact development standards that limit impervious surface and manage runoff at the source.

7.3 Coordinate with WSDOT, Washington DNR, Chelan County Emergency Management, and local fire authorities to pre-identify and maintain alternative transportation routes and detour plans for road segments at high risk of wildfire-related closure and incorporate route vulnerability into capital improvement and vegetation management planning.

11.5 Transportation Vision

Looking into the future, Chelan County aspires to provide a transportation system that serves all users through the provision of safe and well-maintained facilities.

The following sections detail the capital plan to meet this transportation vision and the funding plan needed to ensure these capital investments and ongoing programmatic expenditures, including system operations and maintenance, are in place during the life of this plan.

In general, Chelan County roads are rural two-lane roads which mainly serve automobile traffic. Determining how the entire transportation network fits together throughout the county requires identifying desirable facilities for each mode and then identifying infrastructure enhancements to ensure safe, complete, and connected facilities for all users.

I. Active Transportation Network

Despite many county roads lacking pedestrian and bicycle facilities, active transportation modes are a key component of the proposed Chelan County transportation network vision. In line with the goals and policies, the county is committed to providing a multimodal transportation network that supports all travel modes and is consistent with the surrounding land use context.

As part of the Transportation Element update, Chelan County identified a proposed Active Transportation Network, as shown in Figures 11-26 through 11-28, along which facilities for bicycle and pedestrian modes should be considered. This network builds off the bicycle network identified by CDTC in the *Transportation 2050* plan. The network is also aligned with the active transportation facilities and networks found within cities and towns throughout the county. The system includes a hierarchy of connections and routes to provide a comprehensive network of roadway facilities that can accommodate multimodal travel and connect key destinations throughout the county. This network includes the planned multi-use path connections identified in the *Chelan-Douglas Pathways Master Plan.*

Most roadways within the Active Transportation Network are defined as Primary Routes, along which dedicated bicycle/pedestrian facilities are desired. The Secondary/Scenic Routes are low-volume roadways along which vehicles and active mode users are intended to share the road.

While most county streets tend not to need fully separated sidewalks or paths due to their low pedestrian and vehicle volumes, some of the county's arterials and collectors do warrant dedicated pedestrian infrastructure, particularly those near Urban Growth Areas. Population dense areas with commercial land uses and roadways that serve schools, parks, regional recreational destinations and churches support more pedestrians and may have a larger portion of vulnerable users than other streets. Measures such as widened shoulders that provide increased separation from moving vehicles, multi-use trails, marked crosswalks, and sidewalks at roadway crossings support pedestrian and bicycle travel throughout the county.

As part of HB 1181 passed in 2023, Washington State's Growth Management Act (GMA) was amended with the requirement that communities plan for a multimodal transportation network, including walking and cycling. The updated GMA requirements also mandate the adoption of active transportation LOS standards.

Figure 11-26
Active Transportation Network (Chelan, Manson, & Entiat Vicinity)

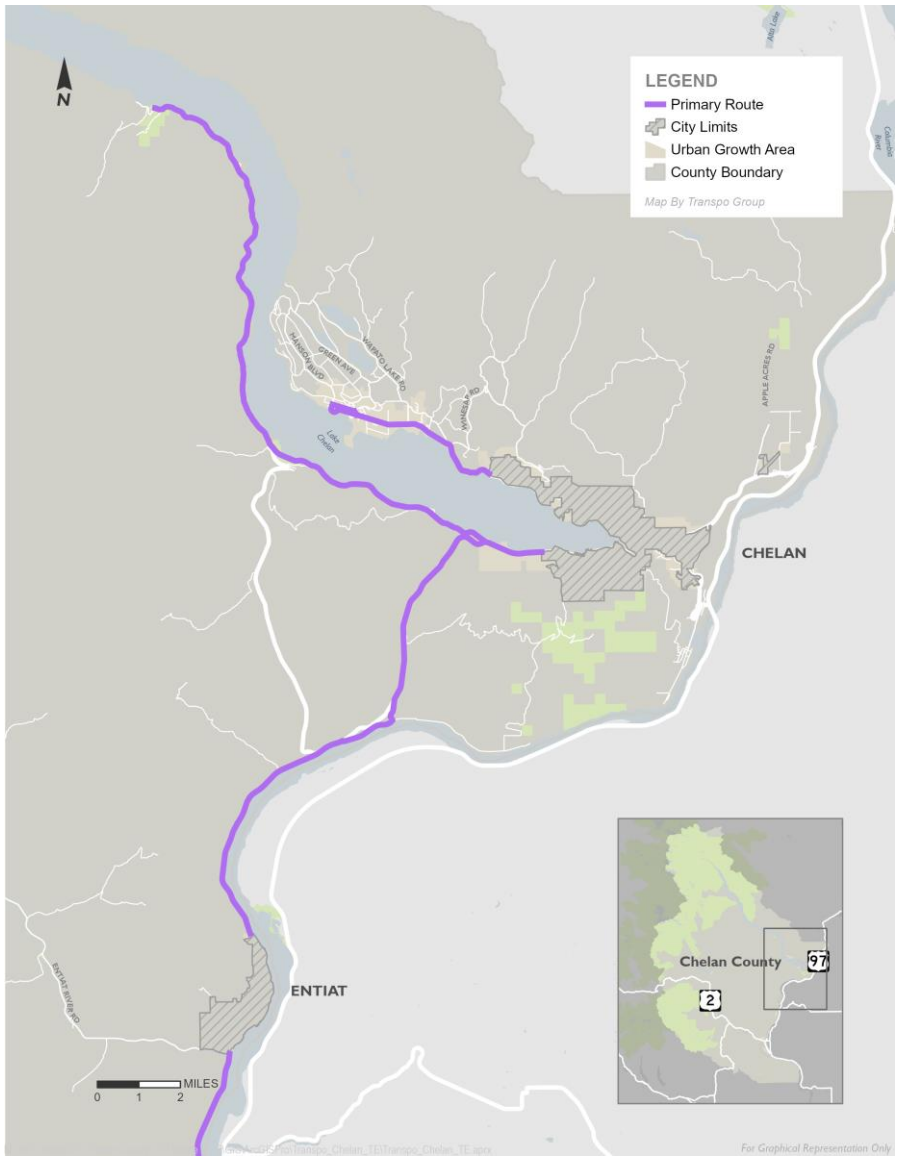


Figure 11-27
Active Transportation Network (Cashmere, Monitor & Wenatchee Vicinity)

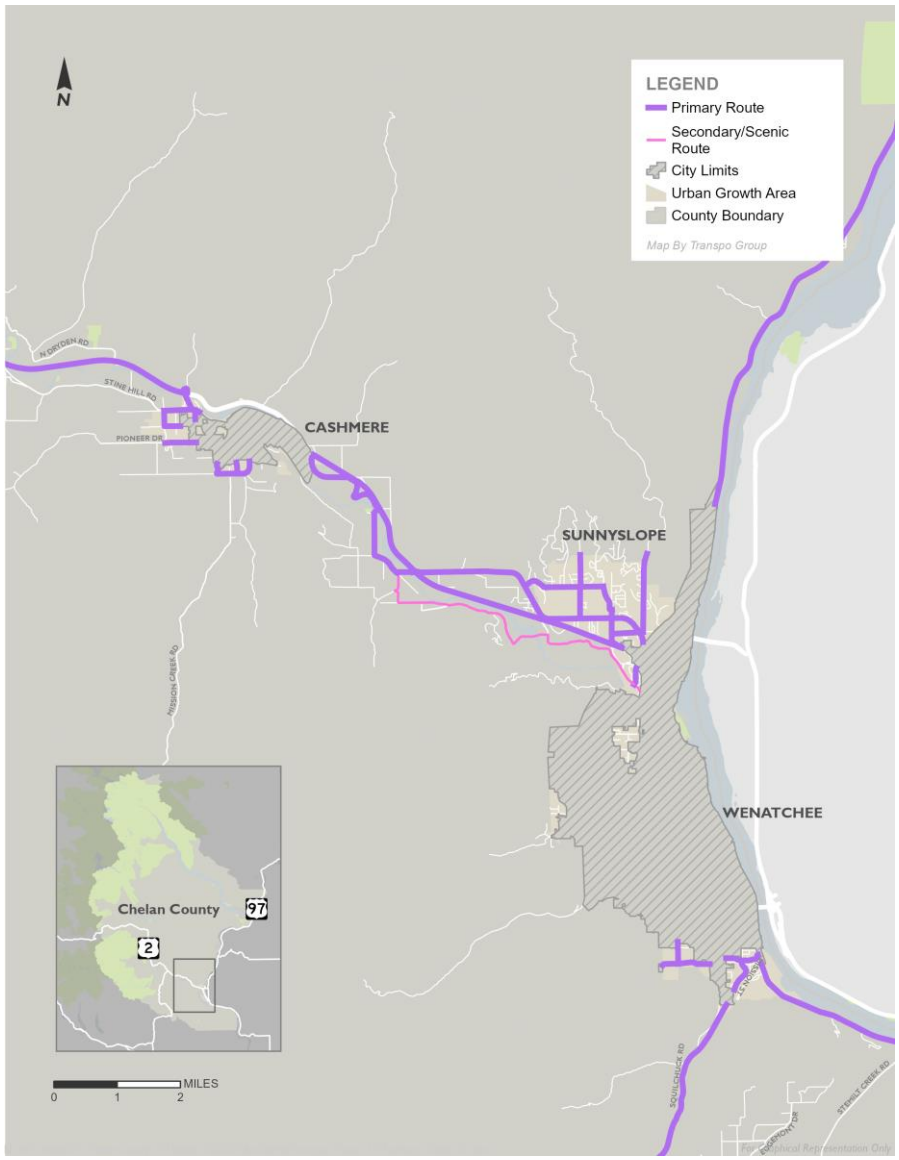
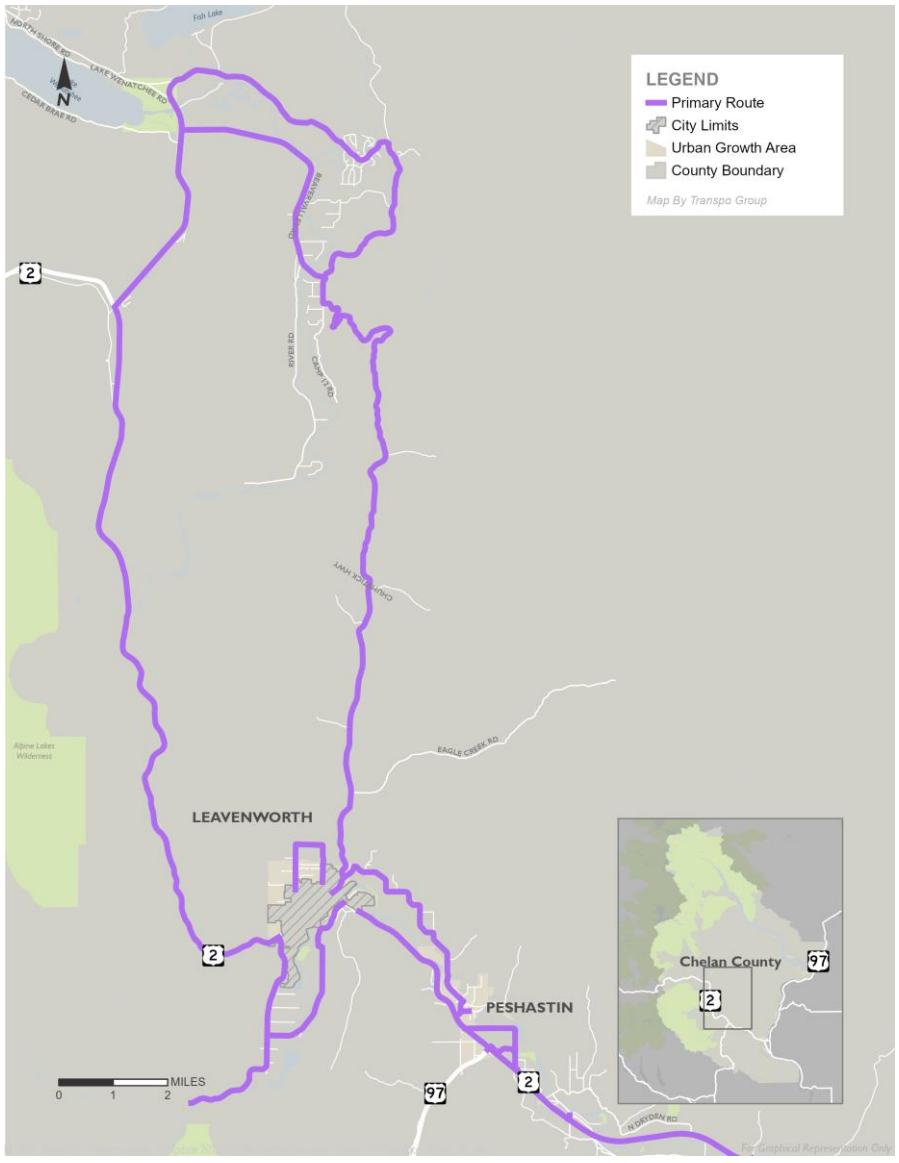


Figure 11-28
Active Transportation Network (Leavenworth, Peshastin, & Plain Vicinity)



The active Transportation LOS standards, shown in Table 11-9, are based on the presence of facilities along planned routes and whether the provided facilities align with the facilities identified in the planned network. Shoulder are the desired facilities for most roadways within the Active Transportation Network, except for the pathway connections from the *Chelan-Douglas Pathways Master Plan* for which a multi-use path is the preferred facility type.

Table 11-9
Active Transportation Level of Service (LOS) Standards

LOS	Rating	Description
	Good	Facilities exist and align with preferred facility type.
	Acceptable	Facilities exist, but not as identified in planned network.
	Poor	No Pedestrian facility or degradation of existing facilities.

Facilities that are aligned with the preferred facility type are considered "good" and indicated by a Green LOS. A Yellow LOS, considered "acceptable", indicates that a pedestrian facility exists, but not as identified in the planned network. For example, if a road connection from the *Pathways Master Plan* currently provides shoulders, it is scored with a yellow/acceptable LOS since it does not provide the multi-use path designated in the plan. Incomplete, missing, and damaged pedestrian facilities are considered "poor" and indicated by a Red LOS.

While the long-term vision for the County would be to achieve a green/good LOS for all active transportation network roadways, an orange/acceptable LOS is the standard. The long-term project list identified in the Transportation Element would implement the orange/acceptable LOS along identified routes. Figures 11-29 through 11-31 present the active transportation LOS evaluation for Chelan County.

Figure 11-29
Active Transportation LOS (Chelan, Manson, & Entiat Vicinity)

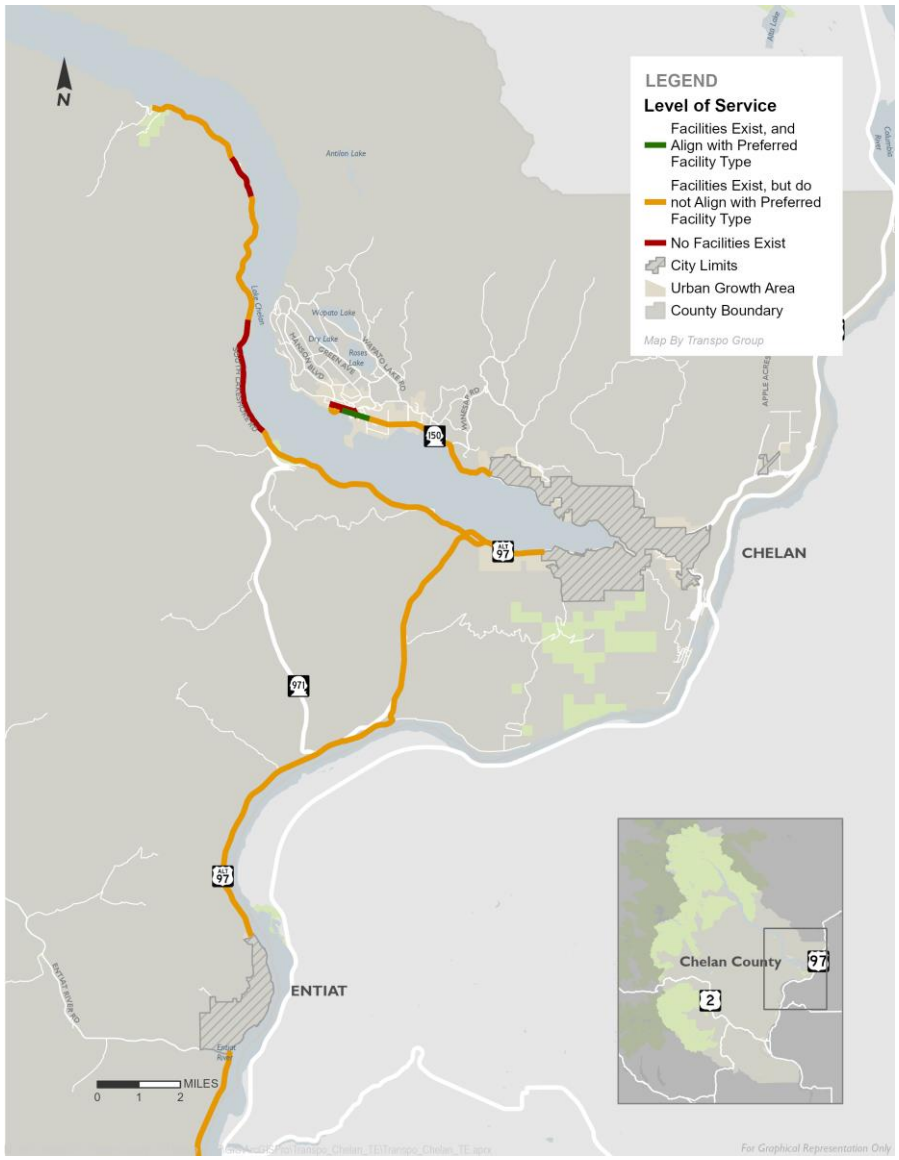


Figure 11-30
Active Transportation LOS (Cashmere, Monitor & Wenatchee Vicinity)

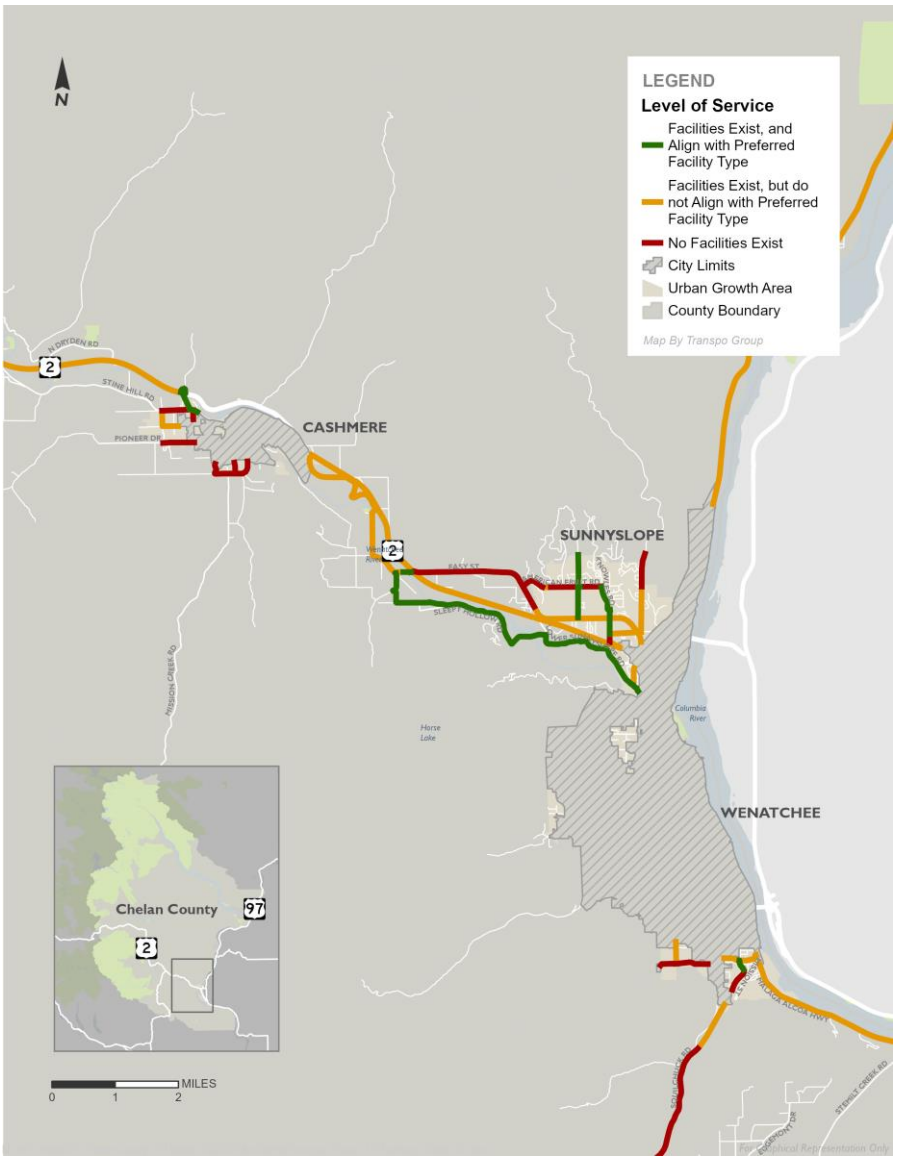
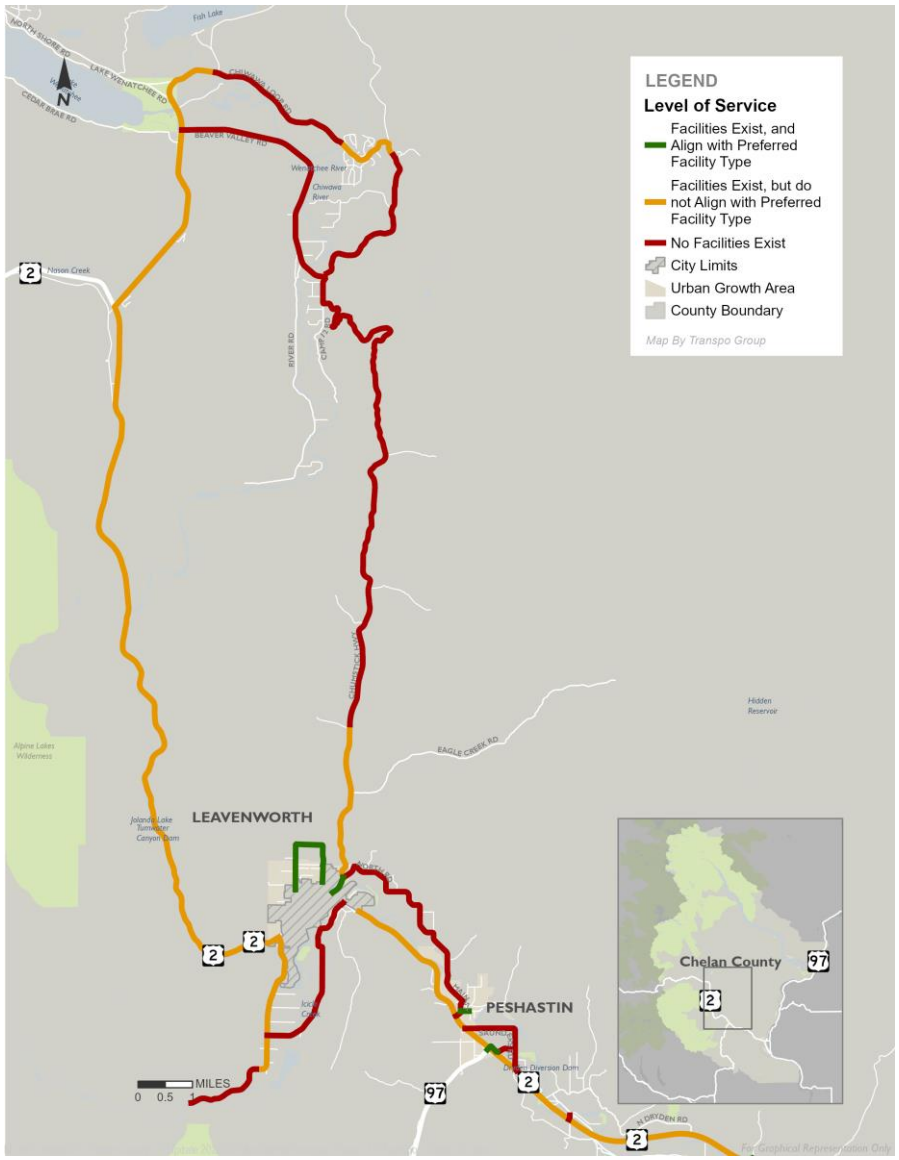


Figure 11-31
Active Transportation LOS (Leavenworth, Peshastin, & Plain Vicinity)



II. Transit

There are six routes currently serving Chelan County. Transit operations throughout the county are managed by Link Transit. Currently, there are nine routes serving county residents but Chelan County can still aim to create an environment that is welcoming to transit. The county will work with Link Transit to identify areas where additional or future service or improvements are needed and assist with transportation accommodation for planned service expansions by working to ensure that these areas are provided with sidewalks and marked crossings that serve planned routes and stops.

Interstate transit service is provided by Amtrak. The county will also assist with transportation accommodation for access to Amtrak and connections to and from its own transportation system.

Table 11-10 shows the county's transit LOS standards. The LOS designations are shown in green, orange, and red and correspond to good, acceptable, and poor LOS, respectively. A green/good LOS indicates a transit stop that has bus stop amenities, sidewalks, and crosswalks serving it. An orange/acceptable LOS indicates a transit stop is missing amenities or sidewalk/crosswalk connections. Transit riders accessing transit stops with an orange LOS may be required to travel out of direction to utilize a crosswalk or walk for a short distance along a shoulder or gravel pathway. A red LOS indicates no designated facilities are provided at or around the transit stops. While the long-term vision for the County would be to achieve a green/good LOS for all transit stops, an orange/acceptable LOS is the standard for existing and planned stops.

Table 11-10
Transit Level of Service (LOS) Standards

LOS		Description
	Good	High-quality stop amenities with sidewalks and marked crosswalks serving stops.
	Acceptable	Missing stop amenities *or* sidewalks/crossings.
	Poor	Missing stop amenities *and* sidewalk/crossings.

As the County implements these level of service standards staff will coordinate with Link Transit. The County should work with Link Transit to plan for and accommodate access to existing and future transit service, including safe pedestrian connection and appropriate accommodation to transit stops and passenger facilities.

III. Freight and Auto

Most trips in Chelan County occur along its roadway network, which serves as the backbone for accessing homes, jobs, and other destinations. Many of these trips occur along low-volume county rural roadways or local streets that do not see significant traffic volumes throughout the day. Similarly, goods movement and delivery vehicles for the many fruit producers and transporters use some corridors frequently while other roadways see only occasional local delivery. As fruit and produce production is a seasonal industry, county roads experience high volumes of freight and auto usage during harvest season.

Table 11-1 (Section 11.2) identifies the functional classification of all roadways. These classes indicate the level of use of each facility for automobiles, specifically in terms of facilitating vehicle and freight mobility as well as other modes.

Figures 11-17 through 11-19 (Section 11.2) specifies the WSDOT freight classification of Chelan County's major roadways that support goods movement. The classifications of these corridors indicate the annual weight of goods that travel on a corridor. The functional classification and freight class of a roadway should guide future investments to ensure a roadway can carry appropriate freight loads.

Chelan County will maintain its current LOS standards roadways (LOS C for rural roads and LOS D for roadways in urban growth areas). Very few areas within the unincorporated parts of Chelan County have operational issues. Most roadways are currently meeting the LOS standard and are still expected to continue meeting that standard over the next 20 years as the county grows. One segment along Easy Street near the US 2 interchange is expected to fall below the LOS D standard. Additional notable segments to monitor include Malaga Alcoa Highway which may fall below the LOS D standard with increased development in the Malaga UGA.

The capital list provided in the next chapter includes future roadway projects that would maintain the county's LOS standard through 2046.

11.6 Capital Plan

This chapter presents the capital program that forms the basis of this transportation element. Collectively, this program adds up to about $264 million in transportation capital improvements to be constructed over the next twenty years.

The components of the transportation program include $248 million for programmatic expenditures which include administration and operations, maintenance, and preservation of the county's transportation infrastructure. Table 11-11 provides a summary of the total expenditures for the 20-year program. Maintaining Chelan County's transportation system is important for sustaining the quality and safety of roadways and is listed as the number one goal for this plan.

Table 11-11
Twenty-Year Transportation Program

Expenditures	Planning Level Costs
Programmatic Expenditures	
Administration and Operations	$65.8 million
Maintenance & Preservation	$181.6 million
Capital Outlay	$0.2 million
Capital	
Capital Projects	$264.0 million
Total	**$511.6 million**

Funding to support this program will come from a number of sources including property tax, fuel tax, Real Estate Excise Tax 2, and state and federal grants, as well as consideration of new funding sources, such as a Levy Lid Lift. Additional detail about funding to support the transportation plan can be found in the following chapter (Section 11.7).

The program was developed to realize Chelan County's goal: to provide a safe, balanced, and efficient multi-modal transportation system that is consistent with the county's overall vision and adequately serves anticipated growth. This vision is guided by the transportation goals outlined in this plan:

- **Goal 1:** Maintain what we have
- **Goal 2**: Safety
- **Goal 3**: Ensure financial viability
- **Goal 4**: Support land use
- **Goal 5**: Environmental stewardship
- **Goal 6**: Be an active partner

The six goals, as well as existing and anticipated needs gathered from countywide planning documents and conversations with stakeholders and the general public form the basis of this project

list. Table 11-12 provides the Chelan County 20-Year Project List, which represents a balance of maintenance, safety, and operational improvements for all modes.

These projects are listed by geographical area and are also mapped in Figures 11-32 through 11-38. These projects provide a starting point for the county in developing its financially constrained Six-Year Capital Improvement Plan, which is updated annually and is developed based on knowledge related to project feasibility and funding availability.

While the scope of the 20-year project list exceeds revenues from exclusive county sources over the next few decades, it has been sized to fit within reasonable assumptions for grants and other outside funding sources. Moreover, projects located in the county that are led by the cities and other agencies such as LINK Transit, CDTC and WSDOT are described at the end of this chapter under Regional Collaboration.

Table 11-12
Twenty-Year Project List

Location/Vicinity	Project ID	Title	Description	Cost
Cashmere/Monitor	CA-1	Binder Rd/Tigner Road	Roadway relocation to support sidewalks and a safe route to school	$1,075,000
	CA-2	W. Monitor Bridge Deck Repair	Bridge deck repair	$520,000
	CA-3	Mission Creek Road	Add shoulders along Mission Creek Road	$460,000
	CA-4	Binder Rd/Mission Creek Rd (Hairpin to Yaksum)	Install sidewalk/widen to provide shoulders	$2,670,000
	CA-5	Monitor Main Street Bridge Replacement	Bridge replacement	$18,700,000
	CA-6	Sunset Highway Sidewalk	Installing sidewalk on north side of Sunset Highway	$1,035,000
	CA-7	Binder Rd – Phase 1 Pedestrian Improvement Project	Intersection improvements (ADA improvements, curb radius reduction, clear sight triangles)	$1,490,000
Cashmere/Monitor Subtotal				**$26,050,000**
Chelan	CH-1	So. Lakeshore Road, Phase I	Resurface and widen shoulders from Navarre Coulee Rd. to So. Lakeshore Rd MP 0.68	$3,800,000
	CH-2	25 Mile Creek Culvert Replacement	Bridge replacement	$2,955,000
	CH-3	Boyd Road	Construct/widen shoulders, construct sidewalks in UGA, upgrade base material, and pave between city limits and Wapato Butte Road	$5,085,000
	CH-4	So. Lakeshore Road, Phase II	Resurface and widen shoulders north of Slide Ridge to Fields Point	$6,345,000
	CH-5	Howard Flats Road Relocation	Roadway relocation to accommodate airport expansion	$500,000

Location/Vicinity	Project ID	Title	Description	Cost
Chelan	CH-6	Union Valley Road	Widen, grade, drain, add base and top course, and pave MP 2.42 to MP 3.63	$350,000
	CH-7	Anderson Road, Phase II	Phase 2: MP 0.28 to MP 0.46	$135,000
Chelan Subtotal				**$19,170,000**
Entiat	E-1	Entiat River Bridges Scour	Scour mitigation on bridges along Entiat River Road	$2,000,000
	E-2	Moe Ridge Bridge	Bridge replacement	$2,620,000
Entiat Subtotal				**$4,620,000**
Leavenworth	L-1	Chumstick Highway, Phase VI	Pavement overlay and add guardrails	$2,285,000
	L-2	Chumstick Hwy / North Road	Intersection reconstruction	$2,255,000
	L-3	North Road	Construct/widen shoulders, improve horizontal curves, signage, and safety	$4,055,000
	L-4	Motteler Road Bridge Replacement	Bridge replacement	$2,620,000
	L-5	Chumstick Highway Rehabilitation	Construct all-weather road and improve some safety elements including spot widening of roadway	$10,000,000
	L-6	Titus Road	Multimodal improvements, illumination, signage, and provide traffic calming	$1,100,000
	L-7	Ski Hill Drive	Multimodal improvements, illumination, signage, and provide traffic calming	$3,900,000
	L-8	Icicle Station Trail with bridge	Shared-use trail connecting downtown to Icicle Station and Valley Trail	$800,000
	L-9	E. Leavenworth Road	Install safety improvements (dynamic speed feedback signs, flashing chevron signage, widen to provide shoulder [where feasible])	$3,575,000

Location/Vicinity	Project ID	Title	Description	Cost
Leavenworth Subtotal				**$30,590,000**
Malaga	MAL-1	Malaga-Alcoa/Stemilt Cr. Rd. Intersection	Malaga-Alcoa Hwy / Stemilt Creek Rd Intersection	$4,120,000
	MAL-2	Dixie Lane	Road widening and pedestrian improvements	$13,000,000
	MAL-3	Saturday Ave	Pedestrian facilities improvements	$1,250,000
	MAL-4	Malaga-Alcoa Highway Improvements	Roadway improvements	$2,200,000
	MAL-5	Malaga Road	Add shoulders along Malaga Road to enhance bike/ped access	$13,100,000
	MAL-6	Malaga-Alcoa Highway Safety Improvements	S Wenatchee Ave to Firehouse Rd	$5,000,000
	MAL-7	Stemilt Cr. Br. 201	Bridge replacement	$5,240,000
	MAL-8	Squilchuck-Alcoa Bridge	Bridge replacement	$6,760,000
	MAL-9	Malaga-Alcoa Hwy Widening	Road widening	$8,000,000
Malaga Subtotal				**$58,670,000**
Manson	MAN-1	Totem Pole Road Phase II	Install bike/ped improvements between Furey Ave to Hill St (Manson High School) - based on findings of the Manson SRTS study	$5,885,000
	MAN-2	Green Avenue	Totem Pole Road to Hill Street	$6,280,000
	MAN-3	Wapato Lake Road	Reconstruction and widening	$2,610,000
	MAN-4	Boetzkes Ave & Quatis St	Intersection improvements	$180,000
	MAN-5	Wapato Lake Rd & Roses Ave	Intersection improvements	$165,000
	MAN-6	SR 150 & Wapato Lake Rd	Intersection improvements to meet future LOS standards	$3,000,000

Location/Vicinity	Project ID	Title	Description	Cost
Manson	MAN-7	Summit Boulevard / Mason Boulevard	Intersection Improvements	$200,000
	MAN-8	Ivan Morse Road	Widen, grade, drain, add base and top course, and pave curve at MP	$300,000
	MAN-9	Grade Creek Road	Road Rehabilitation: repave and upgrade existing shoulders	$690,000
	MAN-10	Pedoi Street Recirculation	Reconfigure existing road to accommodate parking	$100,000
	MAN-11	Trail Access to Water	Open public rights-of-way for public access to Lake Chelan	$100,000
Manson Subtotal				**$19,510,000**
Peshastin	PE-1	Peshastin Main Street Sidewalk	Sidewalk/pedestrian facility improvements from end of bridge to Megelos Street, and along the north side of School Street	$535,000
	PE-2	Peshastin Bridge Replacement	Bridge replacement	$32,800,000
	PE-3	Saunders Road	Add shoulders along Saunders Road	$2,535,000
Peshastin Subtotal				**$35,870,000**
Plain	PL-1	Chiwawa River Bridge Replacement	Bridge replacement	$5,360,000
	PL-2	Beaver Valley Road Shoulder Improvement	Roadway expansion to include shoulders for multi-modal use	$3,615,000
	PL-3	Lake Wenatchee Hwy	MP 0.00 (SR207) to MP 1.20	$2,690,000
	PL-4	Chiwawa Loop, Phase IV	Roadway preservation to address deteriorating pavement	$4,000,000

Location/Vicinity	Project ID	Title	Description	Cost
Plain	PL-5	River Road - milepost 6	Retaining wall and bank improvements	$250,000
	PL-6	Camp 12 Road	Slope stabilization	$1,000,000
	PL-6	Chumstick Hwy & Chiwawa Loop Rd	Intersection improvements (improve sight distance)	$865,000
Plain Subtotal				**$17,780,000**
Wenatchee	W-1	Easy St and School St Intersection	Roundabout	$2,240,000
	W-2	Stemilt Cr. Br. 103 Channel Restor.	Channel restoration	$310,000
	W-3	Squilchuck Rd Improvements, Ph. I	Roadway reconstruction and widen shoulders	$2,690,000
	W-4	School Street	Extend School Street improvements between US 2 and Easy Street - based on findings of future SRTS study (includes mid-block crossing treatments)	$945,000
	W-5	Knowles Road, Phase I	Roadway reconstruction, add shoulders and sidewalks	$2,600,000
	W-6	American Fruit Road	Roadway Improvements	$1,720,000
	W-7	Boodry/S. Wenatchee Ave Imp.	Malaga-Alcoa Intersection to Squilchuck Creek Bridge	$3,495,000
	W-8	Peters Street	Widening and reconfiguration	$1,000,000
	W-9	Easy Street/Peters Street	Intersection Improvements	$2,500,000
	W-10	Easy St/Crestview St	Intersection Improvements	$2,500,000
	W-11	S. Wenatchee Avenue	SRTS improvements along Boodry St - based on findings of the S Wenatchee SRTS study	$1,500,000
	W-12	Easy St - Phase 1 Pedestrian Improvement Project	Pedestrian facility improvements (multi-use path and sidewalks)	$2,040,000

Location/Vicinity	Project ID	Title	Description	Cost
Wenatchee	W-13	Easy St - Phase 2 Pedestrian Improvement Project	Update roadway to Urban Minor Arterial Standard (with sidewalks, bike lanes, left turn pockets)	$8,395,000
	W-14	Burch Mountain Road Bikeway	Fille sidewalk gaps and restripe existing shoulder as designated bike lane	$1,700,000
	W-15	Circle Street	Fill sidewalk gaps	$3,900,000
	W-16	Mission St & Terminal Ave	Intersection improvements and install sidewalk connections	$330,000
	W-17	Mission Ridge	Mill/Fill and rebuild wall failure	$2,000,000
	W-18	Squilchuck Rd Improvements, Ph. II	Roadway reconstruction and widen shoulders	$2,500,000
	W-19	Squilchuck - Terminal to City Limits	Improve roadway to Urban Minor Arterial standard (w/ sidewalks, bike lanes)	$2,500,000
	W-20	Squilchuck Rd Passing Lane	Pavement preservation and concrete barrier replacement	$1,500,000
	W-21	No. 2 Canyon Rd FDR	Roadway Improvements	$2,000,000
	W-22	No. 2 Canyon Rd Primitive	Upgrade/pave gravel road section	$2,000,000
	W-23	Stemilt Hill Slope Stabilization	Stabilize hillside slopes	$1,000,000
	W-24	Whispering Ridge-Monitoring	Monitor roadway and traffic conditions	$60,000
	W-25	Sunnyslope	Update subarea plan to incorporate new growth assumptions and revise planned transportation network (includes new connection to US 2)	$150,000
	W-26	West Wenatchee (new circulation areas)	Update subarea plan to incorporate new growth assumptions and revise planned transportation network	$150,000
Wenatchee Subtotal				**$51,725,000**

Location/Vicinity	Project ID	Title	Description	Cost
GRAND TOTAL				**$263,985,000**

Note:
*All of the recommended transportation projects in Table 11-12 will require further analysis prior to actual construction

Figure 11-32
Twenty-Year Projects (Cashmere/Monitor Vicinity)

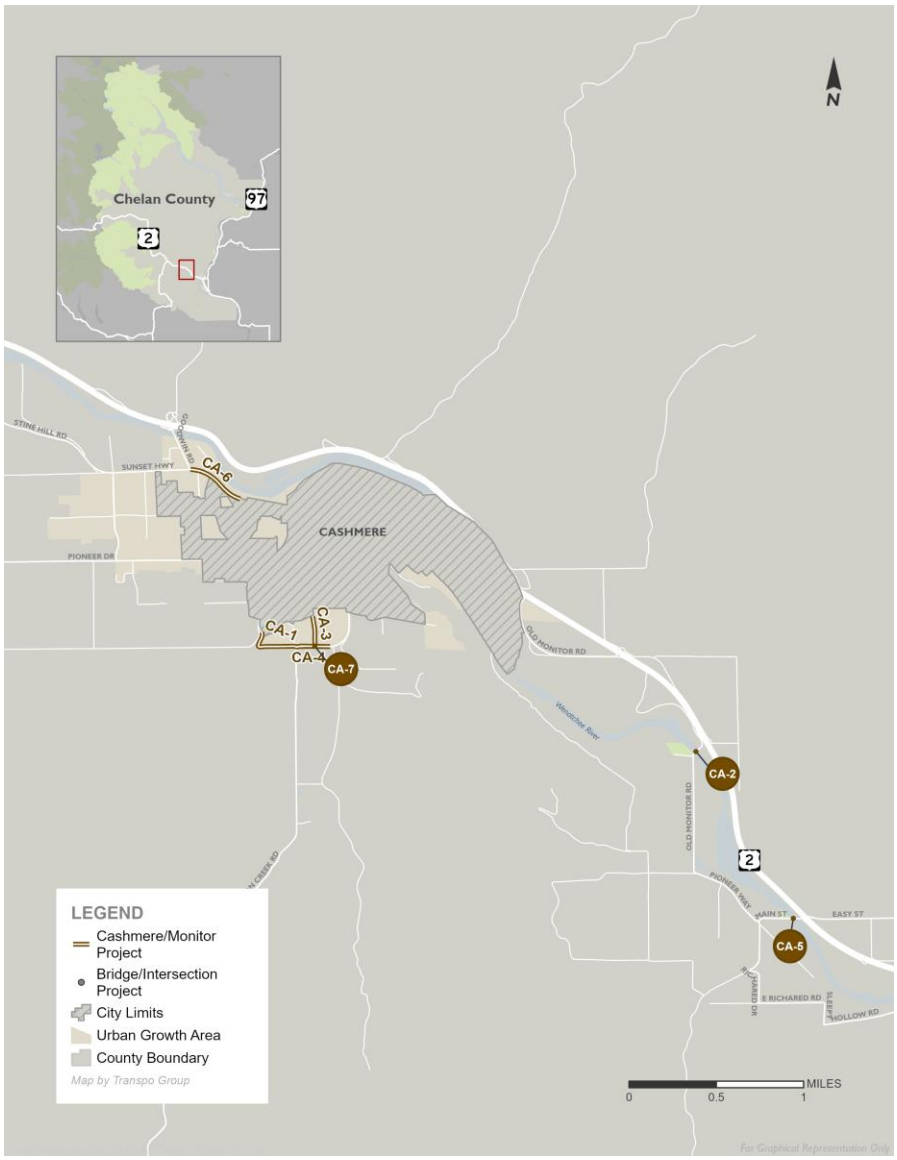


Figure 11-33
Twenty-Year Projects (Manson Vicinity)



Figure 11-34
Twenty-Year Projects (Entiat Vicinity)

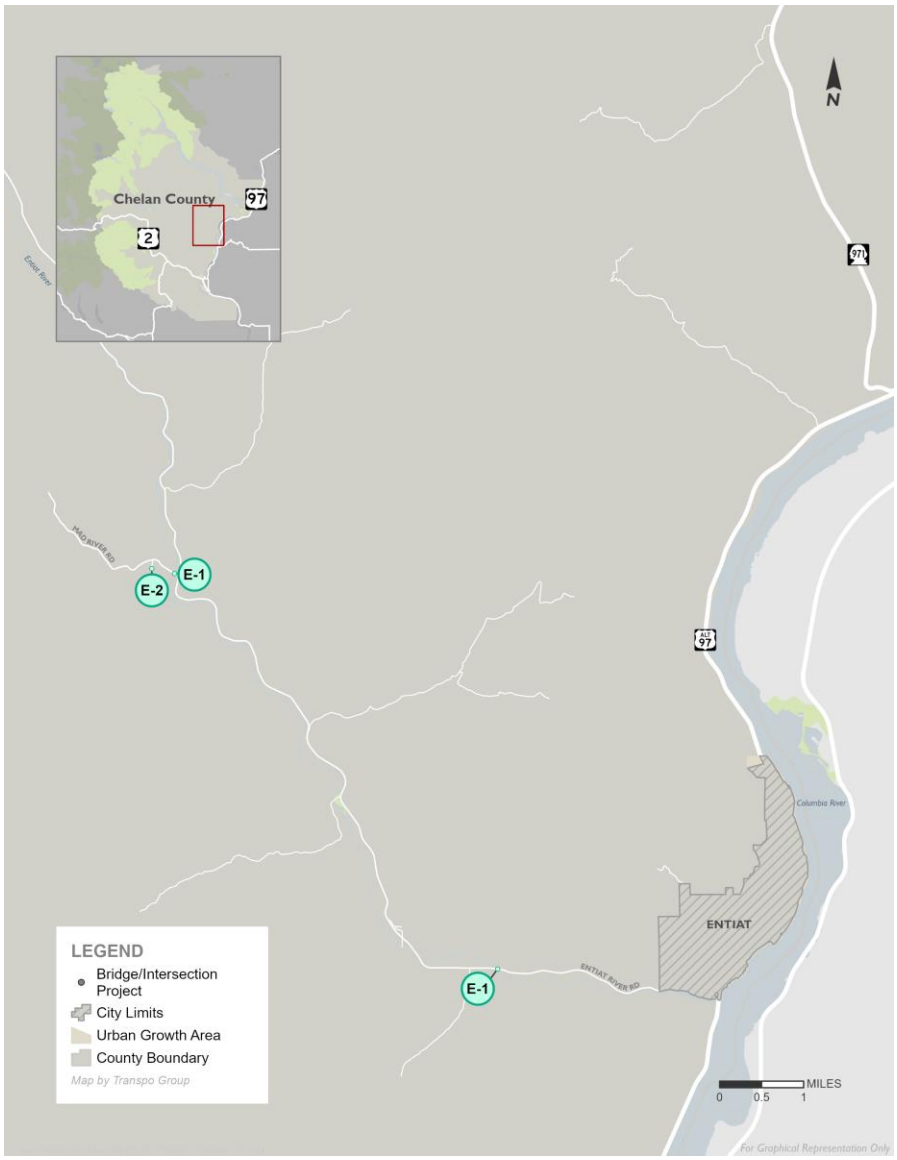


Figure 11-35
Twenty Year Projects (Leavenworth and Peshastin Vicinity)

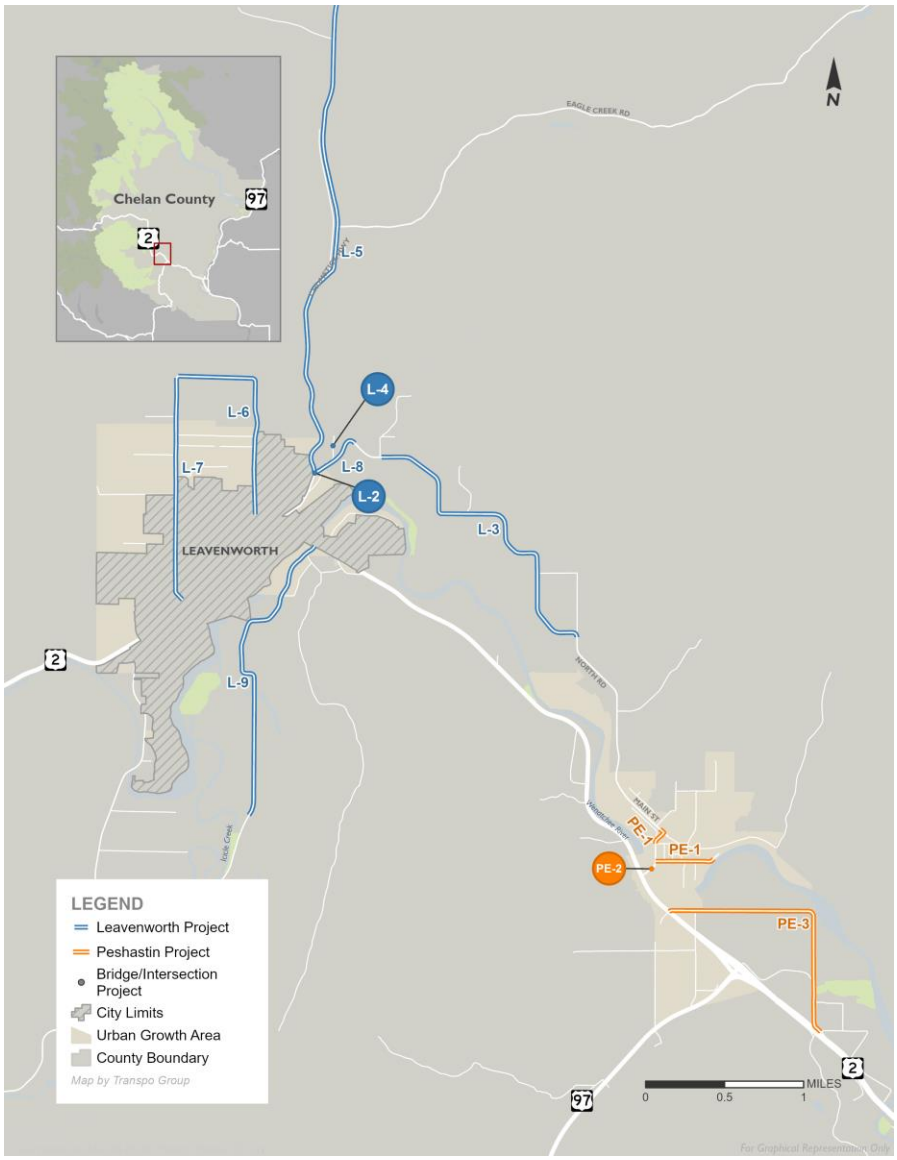


Figure 11-36
Twenty-Year Projects (Plain Vicinity)

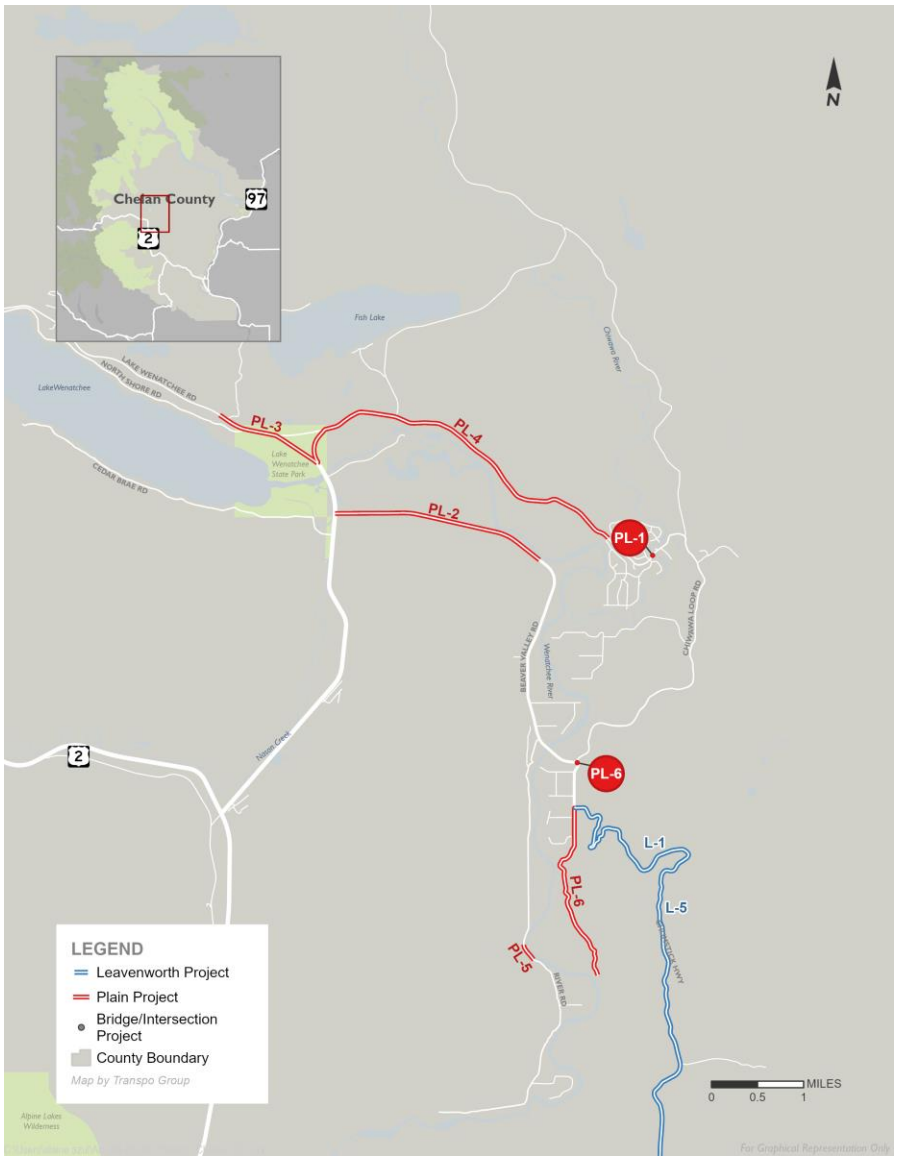
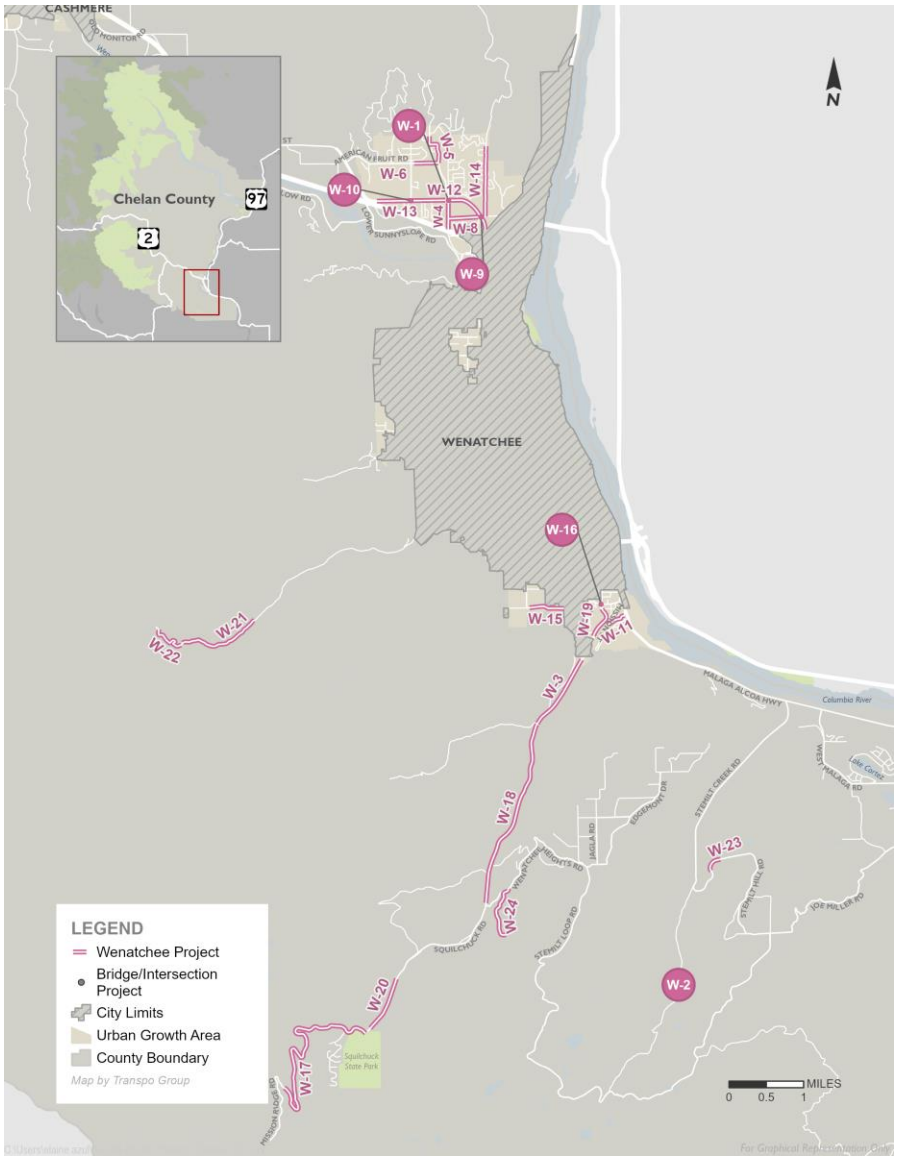


Figure 11-37
Twenty-Year Projects (Malaga Vicinity)



Figure 11-38
Twenty-Year Projects (Wenatchee/Sunnyslope Vicinity)



I. Regional Collaboration

As stated earlier, one of the county's main goals in this plan is effective coordination with other agencies to ensure that the local and regional transportation systems complement one another. A key element of this will be partnering with cities, neighboring counties, WSDOT, LINK Transit, and other agencies to ensure a cohesiveness in transportation planning throughout the county.

Other Regional Projects

There are projects outside of county jurisdiction that will impact travel through Chelan County. These projects are listed below in Table 11-13. These projects range from highway intersection improvements to bicycle and pedestrian access projects. These projects include long-term vision projects for the region identified as part of transportation planning studies conducted by CDTC or other agencies.

Table 11-13
Regional Vision Projects

Lead Agency	Location	Title	Description
WSDOT	Peshastin	US 2 Express Bus Access	Relocate Peshastin bus stop to shoulders of US 2 and construct bicycle and pedestrian bridge
Leavenworth/ WSDOT	Leavenworth	US 2 Streetscape Improvements	Reconfigure US 2 from Ski Hill to River Bend Drive (reconfigure lanes, upgrade signals, shared use path)
Leavenworth	Leavenworth	Chumstick Highway to River Bend Drive Connection	Construct a bridge across the Wenatchee River, intersection with Chumstick Hwy and improvements to River Bend Dr.
Leavenworth/ WSDOT	Leavenworth	US 2 Undercrossing	Construct US 2 undercrossing near Leavenworth Park and Ride
Leavenworth	Leavenworth	Parking Management Strategies	Implement strategies identified as part of the Downtown Leavenworth Parking Management Plan
CDTC	County	Columbia River Crossing Study	Evaluate potential for an additional Columbia River bridge crossing, and construct the identified crossing improvements (e.g., new bridge or a widened/improved bridge)
CDTC	County	Chelan to Manson Corridor	Construct MUP connecting Big Horn trail system to downtown Manson

Lead Agency	Location	Title	Description
CDTC	County	Leavenworth to Cashmere to Wenatchee Corridor	Construct MUP connecting downtown Leavenworth to Apple Capital Loop Trail
CDTC	County	Malaga to Wenatchee Corridor	Construct MUP connecting Apple Capital Loop Trail to Waterfront Park in Malaga

Note:
*All of the recommended transportation projects in Table 11-13 will require further analysis prior to actual construction

One of the major projects in the county is the Confluence Parkway project, which started construction in March of 2025. Throughout 2025 significant progress was made on the Phase 1 construction. The McKittrick Street Underpass site was cleared for development in coordination with Chelan PUD, and the foundation and girders were installed on time and within the projected budget. Additionally, the North Miller Street Overpass site underwent demolition near North Miller Business Park, and construction of the overpass foundation and girder installment was initiated. Recent escalation in construction and property costs has made the project's available funding inadequate. To mitigate the effects this might have on the project, the City of Wenatchee plans to prioritize securing right-of -way for the project north to US-2 with currently available funding, allowing for the remainder of the project to be shovel-ready as additional funding is acquired.

Another major project that is being discussed is the *Chelan-Douglas Pathways Master Plan*. This project plans to provide safe active transportation connections between communities in Chelan and Douglas Counties. Of the four corridors proposed, the following three are proposed for Chelan County:

- Chelan to Manson Corridor
- Leavenworth to Cashmere to Wenatchee Corridor
- Malaga to Wenatchee Corridor

The corridors will provide opportunities to connect local parks, trails, transit, and urban areas through the installation of pedestrian and bicycle friendly multiuse paths. CDTC envisions this project will enhance the region's safety, community, and livability.

One of the major projects that has been discussed throughout the region is the construction of an additional crossing of the Columbia River. In 2024, the CDTC commissioned the *Columbia River Crossing Study* to evaluate the potential bridge locations for an additional crossing between Chelan and Douglas Counties. This study represents an initial step to identifying a solution for addressing

congestion and improving freight connectivity across the Columbia River. While a bridge project is not included on the project list in the Transportation Element, Chelan County will continue to work with regional partners to identify the preferred long-term solution to improving cross-river connectivity. While additional planning and analysis of a potential future bridge continues, the CDTC is conducting analysis of the George Sellar Bridge (SR 285) and associated ramp connections to determine if near-term improvements can address congestion along the bridge until a long-term solution is identified.

As part of this planning process, several transportation issues or performance gaps were identified through stakeholder meetings, meetings with county staff and project development that fall outside of county authority. These issues or performance gaps require cooperation between multiple agencies and increased regional collaboration will lead to more effective transportation systems throughout the county.

WSDOT

WSDOT supports multimodal integration into projects and planning multi-agency and community network interconnectivity. The state system provides access to key destinations within the county, so WSDOT will partner with Chelan County to ensure that both agencies' needs and concerns are addressed.

Transit Facilities

On the transit side, Link Transit is working to improve transit service and facilities within the county. Link Transit has several goals for their future, the most important being to create a long-range plan to examine needs and resources. The county supports Link Transit's near-term goals and objectives, as outlined in Transit Development Plan 2025 and coordinates with the agency to identify how transit needs should be addressed, particularly as new development occurs. County staff will continue to work closely with Link Transit staff to provide transportation facilities which provide connectivity to existing and planned bus stops.

U.S. Forest Service

The USFS owns and maintains roads throughout the Okanogan-Wenatchee National Forest which covers a majority of Chelan County. Maintenance and repairs are necessary to provide access to popular recreation destinations. USFS provides grant funding for roads designated as Forest Highways which provide access to Forest Lands. Several Chelan County roads have this designation: Chumstick Highway, Eagle Creek Road, Chiwawa Loop Road, South Lakeshore Road are a few.



Okanogan-Wenatchee National Forest (Source: USFS)

11.7 Implementing the Transportation Element

I. Introduction

This chapter considers Chelan County's funding picture over the next 20 years to ensure that the recommendations made as part of this Transportation Element can be implemented.

Background and Context

This implementation plan is an update of the funding strategy developed as part of the Transportation Element update process in 2017. For that effort, the County established three principles to guide future funding strategies:

- Reserve regional funding sources for operation and maintenance of existing county-wide transportation facilities.
- Direct funding sources to projects (or categories of projects) that best relate the funding for those projects to their primary beneficiaries.
- Require new development to pay its fair share of expanding/upgrading transportation facilities in the County

In addition, any funding strategy must balance those goals against developing sustainable revenue sources that are feasible for the County to implement. This is even more pressing given the limited

means counties have at their disposal for raising revenue. Over recent decades, a combination of statewide initiatives and legislative actions has altered the landscape for local governments. The most sweeping changes have revolved around voters' decisions to (1) end the Motor Vehicle Excise Tax and (2) create strict limits on the growth of property taxes.

Across Washington State, the effect of these actions has varied by jurisdiction. Cities and local service providers, like counties, are facing increasing difficulty given their continued reliance on the property tax. Washington's counties are different from cities and special service districts in fundamental ways. These differences are brought into stark relief by considering the interplay of four factors:

- Counties face strict limits on their taxing authority.
- Counties are heavily reliant on property taxes, whose purchasing power is eroding due to Initiative 747, explained in Section III.
- Counties face a long list of regional service obligations that are mandated by the state.
- Counties have a complex set of relationships with multiple constituencies:
  - They collect *regional taxes* and provide *regional services* for all constituents in the county.
  - They collect *local taxes* and provide *local services* to unincorporated areas.

Given this combination of factors, Washington's counties have found themselves squeezed between two positions. They have a long list of service obligations that are non-negotiable with few statutory options for securing new revenue streams, and they face structural erosion in their most important revenue source. As they look to the future, Washington's counties face a fundamental, structural challenge—a challenge that will become increasingly unmanageable over time. Chelan County is no exception and this larger systemic issue must be considered as part of their long-term transportation funding strategy.

II. Approach

Data Sources and Methodology Historical Revenues and Expenditures

The data used to summarize historical revenues and expenditures comes from Chelan County transportation revenues and expenditures for FY 2021 to 2025. The data comes from annual reporting to the Federal Highway Administration using a standard report that uses Budgeting, Accounting, and Reporting System codes to standardize the data among all reporting counties and

cities. This standardization, along with the availability of significant longitudinal data, makes this data set excellent for this kind of revenue analysis.

Projected Revenues and Expenditures

Future revenues and expenditures were projected on a per resident basis using the compound annual growth rates imputed from 10-year historical averages. Where there were outliers, inflation was used to override the compound annual growth rates. These projections are made on a per resident basis to reflect growth in revenue anticipated from growth in population. The land use projections from the Land Use Element were used to represent expected population growth.

These projections are intended to be both conservative and planning-level. Additionally, this projection methodology is intended to estimate the overall revenues collected over the 20-year planning period – it is not intended to estimate the revenues that might be collected in any given year.

Data Presentation

This section presents the data used to evaluate Chelan County's current and future financial position as it relates to transportation funding. This analysis is provided at a high level, in 2025 dollars, and rounded to communicate their only order-of-magnitude precision and in 2025 dollars.[53]

III. Baseline Financial Capacity

Transportation Revenues

Historical Transportation Revenues

Over the last 10 years there have been six main sources of revenues available for transportation projects in Chelan County:

- Federal Revenues
- Property Taxes
- State Fuel Tax Distributions
- Other State Funds
- Other Local Receipts

[53] Projected numbers are rounded to the nearest $10,000. All of the fiscal data throughout this section is provided in 2025 dollars (2025$).

- General Fund Appropriations

Chelan County's total transportation revenues, including the revenues collected from each of these sources are provided in Table 11-14.

Table 11-14
Historical Transportation Revenues, 2021 to 2025

	2021	2022	2023	2024	2025	Annual Average	Total
Federal Revenues	$8,232,590	$8,048,940	$2,672,845	$3,109,604	$1,196,919	$4,652,180	**$27,913,078**
Property Taxes	$8,331,128	$8,339,204	$8,847,676	$8,885,271	$9,637,134	$8,808,082	**$44,040,412**
State Fuel Tax Distributions	$2,298,488	$2,194,521	$2,182,743	$2,294,563	$2,092,764	$2,212,616	**$11,063,079**
Other State Funds	$2,689,670	$1,920,858	$3,189,371	$1,790,480	$596,215	$2,037,319	**$10,186,593**
Other Local Receipts	$567,325	$2,175,929	$655,675	$633,118	$418,415	$890,092	**$4,450,462**
General Fund Appropriations	$700,000	$700,000	$700,000	$700,000	$700,000	$700,000	**$3,500,000**
Total	**22,819,201**	**23,379,452**	**18,248,309**	**17,413,035**	**14,641,447**	**19,300,289**	**$101,153,624**

Source: Chelan County Public Works, 2025

Baseline Revenues for Transportation

To estimate Chelan County's financial capacity for transportation over the 20-year planning program, revenues are projected based on current financial policies. In this case, that means projecting available revenues based on the County's six current transportation funding sources.

Current Source 1: Federal Revenues

Federal transportation grants are funded through the federal portion of the Fuel Excise Tax. The federal gas tax rate has fluctuated between $0.183 and $0.184 per gallon since 1994. The majority of these funds are deposited into the Highway Trust Fund and disbursed to the states through the Highway and Mass Transit Accounts.

Federal transportation grants are awarded through a competitive process, and, therefore, not guaranteed. Historical data can provide a window into Chelan County's past success in obtaining a share of these funds. While Chelan County's total revenues remained steady through 2021 and 2022, the later years showed a drop in federal grants. For this analysis, it was conservatively estimated that federal revenues will remain flat over the 20-year planning period at the 5-year annual average.

Current Source 2: Property Tax

Property taxes are used by counties and cities as one primary transportation funding source. The county road levy is a property tax collected by Chelan County for transportation funding.

Over the 20-year planning period, revenues from the county road levy (property taxes) are expected to make up the majority of available funds for roadway maintenance and transportation projects. While most cities and counties are seeing a decline in property tax purchasing power, Chelan County's growth assumptions are sufficient to maintain a very slight increase in property tax revenue over the planning period.

Current Source 3: State Fuel Tax Distributions

Although historical per capita fuel tax dollars have been increasing in nominal numbers, when adjusted for inflation it is clear that per capita revenues have been declining over time. This trend is becoming more pronounced in very recent history due to large increases in the price of gasoline and a significant shift toward more fuel efficient vehicles.

Chelan County's state fuel tax distributions are expected to continue to decline over the 20-year planning period, for the reasons mentioned above. It is unknown whether this trend will level off. However, it is worth noting that there is significant statewide concern regarding the long-term

viability of fuel tax as the fleet mix continues to shift toward ever more fuel efficient vehicles and automakers focus on meeting the new Corporate Average Fuel Economy standards. The state legislature has conducted several studies to explore options to replace the gas tax, but no new funding packages have yet been approved. In looking forward, there will continue to be uncertainty around revenues from this tax source.

Current Source 4: Other State Funds

This category is primarily state grants, like those from the Department of Ecology; Urban Arterial Board; Transportation Improvement Board; Department of Community, Trade, and Economic Development; and WSDOT. Other funds in this category may include state county road administration board (CRAB) funding including the county arterial preservation account (CAPA) fund allocations and other state grants, including those from the traffic safety commission.

Like federal grants, state grants are a particularly volatile funding source, so changes in Washington state legislative administration could lead to changes in policy that affect future projections. Therefore, it is difficult to predict the magnitude of revenues to expect from this funding category.

Current Source 5: Other Local Receipts

Local sources of transportation funding include several miscellaneous sources like impact fees and transfers-in for distressed counties. They also include a number of fees or other reimbursements collected by Public Works, including from the sale of maps and publications, for engineering services, for road and street maintenance services, and reimbursements from utilities or related to construction projects.

Current Source 6: General Fund Appropriations

Because general fund revenues have few restrictions on how they are spent and the County has a dedicated county road levy for transportation, it is relatively unusual for these funds to be used for transportation purposes. In recent history, Chelan County has appropriated approximately $700,000 per year to transportation.

These dollars are primarily made up of Real Estate Excise Tax 2 (REET 2) funds. Historically, this has been a volatile source of funding for transportation in the county, with consistent divestment of these funds from that purpose, and, therefore, has contributed a relatively small share of total revenues for transportation.

Total Baseline Revenues for Transportation

Table 11-15 shows the expected baseline revenues for transportation based on projections for the County's sources of transportation revenue described above.

Based on current transportation funding policies the County expects approximately $457 million in transportation revenues between 2025 and 2045.[54]

Table 11-15
Total Baseline Revenues for Transportation, 2026 to 2045 (2025$)

	2026-2031 (Years 1-6)	2032-2035 (Years 7-10)	2036-2045 (Years 11-20)	2026-2045 (Years 1-20)
Federal Revenues	$27,900,000	$18,600,000	$46,500,000	$93,000,000
Property Taxes	$56,080,000	$43,180,000	$133,210,000	$232,470,000
State Fuel Tax Distributions	$14,310,000	$11,040,000	$34,020,000	$59,370,000
Other State Funds	$12,240,000	$8,160,000	$20,400,000	$40,800,000
Other Local Receipts	$5,340,000	$3,560,000	$8,900,000	$17,800,000
General Fund Appropriations	$4,200,000	$2,800,000	$7,000,000	$14,000,000
Total	**$120,070,000**	**$87,340,000**	**$250,030,000**	**$457,440,000**

Source: Transpo Group 2026.

Transportation Programmatic Expenditures

Transportation spending falls in two main categories: programmatic and capital. Capital expenditures for transportation are mainly from construction of new facilities, such as roads, sidewalks, and traffic signals. The County also has significant programmatic costs for running its existing system, including administration, operation, maintenance of existing facilities, preservation, and capital outlay, which account for the majority of its regular expenditures. More specifically, programmatic expenditures support things like pavement improvement, bridge retrofitting and rehabilitation, and other roadway elements, like guardrails, signs, concrete barriers, and pedestrian and drainage facilities.

[54] These projections are conservative and planning level.

Historical Transportation Programmatic Expenditures

There are three categories of activities in transportation programmatic expenditures:

- **Administration and Facility Operations.** General administration covers public works transportation administration and support. Operations accounts for engineering and planning services that support transportation capital projects.
- **Maintenance and Preservation.** Routine improvements or activities to ensure facility utility.
  - **Maintenance:** includes pothole repair, snow/ice control, street cleaning, etc.
  - **Preservation:** includes pavement overlays, seal coating, bridge repairs, etc.
- **Capital Outlay for Facilities.** Costs of building and maintaining facilities that support the transportation program.

Chelan County expenditures for each category between 2021 and 2025 are shown in Table 11-16.

Table 11-16
Historical Transportation Programmatic Expenditures (2021-2025)

	2021	2022	2023	2024	2025	Total
Administration and Facility Operations	$2,880,664	$3,565,190	$3,368,296	$3,009,239	$3,604,825	**$16,428,214**
Maintenance and Preservation	$7,966,811	$9,052,222	$9,424,529	$11,159,930	$7,782,809	**$45,386,300**
Capital Outlay for Facilities	$ -	$25,121	$23,121	$ -	$ -	**$48,242**
Total	**$10,847,475**	**12,642,533**	**$12,815,946**	**$14,169,169**	**$11,387,634**	**$61,862,757**

Source: Chelan County Public Works

Baseline Programmatic Expenditures for Transportation

This baseline projection for transportation programmatic expenditures estimates the costs of providing the same services that occurred during the historical period (2021 to 2025).

Table 11-17
Total Baseline Programmatic Expenditures for Transportation, 2026 to 2045 (2025$)

	2026-2031 (Years 1-6)	2032-2035 (Years 7-10)	2036-2045 (Years 11-20)	2026-2045 (Years 1-20)
Total Revenue	**$120,070,000**	**$87,340,000**	**$250,030,000**	**$457,440,000**
Administration and Facility Operations	$19,740,000	$13,160,000	$32,900,000	$65,800,000
Maintenance and Preservation	$54,480,000	$36,320,000	$90,800,000	$181,600,000
Capital Outlay for Facilities	$60,000	$40,000	$100,000	$200,000
Total Programmatic Expenditures	**$74,280,000**	**$49,520,000**	**$123,800,000**	**$247,600,000**
Revenue Remaining for Capital Projects	**$45,790,000**	**$37,820,000**	**$126,230,000**	**$209,840,000**

Source: Transpo Group 2026.

Baseline Financial Capacity for Transportation

Using these projections, a baseline picture was generated of the average annual revenue availability based on current financial policies for the next six and 20 years.

Based on revenue projections, approximately $209.8 million will be available for transportation programs and projects beyond current activities during the planning horizon, as shown in Table 11-17.

However, it is important to also consider the flexibility of revenue sources, including statutory restrictions limiting funding for either programmatic or capital purposes. Some of the county's transportation revenue sources are specifically earmarked for capital purposes. These include REET 2, state revenues (grants), federal revenues (grants), and any maintenance of effort or matching funds to support those grants (an average of about 20% per grant). To fully illustrate funds that may be restricted to capital, we estimated the expected maintenance of effort and matching funds for grants

by multiplying the total grant amount by 20%, as it is expected that those amounts will average about 20%.

With these statutory restrictions in funding, approximately $282 million is available to cover the $248 million needed for programmatic expenditures, as shown in Table 11-19. This provides a surplus of approximately $35 million which can be allocated to capital projects in addition to the almost $174 million statutorily restricted for capital projects. However, this amount of capital funding would not cover the $264 million in capital project costs identified in the previous section.

Table 11-19
Baseline Transportation Financial Capacity with Consideration of Fund Restrictions, 2026 to 2045 (2025$)

	2026-2031 (Years 1-6)	2032-2035 (Years 7-10)	2036-2045 (Years 11-20)	2026-2045 (Years 1-20)
All Future Revenues				
Federal Revenues	$27,900,000	$18,600,000	$46,500,000	$93,000,000
Property Taxes	$56,080,000	$43,180,000	$133,210,000	$232,470,000
State Fuel Tax Distributions	$14,310,000	$11,040,000	$34,020,000	$59,370,000
Other State Funds	$12,240,000	$8,160,000	$20,400,000	$40,800,000
Other Local Receipts	$5,340,000	$3,560,000	$8,900,000	$17,800,000
General Fund Appropriations	$4,200,000	$2,800,000	$7,000,000	$14,000,000
Total Revenues	**$120,070,000**	**$87,340,000**	**$250,030,000**	**$457,440,000**
Capital Only Funds				
Federal Revenues (Grants)	$27,900,000	$18,600,000	$46,500,000	$93,000,000
Other State Funds (Grants)	$12,240,000	$8,160,000	$20,400,000	$40,800,000
General Fund Appropriations (REET 2)	$4,200,000	$2,800,000	$7,000,000	$14,000,000
20% Local Grant Match	$8,030,000	$5,350,000	$13,380,000	$26,760,000
Total Available for Capital (Restricted)	**$52,370,000**	**$34,910,000**	**$87,280,000**	**$174,560,000**
Total Available for Programmatic Expenditures	**$67,700,000**	**$52,430,000**	**$162,750,000**	**$282,880,000**
Baseline Programmatic Expenditures	$74,280,000	$49,520,000	$123,800,000	$247,600,000
Projected Programmatic Expenditure Surplus	**($6,580,000)**	**$2,910,000**	**$38,950,000**	**$35,280,000**

Source: Transpo Group 2026.

IV. Balancing Financial Capacity with Future Funding Needs

When comparing total available revenues for transportation with expected maintenance costs over the 20-year study period, revenues are expected to cover the current estimated programmatic costs, before considering policy changes that would increase those programmatic costs. Nevertheless, funding allocated for capital projects is expected to fall short of the $264 million estimated in the Transportation Element project list. Although programmatic spending is expected to be balanced, the changes in revenues or increased maintenance or preservation costs have the potential to lead to costs outpacing the increase in revenues.

There are two main types of strategies that can be used to balance this implementation plan:

1. **Increase revenue,** through increases in existing funding tools or implementation of new tools.
2. **Decrease expenses** by decreasing programmatic activities or further prioritizing capital projects.

Significant use of the latter strategy was used in the development of this plan.

Options for Reducing a Funding Shortfall for Capital Improvement Projects

The county can increase funding for capital street projects using a range of revenue options. These include partnering with other agencies to pursue additional grants and the implementation of additional revenue sources. Alternatively, the county could delay implementation of projects, especially lower priority improvements. Possible applications of these funding strategies are discussed below.

Delaying Improvement Projects

The county may not be able to, or may choose not to, fund lower priority projects within the 20-year horizon without additional funding sources. Some of these projects may be funded through impact fees and/or frontage improvement requirements as development (or re-development occurs). As developments occur in these areas the County may require project-specific facility improvements

including SEPA mitigation measures, as appropriate. The County also may identify other programs or opportunities to partially or fully fund some of these improvements.

Additional Grants and Other Agency Funding

As discussed above, the transportation financing analysis assumes that the county will receive $134 million in grant funding over the life of the plan. If the County can pursue and receive grants at a higher rate than identified based on the County's historic annual average, revenues would increase over the life of the plan. It should be noted, however, that some state and federal grant programs require local matching funds to be provided, which may limit some sources of grant funding.The Transportation Element has a range of improvement projects that should be competitive for grant funding, especially the Regional Vision projects identified in Table 11-13. The GMA requires the Transportation Element to identify these needs to facilitate coordination between the local and state transportation planning efforts. The County will continue to work with WSDOT, CDTC and other local, regional and state agencies to develop strategies for funding and implementing these improvements. Given the scale of these improvements, direct appropriations from the federal or state government as part of legislative requests may be necessary to fully implement the improvements.

Additional Local Revenue Sources

The county can consider a range of funding alternatives to raise additional revenues to pay for transportation improvements. Potential revenue sources for consideration are summarized in Table 11-20.

Table 11-20
Potential Transportation Revenue Sources

Funding Alternative	Description
Road Levy Lift / Street Levy	Property tax increase to fund transportation maintenance and capital projects. Require voter approval by simple majority.
Transportation Benefit District	Vehicle license fee or sales tax increase to fund transportation maintenance and capital projects. Maximum of 0.3% sales tax with voter approval, governing body may approve up to 0.1% sales tax. License fees can be no greater than $100 with voter approval, but governing bodies can adopt $20 fee, then raise it up to $40 after 2 years, then to $50 2 years later.

Funding Alternative	Description
Transportation Impact Fees	One-time charges assessed on new development to help pay for transportation improvements needed to accommodate growth.
Late-comer Agreements	Allows a developer who constructs public infrastructure with excess capacity to recover a portion of those costs from future properties that benefit from the improvement.
Local or Road Improvement District	A financing mechanism used to fund specific public improvements that provide a special benefit to nearby properties.
Planned Action Ordinance	Could be used to set-up mitigation payments, impacts fees, or tax increment financing for specific areas of growth.
Local Option Fuel Tax	Counties or cities may, with voter approval, levy a local option motor vehicle fuel tax for local transportation purposes. The maximum rate is 10% of the state rate.

Reassessment Strategy

Although the financing summary identifies the potential for a total capital revenue shortfall over the life of the Transportation Element, the county is committed to reassessing their transportation needs and funding sources each year as part of its Six-Year Transportation Improvement Program (TIP). This allows the county to match the financing program with the short-term improvement projects and funding. To implement the Transportation Element, the county will consider the following principles in its transportation funding program:

- Balance improvement costs with available revenues as part of the annual Six-Year Transportation Improvement Program (TIP);
- Review project design standards to determine whether costs could be reduced through reasonable changes in scope or deviations from design standards;
- Fund improvements or require developer improvements as they become necessary to maintain LOS standards;
- Coordinate and partner with WSDOT, CDTC, Link Transit, and others to implement multimodal transportation improvements;
- Vigorously pursue grant funds from state and federal sources;
- Work with CDTC, the City of Wenatchee or other partner agencies to develop multiagency grant applications for projects which extend between both jurisdictions that serve city and county growth;

Some lower priority improvements may be deferred or removed from the Transportation Element. The county will use the annual update of the Six-Year Transportation Improvement Program (TIP) to re-evaluate priorities and timing of projects and need for alternative funding programs. Throughout the planning period, projects will be completed, and priorities will be revised. This will be accomplished by annually reviewing traffic growth and the location and intensity of land use growth in the county and UGAs. The county will then be able to direct funding to areas that are most impacted by growth or to roadways that may be falling below the multimodal level of service standards. The development of the TIP will be an ongoing process over the life of the plan and will be reviewed and amended annually.

APPENDIX A

PUBLIC PARTICIPATION SUMMARY REPORT

APPENDIX B

MANSON COMPREHENSIVE PLAN

APPENDIX C

PESHASTIN COMPREHENSIVE PLAN

APPENDIX D

MALAGA UGA PLAN

APPENDIX E

STEHEKIN COMMUNITY PLAN

APPENDIX F

RESILIENCY PLAN

APPENDIX G

LAND CAPACITY ANALYSIS

APPENDIX H

DESIGNATION MAPS

APPENDIX I

RACIALLY DISPARATE POPULATIONS ANALYSIS

APPENDIX J

CAPITAL FACILITIES PLAN

APPENDIX K
RECREATION ELEMENT (PROS) PLAN

APPENDIX L

CHELAN COUNTY ROADWAY LOS ANALYSIS SUMMARY

Public Engagement Summary

COUNTY OF CHELAN 2026 PERIODIC UPDATE OF THE COMPREHENSIVE PLAN

June 2026



Photo Credit: County of Chelan Website

Prepared for: County of Chelan
Prepared by: Facet

FACET

Facet Reference: 2406.0322.00

Contents

Introduction **3**
Public Participation Goals 3
Public Participation Opportunities **4**
Interactive and Online Engagement 4
Social Media and Project E-Newsletters 4
Noticing 4
Workshops / Open House Events 5
Open House Feedback 5
City of Chelan and County of Chelan Joint Open House #1 8
County of Chelan Open House #2 9
County of Chelan Open House #3 11
Community Meetings on Draft Elements 12
Community Meeting No. 1 (Leavenworth) 12
Community Meeting No. 2 (Joint Meeting with the City of Chelan) 13
Community Meeting No. 3 14
Community Surveys 14
English Surveys 15
Spanish Surveys 17
Tourism Impact Assessment Survey 18
Joint Board of County Commissioners (BOCC) and Planning Commission (PC) Workshops 18
Tribal Engagement 18
Community Events 19
Public Hearing and Adoption Meeting 19

DRAFT

Introduction

County of Chelan has initiated the public participation process for the 2026 Comprehensive Plan Periodic Update. Under the Washington State Growth Management Act (GMA), citizen participation and coordination is a comprehensive planning goal that counties and cities must address under RCW 36.70A.020(11). Public engagement opportunities must occur early and continue throughout the update process.

Public participation opportunities to gather input and provide information to the public on the comprehensive planning process included open house events, community surveys, project flyers, emails, social media, and general information updates on the project webpage and StoryMap. Tribal engagement is a separate process that includes letters alerting Tribal leaders of the project and inviting them to participate.

This public engagement summary is intended to detail how the project's public participation goals are being met as the County works through the comprehensive planning process and highlight County efforts that, to date, have been the most effective. Ultimately, feedback from the community is allowing the project team to understand anticipated benefits and challenges of the Comprehensive Plan. Prior to final adoption of the updated Comprehensive Plan, this report will be updated to reflect public engagement activities following the date of this document.

Public Participation Goals

At the outset of this project, the following public participation goals were set:

- Provide interested parties with timely information, an understanding of the periodic review process, and multiple opportunities to review and comment on proposed amendments to the Comprehensive Plan.
- Build trust between community members and County staff.
- Strive for understanding and respect, not agreement.
- Ensure that historically underrepresented groups are encouraged to participate in the planning process.
- Implement a resident engagement strategy that supports environmental justice and the goals of the Growth Management Act.
- Actively solicit information from residents, tribes, property owners, business owners, and other interested parties about their concerns, questions, and priorities for the periodic review process.
- Ensure that all interested parties, community groups and others have an equitable opportunity to participate collaboratively in Chelan County's planning process' core steps and policy creation and implementation efforts.
- Encourage interested parties to informally review and comment on proposed changes to the Comprehensive Plan throughout the process and provide those comments to the Planning Commission and Board of County Commissioners.

DRAFT

- Provide forums for formal public input at project milestones prior to decision-making by local officials.
- Consult and consider recommendations from Tribal entities and public agencies.
- Partner with nonprofit organizations to reach underrepresented communities and marginalized people.

Pursuant to RCW 36.70A.040 and RCW 36.70A.140, staff prepared a Public Participation Plan for the City Council to review and approve, to provide effective, early, and continuous public participation throughout the Comprehensive Plan and development regulations update process from all geographic, ethnic, and economic areas. The procedures provided for:

a) The broad dissemination of proposals and alternatives;
b) The opportunity for written comments;
c) Public hearings after effective notice;
d) Open discussions, communications programs, and information services; and
e) Consideration of public comments.

Public Participation Opportunities

Interactive and Online Engagement

A Comprehensive Plan Update webpage on the County website was developed, including links to surveys, general planning information under the GMA, a project timeline, and links to the StoryMap and the County of Chelan social media sites. The project's StoryMap provided summaries of open house events, hosted survey links, and provided easy access to the County's interactive GIS web map.

Social Media and Project E-Newsletters

Posts were regularly made to County social media pages to announce surveys, open house events, and updates on the project progress.

Noticing

Official public notices were posted to the Wenatchee World newspaper, the County's website, social media, and the county e-newsletter. Email distribution lists were also used to share information on project updates.

The SEPA Threshold Determination and initial SEPA public notice is planned to occur in the fall of 2026, formally informing the public, agencies, and tribes that environmental review for the Comprehensive Plan update is underway. This early notice supports meaningful engagement by giving the public advance time to review materials, coordinate internal reviews (for agencies and organizations), and plan participation during the formal SEPA comment window.

DRAFT

Workshops / Open House Events

The County of Chelan kicked off the Comprehensive Plan Periodic Update with three open house events in May of 2025. These events gave community members an opportunity to share their vision for the future of the County – and to discuss their experiences and concerns around housing, land use, transportation, climate resilience, and other Comprehensive Plan Elements. Participants represented a wide range of interests and included members of the public, members of community organizations, elected officials, City and County staff, and consultants providing support for this effort. The events were advertised through a variety of means, including the County's website, press releases, flyer distribution, email notifications, social media, and with the help of Wenatchee Café. The open houses were held in the following locations:



- May 19, 2025: Chelan High School (Joint open house hosted by the City of Chelan)
- May 20, 2025: Leavenworth Fire Hall
- May 21, 2025: Wenatchee Mission View Elementary School

Staff from the Community Development Department led a presentation with project background information, including the basics of comprehensive planning in Washington state, project schedule and opportunities for providing feedback. After the presentation, about 15 minutes of questions-and-answers were held with the audience.

The meetings included a general open house format where attendees could review posters with information on the draft Plan and speak with County of Chelan staff and consultants. The latter two meetings in Leavenworth and Wenatchee allowed attendees to visit tables on Comprehensive Plan topics. Attendees were invited to provide sticky notes on their posters with comments and fill out comment forms. In all cases, participants had the opportunity to speak with elected officials and County staff on a one-on-one basis.

Open House Feedback

The public provided informative feedback on a variety of topics during the events. The feedback will be reviewed and incorporated into the draft of the County of Chelan Comprehensive Plan where practical, either through added or revised policies and updated maps, new graphics, or new side bars with

DRAFT

supplemental information. A summary of all comments received will be provided to the Planning Commission and Board of County Commissioners.

Note: This summary does not include feedback received on the Climate Element or the Transportation Element. This summary includes only limited feedback received on the Climate and Transportation Elements. A separate summary will be prepared by the County teams assigned to those topics.

Comment Forms

Forms were provided requesting feedback on priorities and concerns about housing, land use, and parks and open space. Responses from the comment forms include the following:

- Support for more community gardens and agricultural outreach and education.
- Support for purchasing ageing, old houses, converting them into duplexes, town homes and making them available for rent.
- Prohibit investment of hedge funds into purchasing housing stock.
- Protect existing low-income housing, such as mobile home parks.
- Most appropriate locations for housing:
    - In existing towns and cities and along the 2/97 corridor where transit and services exist.
    - In urban areas in proximity to the existing transit system to ensure access to basic services.
    - In appropriate zones.
    - Within already developed areas.
    - North Wenatchee alongside the river.
- Desirable housing types:
    - Mix of housing (e.g. duplexes, triplexes, accessory dwelling units [ADUs]) focused on energy efficient spaces.
    - Cottage development that offsets density with open space for natural or ag land.
    - Investigate inclusionary policies.
    - All kinds listed to the extent they provide more affordable housing.
    - Duplexes, triplexes, cottages.
- Support for a non-municipal Urban Growth Area (UGA) in Malaga: Yes (3) No (1)

Flip Chart

The joint City and County meeting at Chelan High School allowed attendees to enter specific comments and opportunities for discussion with City and County staff and their consultants. The flip chart produced one comment: "Can the Manson UGA be expanded eastward. Sewer, water and transportation are all available."

DRAFT

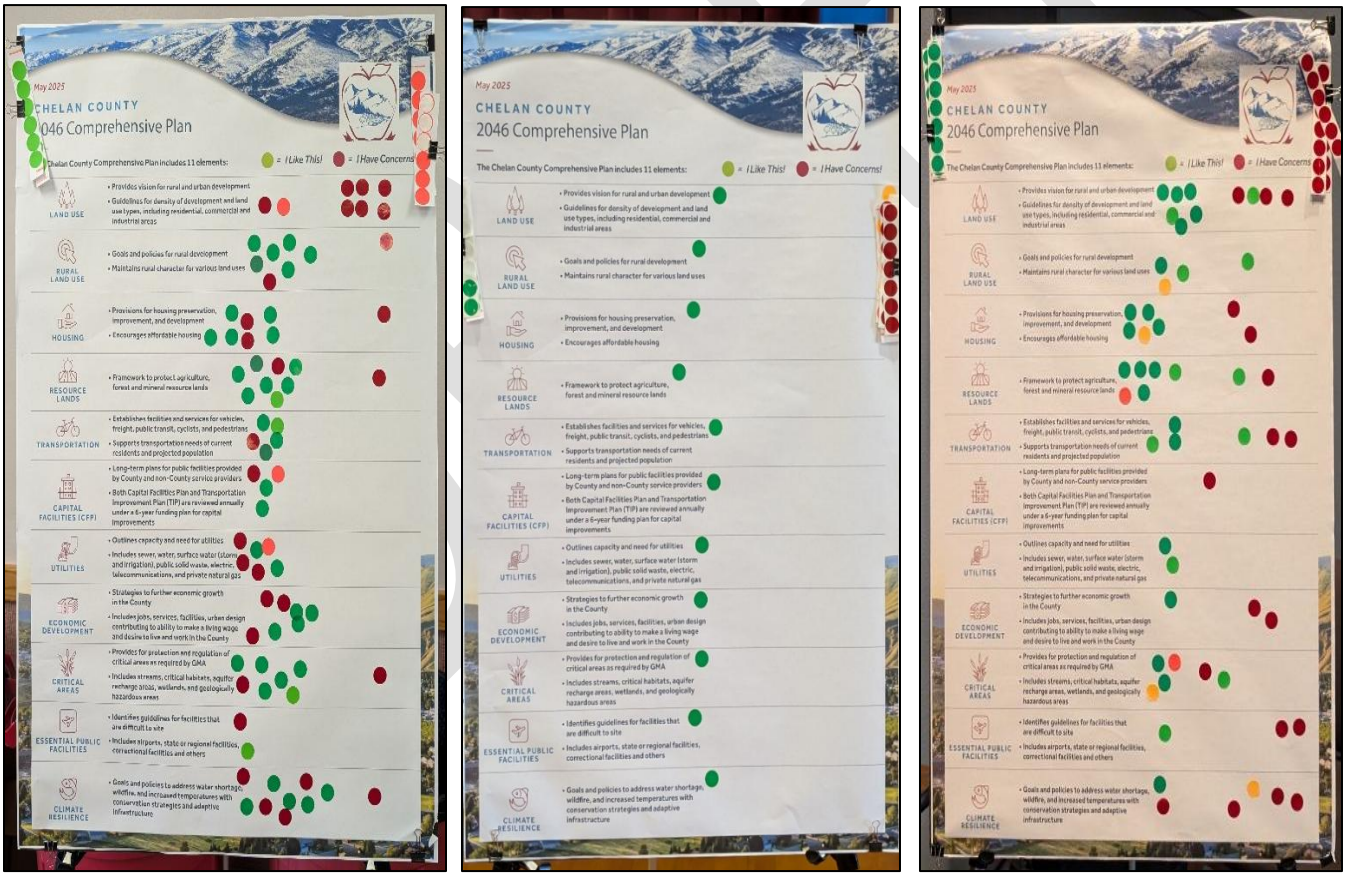
Dot Exercise

The meetings in Chelan, Leavenworth, and Wenatchee included a dot exercise board activity. Participants placed dots next to goals and policies pertaining to different elements of the Comprehensive Plan. Green dots signified: "I like this!" and red dots signified: "I have concerns".

As noted in the images below, the area of greatest concern were the land use sections described as follows:

- *Provides vision for rural and urban development*
- *Guidelines for density of development and land use types, including residential, commercial and industrial areas*
- *Climate resilience*

While concerns were raised about housing affordability, preservation of existing housing stock, development, capital facilities, utilities, and other elements, there was also optimism in these areas based on the number of green dots.



Open House Dot Charts.

City of Chelan and County of Chelan Joint Open House #1

Date: 5/19/2025
Location: Chelan High School
Time: 5:30 to 7:00pm



Open house: Chelan High School, Chelan

Meeting Notes:

- Approximately 30 residents were present along with public officials including Commissioner Brad Hawkins, City Council members, City and County staff, and their consultants.
- Commissioner Hawkins provided opening remarks inviting everyone to participate in the Comprehensive Plan update process.
- Chad Coltman and John Ajax from the City of Chelan gave an overview of the City's Comprehensive Plan update process, describing what the city can and cannot control as part of this update.
- Susan Dretke from County of Chelan gave an overview of the County's Comprehensive Plan update process and what portions of the County it covered relative to the City.
- John and Susan provided an overview of what the Comprehensive Plan update process will include, such as a new climate change and resiliency element and housing element updates (e.g., planning for housing on all income levels, emergency housing/shelter provisions, addressing racial disparities, and easing barriers to allow two ADUs on single-family residentially zoned lots).
- The City discussed ways to stay engaged, including participating in surveys and watching the website for updates and documentation.

- During the Q&A session, the group discussed the UGA and how the city can use that to manage growth.
- There was a written comment provided during the meeting requesting that the County consider expanding the UGA in Manson.
- City and County staff, and elected officials stayed after the meeting to discuss the update process and answer questions.

County of Chelan Open House #2

Date: 5/20/2025
Location: Leavenworth Fire District #3
Time: 5:30 to 7:00pm



Open House: Fire District #3, Leavenworth

Meeting Notes:

- Approximately 30 residents were present along with public officials including Commissioner Shon Smith, County staff, and their consultants.
- Commissioner Smith provided opening remarks inviting everyone to participate in the Comprehensive Plan update process.
- Susan Dretke from County of Chelan gave an overview of the County's Comprehensive Plan update process and timeline.
- Susan provided an overview of what the Comprehensive Plan update process will include, such as a new climate change and resiliency element and housing element updates (e.g., planning for

housing on all income levels, emergency housing/shelter provisions, addressing racial disparities, and easing barriers to allow two ADUs on single-family residential zoned lots).

- The County discussed ways to stay engaged, including participating in surveys and watching the website for updates and documentation.
- During the Q&A session, the group discussed the how to accommodate and preserve agricultural uses in the County through zoning or other measures.
- There were several written comments provided at the meeting:
    - One commenter voiced concern about housing or land use policies that promote gentrification and needed green space pushing out local and historical communities.
    - Another written comment stated that the County needs to consider pesticide use that affects laborers and the environment. Protections should be provided to small farmers, including incentivizing sustainable growing practices.
    - Another comment was to consider agriculture preservation in the County.
    - A final comment was provided about incentivizing the replacement of big open yards for pollinator/wildlife habitats.
- County staff provided an open house format after the presentation for people to learn more and ask questions about updates to various elements including transportation, recreation, climate change, and land use.

DRAFT

County of Chelan Open House #3

Date: 5/21/2025
Location: Mission View Elementary School
Time: 5:30 – 7:00 PM



Open House: Mission View Elementary School

Meeting Notes:

- Approximately 10 residents were present along with public officials including Commissioner Brad Hawkins, County staff, and their consultants.
- Commissioner Hawkins provided opening remarks inviting everyone to participate in the Comprehensive Plan update process.
- Susan Dretke from County of Chelan gave an overview of the County's Comprehensive Plan update process and timeline.
- Susan provided an overview of what the Comprehensive Plan update process will include, such as a new climate change and resiliency element and housing element updates (e.g., planning for housing on all income levels, emergency housing/shelter provisions, addressing racial disparities, and easing barriers to allow two ADUs on single-family residential zoned lots).
- The County discussed ways to stay engaged, including participating in surveys and watching the website for updates and documentation.
- During the Q&A session, the group discussed how to prevent further expansion of development to the west into the "foothills" of the City towards Saddle Rock to maintain the natural character

of that area. The County discussed that the city is responsible for zoning and development within the city limits. The County and the City would work together on the UGA and any expansion if it was desired.

- During the Q&A session, the group also discussed affordable housing and how to incentivize providing affordable housing options in the city and the County.
- County staff provided an open house format after the presentation for people to learn more and ask questions about updates to various elements including transportation, recreation, climate change, and land use.

Community Meetings on Draft Elements

A series of three public meetings were held in the spring of 2026 to share updates on the Comprehensive Plan, including draft goals and policies. The meetings were comprised of presentations from elected officials and staff, a Q&A session, and discussion. Many participants remained after the presentation for informal conversations with elected officials, county and city staff, and consultants.

Community Meeting No. 1 (Leavenworth)

Date: April 20, 2026
Location: Leavenworth Fire Hall, 228 Chumstick Highway, Leavenworth
Time: 6:00 PM

Meeting Notes:

- In attendance were five members of the public, a representative from Wenatchee Cafe, County Commissioner Smith, Community Development Director Deanna Walter, Susan Dretke (Senior Planner), and members and the consultant team.
- Susan Dretke gave the opening statement and introductory remarks, followed by a warm welcome from Commissioner Josh Smith.
- Staff presented a status report of the periodic update, an overview of notable proposed changes for the Comprehensive Plan elements and details on the project schedule through the end of the year.
- Consultants from Anchor QEA, Transpo, Firm Foundations, EK Consulting, and Facet were in attendance to address questions on the draft Comprehensive Plan.
- Questions were asked and answered on the following topics:
    - Plan implementation
    - Housing allocations and requirements
    - Peshastin UGA
    - Population estimates
    - Climate resiliency
    - Outreach

DRAFT

Community Meeting No. 2 (Joint Meeting with the City of Chelan)

Date: 04/21/2026
Location: Lake Chelan Community Center, 103 Bighorn Way, City of Chelan
Time: 6:30 PM



Public meeting: Chelan Community Center, Chelan

Meeting Notes:

- Approximately 40 members of the public were present in addition to representatives from the City of Chelan, County of Chelan, Wenatchee Café, and consulting firms.
- Opening statements were provided by County Commissioner Brad Hawkins and Chad Coltman, HR and Communications Director for the City of Chelan.
- John Ajax, City of Chelan Planning Director gave the first presentation with an overview of the Comprehensive Plan update process to date, including key changes, including proposed sub-area plans, housing allocations (pressures), results of the land capacity analysis, outreach and visioning efforts, transportation needs, infrastructure planning, and budgeting.
- The city confirmed it has sufficient land capacity to accommodate projected permanent population growth but must plan for significant seasonal increases from tourism and part-time residents.
- Primary concerns center on street network capacity and traffic management, which are being addressed through the transportation element.
- Questions were discussed regarding future planning for the Butte area, affordable housing, commercial and tourism development, and trail planning.

- Transportation consultants Daniel Hendricks (Transpo Group) and Brooklyn Holton (Firm Foundations) presented ongoing city and county transportation initiatives, including updates to transportation elements, integration of multimodal Level of Service (LOS) standards, ADA transition plan updates, and development of a Safety Action Plan through the federal Safe Streets for All Program.
- County staff Susan Dretke and Josh Jensen provided a status update on the County's periodic update, covering county-specific planning requirements, housing policies and needs, a proposal to convert the Malaga LAMIRD to an Urban Growth Area (UGA), development of a new Parks and Recreation Element, and outreach efforts and key findings.
- A question was raised regarding housing expansion plans within the Manson UGA.
- The meeting concluded with informal discussion among attendees, staff, and consultants.

Community Meeting No. 3

Date: April 23, 2026
Location: Mission View Elementary School, 60 Terminal Avenue, City of Wenatchee.
Time: 6:00 PM




Public Meeting: Mission View Elementary School, Wenatchee

Meeting Notes:

The meeting started at 6:00 and was attended by roughly 10 members of the public, in addition to representatives from the County of Chelan and consulting firms. Opening statements were provided by County Commissioner Kevin Overbay and Susan Dretke, Senior Planner with County of Chelan.

Josh Jensen of Anchor QEA provided an overview of the Comprehensive Plan Elements, schedule, and a summary of the Malaga UGA proposal. In particular, the Housing Element and housing discussions were had with the community, including questions by the public regarding expected housing increases in the Malaga area. Alex Capron of Facet spoke to efforts by the county to create housing meeting different scales, as reflective in two separate survey results of both Spanish speaking and general

community. Alex recognized efforts by Wenatchee Café to gain over 100 respondents in a December survey, specific to housing – acknowledging that while single-family housing is the predominant housing type desired by the community, a close second includes middle housing (ADU's, duplexes, townhomes, up to four-plex) housing.

Daniel Hendricks of Transpo Group and Brooklyn Holton of Firm Foundations followed with an overview of transportation efforts in the city and the county, including the following:

- Updating Transportation elements
- Incorporating new multimodal Level of Service (LOS) standards

Susan closed the meeting through encouraging that people include their e-mail for project updates (nearly all had, per sign-in sheet). Susan also mentioned there will be a Malaga UGA specific meeting held May 21st at Mission View Elementary (same location as tonight's meeting), aimed at diving into the specifics regarding the UGA.

Community Surveys

To gather community feedback on community vision, concerns, and priorities for goals and policies, two surveys were distributed to the public in April 2025 and December 2025. An additional survey was available from November 2024 through December 2025 as part of the Tourism Impact Assessment.

English Surveys

The first survey was distributed in English using multiple outreach methods to maximize accessibility. The survey link was posted on the County's website and shared broadly via email and social media. Postcards with the survey link were also made available at local libraries, the Community Development Department, and upon request. This outreach effort helped gather broad community input on existing conditions and future priorities.

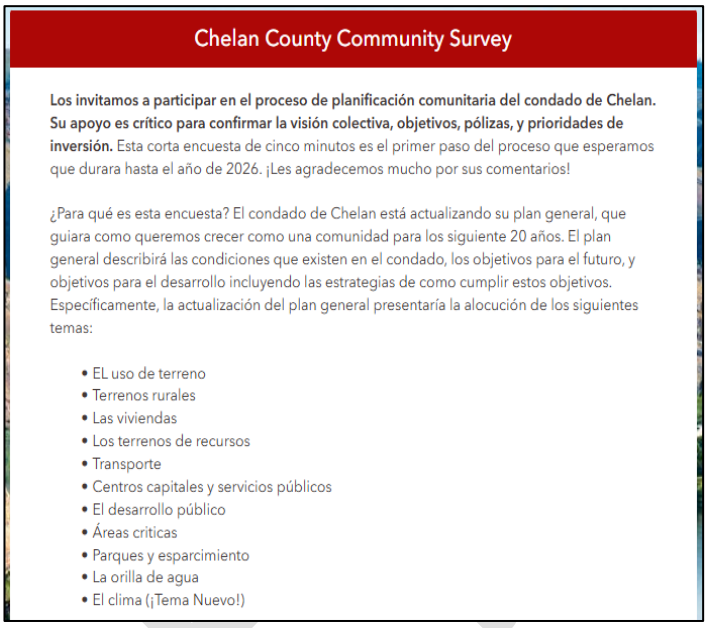
DRAFT

Survey feedback identified quality of life, natural amenities, parks, and outdoor access as Chelan County's greatest strengths, reflecting strong appreciation for recreation opportunities and the region's natural environment. In contrast, housing and economic development were consistently identified as the County's most significant challenges, particularly the lack of affordable and diverse housing options, limited housing for lower-income households and retirees, and insufficient job opportunities across skill levels. Respondents expressed strong demand for additional single-family homes as well as duplexes and triplexes, and raised concerns about rising housing costs, population growth outpacing housing supply, and the impacts of short-term rentals on housing availability. Transportation and mobility were also highlighted as areas needing improvement, with emphasis on roadway capacity, pedestrian and bicycle safety, and transit infrastructure. Overall, the feedback reflects a desire to preserve Chelan County's natural character and high quality of life while addressing housing affordability, infrastructure needs, and long-term community planning. Further details can be found in the English Community Survey Report prepared by Facet.



DRAFT

Spanish Surveys


Chelan County Community Survey

Los invitamos a participar en el proceso de planificación comunitaria del condado de Chelan. Su apoyo es crítico para confirmar la visión colectiva, objetivos, pólizas, y prioridades de inversión. Esta corta encuesta de cinco minutos es el primer paso del proceso que esperamos que durara hasta el año de 2026. ¡Les agradecemos mucho por sus comentarios!

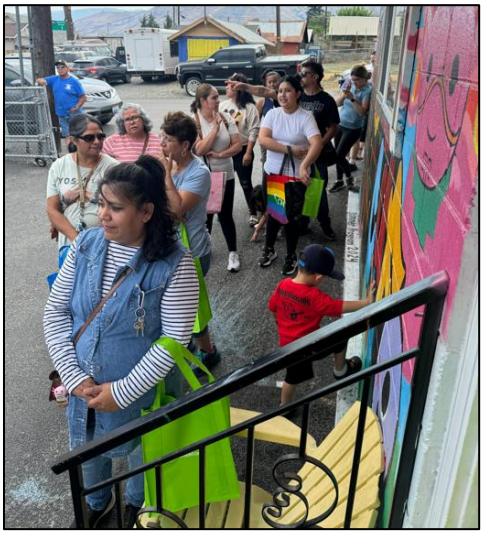
¿Para qué es esta encuesta? El condado de Chelan está actualizando su plan general, que guiara como queremos crecer como una comunidad para los siguiente 20 años. El plan general describirá las condiciones que existen en el condado, los objetivos para el futuro, y objetivos para el desarrollo incluyendo las estrategias de como cumplir estos objetivos. Específicamente, la actualización del plan general presentaría la alocución de los siguientes temas:

- EL uso de terreno
- Terrenos rurales
- Las viviendas
- Los terrenos de recursos
- Transporte
- Centros capitales y servicios públicos
- El desarrollo público
- Áreas criticas
- Parques y esparcimiento
- La orilla de agua
- El clima (¡Tema Nuevo!)

The second survey was distributed in Spanish in December 2025, recognizing that approximately 30 percent of the County's population identified as Hispanic in 2024. This survey received 84 responses. The (write-in) paper surveys were distributed with the assistance of the Community for the Advancement of Family Education, also known as Wenatchee Café (CAFÉ). CAFÉ is a non-profit organization dedicated to advancing family and community growth through education and has played a pivotal role in facilitating community outreach on the Comprehensive Plan update, particularly within Chelan County's Hispanic community. The surveys were distributed at their Pachanga and Mercadito resource fairs. These are monthly events featuring a small produce market, activities, vendors, and community resources. CAFÉ also handed out surveys at food bank days while people waited in line.

Public engagement feedback highlighted housing affordability as the community's most significant concern, particularly for lower-income households and retirees. Respondents identified strong demand for a range of new housing types, including single-family homes, small and large apartment buildings, and emphasized the need for more rental and affordable options. Economic development feedback indicated the need for a more diverse employment base. Parks, recreation, open space, and natural amenities were consistently viewed as major strengths of the Chelan County region, especially environmental features such as Lake Chelan, forests, mountains, and open spaces. Further details can be found in the Spanish Community Survey Report prepared by Facet.





Tourism Impact Assessment Survey

With assistance from BERK, Chelan County conducted a study to provide a comprehensive and objective review of both the positive and negative impacts of tourism in Chelan County, including consideration of economic, fiscal, sociocultural, environmental, and community impacts.

The study included an online survey that gathered 760 responses from local residents and businesses. Survey respondents prioritized infrastructure investments in habitat restoration and protection of the natural environment (55 percent), workforce housing (52 percent), and roads and parking in high traffic areas (50 percent), over additional infrastructure, public transit, or wayfinding.

The survey highlighted that tourism is deeply woven into Chelan County's economy, environment, and community life, bringing both benefits and challenges. Residents consistently recognized tourism's role in supporting local businesses, jobs, amenities, and tax revenues that help fund services and infrastructure used by both visitors and locals. At the same time, engagement revealed widespread concern about traffic, overcrowding, infrastructure strain, environmental degradation at high-use natural areas, and rising costs that many associate with visitor activity. While housing affordability was identified as a significant issue, participants acknowledged it is a statewide challenge and not solely attributable to tourism.

Overall, the public emphasized the need for a balanced approach that preserves the economic strengths of tourism while better managing its impacts. Key themes included diversifying the economy, improving transparency around tourism tax investments, supporting housing for long-term residents, protecting natural resources through sustainable use and education, and smoothing visitation patterns over time and place. These insights informed a set of coordinated recommendations aimed at maximizing community benefits, minimizing negative impacts, and aligning county, city, and regional efforts as Chelan County plans for future growth.

Joint Board of County Commissioners (BOCC) and Planning Commission (PC) Workshops

Joint workshops were held with the Board of County Commissioners and the Planning Commission in two rounds. The first round provided an overview of the project and state requirements, covered recommended changes for each element, and addressed public questions and concerns. The second round occurred following the release of the draft Plan amendments and allowed the public to voice concerns and questions before adoption of the final Plan.

Tribal Engagement

Letters were sent to the following Native American Tribal entities, inviting them to participate in and inform the Comprehensive Plan Periodic Update process:

- Confederated Tribes of the Colville Reservation
- Confederated Tribes and Bands of the Yakama Nation

DRAFT

Although these Tribes did not respond to the County's invitation, this did not preclude them from participating and engaging in the process at any time prior to the adoption date.

Community Events

In addition to hosting public open house events and meetings, County staff attended numerous community events to share information on the Comprehensive Plan. This included attendance at Malaga Community Council meetings on January 8, March 5, April 2, and April 15 in 2026 and Chelan's Earth Day celebration on April 18, 2026.

Public Hearing and Adoption Meeting

On (DATE) the complete draft Comprehensive Plan was released for public review on _____ ,2026 and forwarded to the Washington State Department of Commerce for a mandatory 60-day review. During that timeframe, approximately XX written comments were received. A public hearing was then held before the Planning Commission on _____, 2026. Following the public hearing the Planning Commission forwarded their findings to the Board of County Commissioners recommending…

DRAFT

1 Introduction and Summary

This comprehensive plan is written in accordance with the goals of the Washington State Growth Management Act (GMA, Revised Code of Washington 36.70A) for the Manson Community. It is a guide for current and future growth to preserve surrounding agriculture and open space while focusing a variety of commercial, industrial and residential development within the urban growth area. The Manson Community is defined by an existing Urban Growth Area surrounded by agricultural lands. Agricultural activities have been the primary activity defining the character of the community. The preservation of the surrounding agricultural activities is important to the community; therefore, this plan incorporates a regional perspective with a focus on the Manson community goals and policies. Recent population growth and newer tourist recreation uses have applied pressure on agricultural lands. The goal of this plan is to provide for growth in a manner that supports the surrounding agriculture. Furthermore, the community hopes to encourage policies that provide for continued use of agricultural land, outside the Urban Growth Area.

Community Background

The study area for this plan comprises the Chelan County Fire District #5 service area, extending eastward and northward from the shores of Lake Chelan, and including an area of about 18.5 square miles, approximately 11,882 acres. Within the study area, the primary focus of this plan is the Manson Urban Growth Area (UGA) and its surrounding lands. Though Lake Chelan is a primary water feature, the study area has three smaller lakes: Dry Lake, Wapato Lake, and Roses Lake.

The Manson UGA is truly a small community. It supports urban residential and commercial land uses as a small town, even though it remains unincorporated. It is home to the Manson School District and is serviced by public water and sewer. It is the primary location for the Chelan County Fire District #5.

The remainder of the planning area is mostly large tract, rural land uses or natural open space with minimum parcel sizes of 10 or 20 acres. The landscape is a patchwork quilt of orchards producing apples, cherries, pears, grapes, and a mix of other agricultural product among natural open space. In fact, agriculture is one of the top three industries in the study area, according to the 2000 Census.

Plan Objectives

This plan is designed to guide land use decisions in the study area over the next 20 years. The goals and policies presented are intended to ensure that Manson and its surroundings grow as the community hopes and envisions.

The Plan is also intended to help maintain reasonable continuity in future decision-making as changes occur within the community's leadership and the County's legislative body. It furnishes direction for the development of the community which will make it a more convenient, attractive and orderly place in which to live, shop, work and play. However, the Plan must be periodically reviewed and updated to reflect technological, social, economic and political changes that may invalidate certain plans and policies.

The primary emphasis of the Growth Management Act (RCW 36.70A) is coordinated, cooperative planning efforts, with substantial, continuous input from all sectors of the population that will help balance the scales between economic development and environmental preservation. It also became a responsibility of local governments to follow through with the citizens' vision for their community by implementing the direction laid out in the comprehensive plan with compatible development regulations such as zoning and subdivision codes. This Plan is intended to advance the fourteen goals outlined in the

Growth Management Act (RCW 36.70A) and the Chelan County Shoreline Master Program as they pertain to the Manson community.

Authority

The Growth Management Act (GMA) is the enabling legislation that renders this Manson Comprehensive Plan a legally recognized document by the State of Washington; however, it is a policy document only. The policies are required by GMA to be implemented through the use of such regulatory tools as zoning and subdivision ordinances, as well as other innovative techniques. These regulations must be developed and maintained in accordance with the goals and policies of Chelan County's Comprehensive Plan and this Manson Comprehensive Plan, as set forth in the Growth Management Act, as amended.

Scope and Organization

This Comprehensive Plan is composed of the five required elements, as provided for in RCW 36.70A.070 and 36.70A.080, and two optional elements that must be closely interrelated to serve as a satisfactory guide for future development:
The Land Use Element
The Housing Element
The Capital Facilities and Utilities Element (combined)
The Transportation Element
The Optional Elements: Recreation and Economic Development

Public Process

The public actively participated in producing this comprehensive plan through regular meetings of the Manson Community Council, public meetings, and early and continuous public comment. In March of 2006, the Council formed a planning committee to concentrate on this comprehensive plan's creation, sponsored a community questionnaire, and conducted regular meetings to write and adopt the plan's vision statement. In July of 2007, Chelan County contracted with a planning consultant, Studio Cascade, Inc., to facilitate completion of the plan using the Council's adopted vision statement. Between April and September of 2008, the committee, council and numerous residents reviewed a draft version of this plan and provided substantial input and directed revisions. From April 2008, Chelan County planning staff worked with the community to complete and adopt the plan. Several discussions relating to population projections and possible urban growth area boundary changes kept the draft plan with the committee until December 2008. In January 2009, the Manson Community Council took the draft plan back and worked with or revised the recommendations to present a final draft to the whole community at a August 2009 Workshop and Hearing.

Workshops

Vision Workshop

The first comprehensive plan workshop was held August 28, 2007, and was designed to provoke thought and more specific direction based on the Community Council's adopted vision work. Participants were asked to "weight" various broad-brush descriptions related to future plan elements, in order to determine priority and which descriptions best reflected the area they wanted to see in 2028. The adopted and more articulated version of the vision developed in this workshop is presented in Chapter Two.

Alternatives Workshop

The second comprehensive plan workshop focused on applying the draft vision to the spatial distribution of development in Manson. Participants placed dots on maps to represent where they

foresaw population locating and, by extension, how large the UGA would need to be to accommodate forecast growth. Each dot was scaled to represent the area necessary to accommodate 200 residents at a density of four dwellings per acre. Since forecast population growth was assumed to be an additional 1,500 to 2,000 more residents by the year 2028, participants were given ten dots to place on their individual maps. The resulting dot arrays tended to fall into three distinct types, as follows:

- **Concentrated –** Some favored a UGA alternative that remained generally contiguous with the existing UGA. These participants believed that adequate land already exists to accommodate forecast population growth, and that increased residential density near the established downtown would help limit sprawl.
- **Clustered –** Some favored limited expansion into lands beyond the current UGA, with growth concentrated in "hamlets" or clusters surrounded by open spaces and working orchards.
- **Dispersed –** Some favored a more dispersed growth pattern and envisioned larger-scale conversion of agricultural land, locating new residential areas to take advantage of lake views and the area's existing utility infrastructure. Proponents of this pattern also incorporated additional land for future industrial development.

Following the initial, individual phase of the evening's work, participants were grouped according to preferred land use pattern as described above, and were asked to discuss and re-work their strategy as a team. Presentations in defense of their strategies were made at the conclusion of the process.

Policy Workshop

Participants reviewed several policy options based on the results of the previous two workshops. Policy alternatives explored land use, environmental, economic and transportation-oriented choices, helping identify the community's overall priorities and providing direction on how to manage Manson's development. Some of the more in-depth discussions involved:

- **Transfer of Development Rights (TDR) –** While there was a general desire to allow for retention of open spaces and to ensure that active agriculture remained part of Manson's context, there was no agreement that a transfer of development rights program was the best way to achieve those objectives. The complications of the program, difficulty in designating sending and receiving areas, reliance on the County as a TDR administrator, and the permanence of selling development rights made participants reluctant to endorse the concept. The general consensus was that TDR might work in some instances, but it should not become a primary implementation tool. [During the March 20, 2012 Manson Community Council meeting, it was determined that a TDR program is not appropriate for the Manson Urban Growth Area.]
- **Manson's center –** Participants underscored their desire to keep central (downtown) Manson active and robust. Even though UGA expansion may be deemed necessary to accommodate future population growth, participants expressed an interest in incorporating higher-density housing near Manson's core. Such development was also deemed valuable in helping central Manson function as a viable, year-round commercial center.
- **Affordable housing –** Participants noted that families working in Manson have difficulty affording housing in Manson. The area's summer-season resort attractiveness has driven land prices upward. Some workshop participants desired the UGA to provide greater supplies of land to help drive land costs downward, helping to reduce base housing prices.

- **Water and wastewater capacity –** Manson's sewer services rely on the City of Chelan. While the Lake Chelan Reclamation District is Manson's water and sewer services provider, the District is interconnected with Chelan's water system and sends untreated effluent to the City of Chelan's wastewater plant for treatment and disposal.
- **Agricultural land conversion –** Economic shifts will continue to influence how farmers and orchardists manage their land. Participants agreed on the importance of maintaining a traditional agricultural base in Manson, but they also wanted local agricultural practices to be able to adapt to changes the future will bring. In some cases, participants felt, that may require conversion from orchard to other agricultural – or even or non-agricultural use.

UGA Workshops

Two UGA workshops held with the plan committee in December 2007 and January 2008 concentrated on establishing the extent of urbanized land. Discussions concentrated on the amount of land needed to accommodate forecast growth; the extent to which services can be provided to UGA lands, the desired type and form of future development, and Manson's capability to support increased economic activity. Groups considered four UGA alternatives, while acknowledging the community's desire to remain largely rural in character. These were:

- **"No Change" -** This alternative showed no change in the existing 1.08 square-mile UGA. Concerns expressed included the fact that most land within the current UGA is already developed, and that infill development or intensification sufficient to accommodate forecast growth could be out of step with the character of existing neighborhoods. To accommodate future population growth, this group felt, Manson's UGA would need to grow slightly to avoid excessive and incompatible infill within existing residential areas.
- **"Alternative 1" -** The first alternative altering the size of the UGA increased the total area by 0.77 square miles to 1.85 square miles. This alternative extended the UGA as far eastward as Klate Road and north above the western most arm of the UGA to include some of Manson Boulevard. A UGA of this size would require some increased density in the UGA beyond current patterns to accommodate projected growth.
- **"Alternative 2" -** This alternative proposed doubling the existing UGA area to 2.16 square miles. It included all the area in Alternative 1, but extended the eastern boundary of the UGA beyond Swartout Road. This alternative included sufficient land area to accommodate projected growth at current densities.
- **"Alternative 3" -** This alternative was the largest of those considered, nearly tripling Manson's UGA area to 3.09 square miles. This alternative extended as far north as Wapato Lake Road and as far south as Swartout Road. This alternative provided more land than necessary to meet forecast growth at existing densities.

During this early meeting process, the participants preferred Alternative 3 - increasing the total land area of the UGA by 2.01 square miles. The committee's hope was that a UGA of this size would help provide enough land for future industrial development while easing market pressures that drive land costs for housing upward. While this appeared to capture the community's general preference, discussions following the preparation and presentation of an initial draft plan revealed that additional policies, land-use designations and UGA boundaries deserved a closer look.

Additional Deliberation

Following the delivery of the first draft plan and subsequent input from the community, the comprehensive plan committee held meetings during the months of August and December of 2008 for the purpose of evaluating and refining the plan's UGA and policy framework. Much of this input, and impetus for further evaluation, came from a newly formed set of participants known as The Resident Group (TRG) and a County re-analysis of population projections based on the adopted County Comprehensive Plan.

During the Committee's August meeting, the majority of the discussion focused on issues regarding the Manson UGA boundary. After receiving and considering public comments on this topic, a motion was made and passed to revise the draft plan UGA boundary to conform with the sewer service boundary.

Per the August motion, the Chelan County Department of Community Development staff prepared new draft comprehensive plan maps, showing a UGA boundary line presented in this plan and providing an expansion of approximately 1.42 square miles, somewhat smaller than Alternative 1. Further, the Committee instructed staff to insert proposed UGA designations into the newly created expanded UGA and present it at the September meeting.

Community Development planning staff presented two draft maps along with other supplemental maps at the committee's September meeting. The first map shown was the proposed expanded UGA boundary line map based on the committee's August directive. The second map included the proposed UGA, with County staff recommended designations inserted into the expansion areas.

After receiving and considering public comments, the committee passed a motion recommending adoption of the map with changes to include the new recommended designations of Manson Commercial (MC), Manson Light Industrial (MLI), and Urban Residential 1 (UR1). In addition, the committee approved additional goal and policy language related to land-use, parks and economic development issues, and asked that it be added to the draft Manson plan. The committee recommendations were then given to the Manson Community Council. The following list details the Manson Community Council meetings:

- Feb 24. 2009 transition in County Staff & review of population projection numbers;
- March 10, 2009 Land Use Designations verses Zoning; Zoning 101
- April 16, 2009 history of Committee UGA proposals and zoning proposals
- May 21, 2009 review of proposed zoning boundaries
- June 16, 2009 and June 25, 2009 reviewed the zoning use chart
- July 9, 2009 reviewed zoning regulations
- July 23, 2009 reviewed Comprehensive Plan
- August 25, 2009 Public Open House and Hearing

2 Vision

After many months of County-facilitated work with the Manson "vision plan" committee, the Manson community produced the following language as a basis for this plan:

"The Vision of the Manson Comprehensive Plan is to protect and enhance the quality of life within the Manson community through protection of its resources, its lakes, and its environment for current and future generations, and the provision for sustainable economic growth."

Planning Directives

Recognizing the very "broad brush" nature of this vision statement, the consultant-led public workshops generated numerous directives adding dimension to the base vision, outlining community priorities and hopes for its future. These directives are grouped below by plan topic:

Land Use

- Focus growth in the UGA
- Promote mixed uses in the commercial designations
- Preserve Manson's rural, "small-town" and "neighborhood feel"
- Focus on the lake's edge for recreational and residential development
- Adopt design guidelines
- Alternative parking options (March 20, 2012)
- Provide for flexible lot sizes
- Screen commercial and industrial sites
- Promote higher density in and around the commercial designations
- Work with land trusts and similar organizations to preserve open space areas
- Respect constraints from topographic and environmental conditions
- Connect developments to each other
- Preserve scenic vistas and view corridors
- Respect property rights
- Retain farming
- Permit flexibility to keep or convert orchards
- Minimize conflict between agricultural operations and adjoining uses
- Permit small hobby farms
- Allow smaller acreage agricultural uses
- Ease rules and barriers that make farming more difficult

Environment

- Preserve open space
- Protect lake water quality

Housing

- Manage population growth
- Do not allow gated communities
- Provide affordable housing
- Provide a variety of housing types

Transportation

- Make Manson more pedestrian friendly
- Connect walking routes to schools
- Reduce traffic hazards
- Promote alternative parking options (March 20, 2012)
- Promote pedestrian circulation
- Enhance the SR 150 corridor
- Enhance community entries
- Provide alternative truck routes

Capital Facilities and Utilities

- Link taxes to local needs
- Consider mitigation and impact fees
- Maintain or enhance levels of service
- Consider alternative parking options (March 20, 2012)
- Coordinate with the City of Chelan on utility provision and transportation

Parks and Recreation

- Provide an integrated trail system linking parks and the lakes, as well as other loop and linear trails where appropriate
- Enhance lakes access through existing rights-of-way and new access points
- Develop pocket parks, beginning in the commercial designations. Work with the community, County and other partners to promote development of community and neighborhood parks and recreation facilities

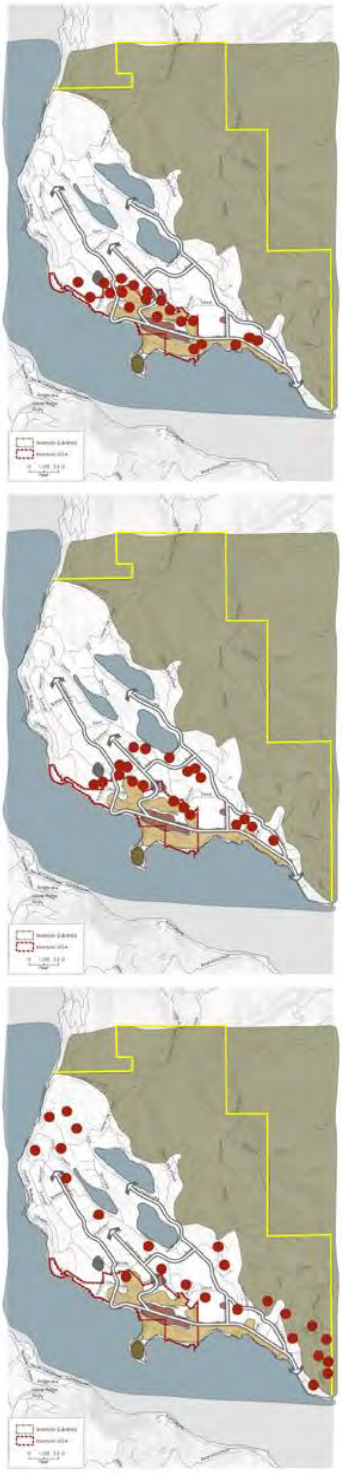


Figure 2.1 *– The three community form alternatives, with dots representing population groupings of 100 new residents.*

Economic Development and Tourism

- Retain families
- Promote small business
- Retain farming
- Provide livable wages
- Support the arts
- Enhance image of "village on the bay" (including all four lakes)
- Collaborate with the Port of Chelan County
- Facilitate year-round activity



***Figure* 2.2** – *A conceptual vision of Manson as developed as a village surrounded by agricultural land and open spaces.*

Alternatives Considered

In the August 2007 workshop, the Community Council and the planning committee were given an exercise designed to define the overall form Manson should take as it grows to accommodate up to 2,000 more residents. Participants were each given 20 dots representing – at four units per acre – groupings of 100 new residents with maps of the study area scaled to the dot size. Each was asked to place dots on the map in areas deemed logical and consistent with the community vision for residential development. From all participants, three general alternatives emerged. Participants with similar results were asked to form groups, refine their results in the form of a new group map, and describe and defend their strategy to the larger assembly. A summary of the three general alternatives follows:

"It's already here" – This group sought not to expand the urban growth area, instead locating most of the forecast population within or in close proximity to the existing community core. The intent was to develop existing vacant land within town first, prevent the conversion of agricultural land, and establish a more dense urban development pattern that could be served in a cost-effective and efficient manner.

"Clustered Growth" – This group sought to develop available land in the UGA but also allow some growth to expand beyond current boundaries in the form of "village" style clustered development. The intent was to retain some land near town in agricultural or open space use while still allowing some of it to convert out of farming. The clustered form for the new villages, it was felt, would make serving the new development easier and help preserve the open space character of the community.

"Outside the Lines" – The third group located development across a much larger area, taking advantage of lake views and existing transportation and water/wastewater services. The intent behind this alternative was to increase the supply of land available for development to reduce per-acre costs; support additional employment opportunities through industrial development; provide for a large range housing development options; and to help draw what would otherwise be large-lot residential development in the distant agricultural fringe into areas more easily served by Manson's infrastructure.

While each alternative represented a distinctly different image for Manson's future, they all shared common elements that, in conjunction with the vision's directives, underpinned the plan's development:

- A desire for preservation of Manson's agricultural economy
- Accommodation for new residents in and around Manson

- Efficiency of infrastructure, particularly water and wastewater
- Priority to redevelop and enhance Manson's downtown through the creation of development standards which may include roof modulation and parking alternatives (Manson Community Council meeting March 20, 2012).
- Orientation of development to take advantage of physical and visual lake access
- Support for housing affordability
- Accommodation of diversity in culture, income level, age and employment

The community's adopted vision played a prominent role in all of these exercises. As the plan became more refined, these overriding vision concepts helped reconcile differences and facilitate compromise between participants. While the proposed land use plan may not make every participant completely happy, it is designed to achieve what all valued most.

3 Land Use

This land use chapter establishes goals and policies to guide Manson's physical development. It outlines the community's existing land use environment and, in concert with current Chelan County practice, proposes specific comprehensive plan to help direct Manson's look and function in the years to come. The Plan Concept section provides a summary chart (Table 3.5) that characterizes land use designations designed to implement the plans goals and policies and provides an image of the resulting development patterns likely to occur.

Existing Conditions

The Manson area's existing land use designations are diverse, but such diversity is typical of land use designations in and around small towns in Chelan County. For purposes of this plan, the entire 18-square-mile Manson study area is divided into two smaller areas: the Manson Urban Growth Area (UGA) and the Rural Study Area. Each of the two areas has distinguishing characteristics, described as follows:

Manson UGA

The UGA comprises the unincorporated community of Manson. Densities within the UGA are similar to other small towns and UGAs within Chelan County. Residential uses in the UGA are UR1, UR2, and UR3. Commercial designations in the UGA are intended to permit a range of retail, service and preferably above-ground-floor dwelling units, meaning the potential exists for mixed-use development in these commercial areas. For the Pedio Harris neighborhood, (a 5.5 acre triangle, from the Pedio and Harris intersection north to the alley south of Wapato Way), the historical residential uses may transition overtime to a mix of public space and residential and commercial uses.

Rural Study Area

The remainder of the study area is largely rural in nature. It contains large-lot housing, orchards and three small lakes. The densest rural residential designations are Rural Waterfront (RW) and Rural Village (RV), reflecting limited areas of more intensive development. For single-family dwellings, these direct a minimum lot size of 12,000 square feet or as necessary for rural wastewater treatment facilities; duplexes and multi-family dwellings are allowed in the RV zone, increasing the dwelling unit density. Rural designations include - Rural Residential 5 (RR-5), Rural Residential 2.5 (RR-2.5) and Commercial

Agricultural (AC) land. Rural designations generally permit residential density that ranges from one dwelling unit per 20 acres to one dwelling unit per 2.5 acres. There are also several planned developments in the rural areas, providing more densely clustered housing in exchange for open space area retention.

No Rural Commercial (RC) designation exists in the Rural study area, and only three acres of Rural Industrial (RI) designation exist there. The study area does, however, have an abundance of land in the Commercial Agriculture (AC) and a small area of Commercial Mineral (MC).

Existing Land Use Designations and Uses

The majority of land in the study area, about 5,900 acres, is designated Commercial Agriculture (AC). The next most prolific land use designation in the study area is Rural Residential 20 (RR20) occupying approximately 1,600 acres. Table 3.2 below lists the land use designations, and the amount of land they occupy in the study area.

Table 3.2 – Land within Existing Designations

Land Use Designation	Acres in Rural Study area	Acres in UGA
Commercial Agriculture (AC)	5,895.5	1.2
General Commercial (CG)	33.7	33.7
Pedestrian-Oriented Commercial (CP)	24.9	24.9
Tourist Commercial (CT)	32.5	32.5
Commercial Mineral Lands (MC)	8.3	0.0
Public Lands and Facilities (P)	60.5	44.0
Rural Industrial (RI)	3.0	0.0
Rural Residential 2.5 (RR2.5)	685.8	123.4
Rural Residential 5 (RR5)	1,046.6	302.8
Rural Residential/Resource 10 (RR10)	910.0	0.0
Rural Residential/Resource 20 (RR20)	1,546.9	0.0
Rural Village (RV)	128.1	127.1
Rural Waterfront (RW)	263.1	0.0
Urban Residential 1 (UR1)	98.1	98.1
Urban Residential 2 (UR2)	305.2	305.2
Urban Residential 3 (UR3)	101.7	101.7
Urban Waterfront Residential (UWR)	55.1	55.0
Wapato	256.4	256.2

- *The Wapato designation simply identifies land in Tribal trust. Chelan County does not exert land use jurisdiction on these areas; it is shown here due to its prominence in Manson, and to illustrate the extent of Tribal land ownership in the community.*

MANSON URBAN GROWTH AREA LAND USES

2008 Land Uses

While this plan provides for understanding the larger framework of the region one of the primary objectives is the plan for the Manson Urban Growth area. To accomplish this, the following chart, and above table, show existing land uses.

Land Use within the proposed UGA	Acres
Agriculture	225.15
Commercial	206.48
Industrial	2.19
Multi-Family	113.96
Public	53.56
Single Family	689.08
Vacant	34.11

Planning Concepts

Throughout the public process, the community voiced two very important and potentially conflicting desires:

- Development should be concentrated near Manson's center to reinforce the community's identity, encourage preservation of surrounding agricultural open spaces, and help Manson evolve in a manner that conserves resources.
- Land along the community's fringes should be allowed to develop in a manner appropriate to changing economic conditions, enabling farmers to respond to individual and market forces in the disposition of their land while still respecting the community's desire to honor its agricultural heritage and take advantage of lake views.

The planning concept embodied in this document responds to these desires in a manner consistent with the community's vision, seeking a compromise that satisfies those who wish to see Manson evolve in a more compact form and those who wish to permit continued conversion of agricultural land on the fringe.

This plan places a focus on the village, or town center, creating an environment where its land uses can become more diverse and its physical context more complex. The plan supports a mix of types, sizes and values of residential uses in close proximity to commercial development, and the enhancement of parks and public spaces. The plan strategies enhance the downtown experience for visitors and residents alike, and help the town center become a year-round activity center, serving important local needs and respecting its historic role as the community's gathering place. The highway corridor leading into Manson, however, will play an increasingly important role as Manson evolves. This plan establishes land use designations that will permit the corridor to gradually become a gateway to the town center (or commercial designations), but additional study will need to be done to ensure that development along the corridor complements the community's vision for its center.

But the plan also looks to the community's fringe, expanding the size of the urban growth area to accommodate population growth through subdivision of land not already developed. It also incorporates a "planned agricultural development" and "transferable development rights" as possible provisions to

preserve agricultural land. The expanded UGA area also provides for the development of light-impact industrial projects, facilitating diversification of the community's economy.

This plan proposes an innovative land use approach and an expanded UGA to achieve the desires expressed in the public process.

The land use concept introduces town center and light industrial areas: Downtown Commercial, Tourist Commercial and Mixed/Light Industrial. The commercial designations are situated in the heart of downtown Manson and will encourage future development to create a vital downtown core. The Light Industrial areas will allow light-impact industrial uses within urban areas, providing employment opportunities in Manson.

The comprehensive plan designations within the Urban Growth Area (Figure 3.6) are provide for commercial mixed use land activities. These designation do not require additional off-street parking.

The rural land outside of the UGA, but still within the study area, are encouraged to remain rural agricultural.

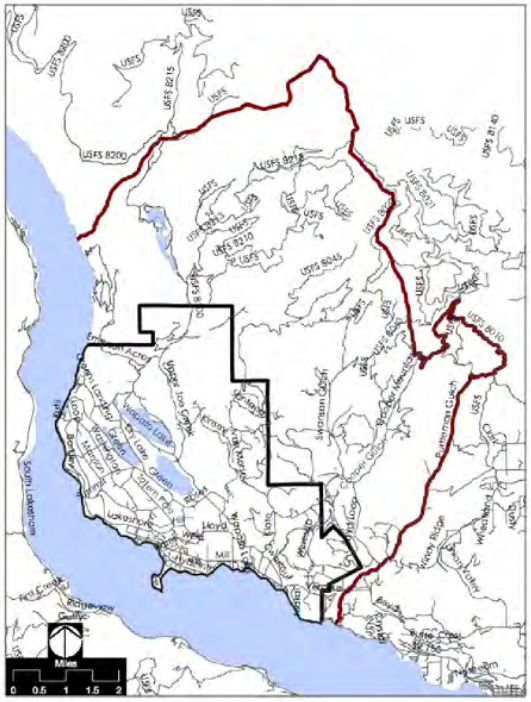


Figure 3.1 *- Manson's Census county division (CCD – shown in red) is larger than the Manson study area (shown in black), incorporating sparsely populated Forest Service land and the lower foothills.*

Sizing the UGA

Washington State's Growth Management Act (GMA) requires that jurisdictions size urban growth areas (UGAs) to match forecast population growth, assigned to the County by the Washington State Office of Financial Management (OFM) and divided among the County's UGAs and rural lands based on known and assumed land development patterns. Such land consumption and land availability assumptions take into account the local jurisdiction's vision of planning for the development of a variety and intensity of land uses, depending on the community's desired character, unique environmental conditions, property ownership patterns, and availability of public services.

In its discussions to estimate the size of the UGA and the type and intensity of land uses within it, the Manson planning committee asked for information on three things:

- Manson's forecast population
- The amount of growth that may reasonably be accommodated within the existing UGA
- The amount of land that may be required to be added to the UGA to accommodate the remainder of the population increase

The following assumptions and calculations are based on available data, field research and typical land consumption rates for urban land uses. Specific conditions may vary from these assumptions, but this establishes a starting point for discussing the UGA's minimum size.

The final form the community wishes Manson to take, however, can have a profound impact on the UGA's size and shape, as well, possibly increasing it to accommodate reduced household sizes, an increased urban population allocation, or increasing numbers of seasonal housing units. Manson's household size (at 2.87 persons per household) is 25% greater than Chelan County's average. That may change in time.

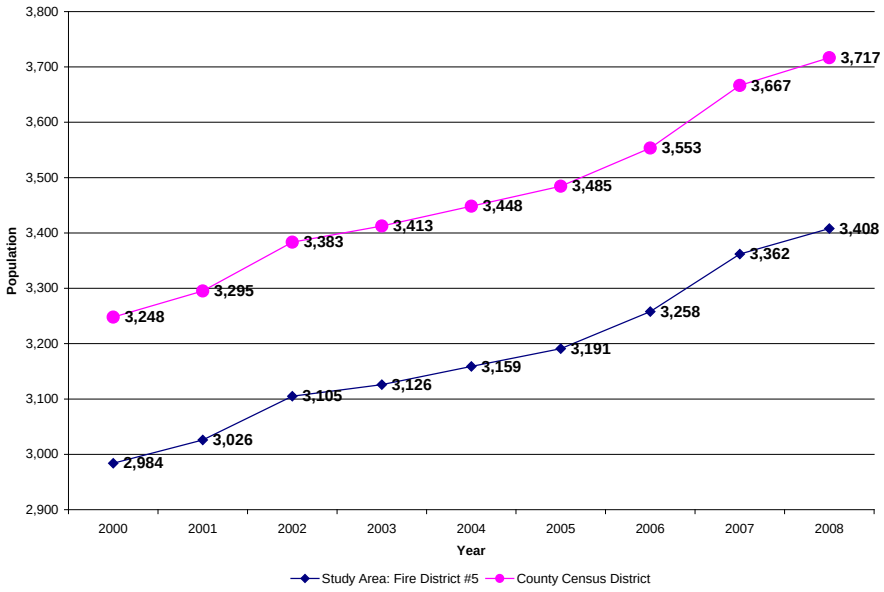
Population

The Chelan County Comprehensive Plan provides population projections for the County Census District (CCD), see Figure 3.1. A more focused population project for just the study area, also known as Fire District #5, was pulled from the Washington State Office of Financial Management (OFM). Graph 1 demonstrates the correlation between the CCD and the study area projections provided by the OFM for 2000-2008. The 2008 estimated population states that the study area is home to about 3,408 people [1]. Its most dense population is in the unincorporated community of Manson (population 1,685) which is included in the County's Comprehensive Plan Urban Growth Area (UGA) as the Manson UGA. The OFM estimates that the study area had approximately 1,748 housing units in 2008, with about 1,163 of them (67 percent) occupied. Census figures show that in 2000, the average household size in the study area was 2.87 persons. According to the 2000 Census, about 37 percent of the study area's total population and 65 percent of the enrolled student population was Hispanic or Latino.

The Chelan County Comprehensive Plan projects that by 2025, the Manson CCD, will be home to about 4,578 persons - an increase of 1,330, or approximately 40 percent more residents– an annual increase of 1.4%. Based on the OFM projections for the most recent years, 2000 through 2008, the rate of annual increase is closer to 2%. This plan builds on the OFM's CCD population estimate, of 3,717 persons in 2008, with a conservative 1.5% annual population increase from 2008 through 2028. This equates to approximately 5,006 total persons in 2028 within the CCD. Correlating the current CCD population to the study area (Fire District Boundary), it was determined that about 91% of the CCD population resides in the study area. Forecasting those ratios for 2028, it can be reasonably estimated that, approximately 4,740 or 95% of the population will be within the study area.

[1] Population per the OFM Small Area Estimate Program, Fire District Boundaries (http://www.ofm.wa.gov/pop/smallarea/default.asp#estimates)

Graph 1: OFM Population Data



To determine what portion of the population will be in the urban or rural areas, the Chelan County Comprehensive Plan provides for a ratio split of the urban and rural population. For the Manson CCD the split is 60 urban/40 rural. This plan further divides the population allocation between the three areas identified in this plan: the CCD, study area, and the Manson UGA. Of the overall population projection, 5% is expected in the CCD region and the remaining 95% or 1,332[2] new residents would be split - 60 percent within the Manson UGA and 40 percent in the outlying rural study area.

Tribal development – The Colville Confederated Tribes own land within the Manson Urban Growth Area. That land lies immediately adjacent to the existing UGA, on Wapato Point and as a separate parcel on the north side of SR 150. Wapato Point is developed as a resort community, catering to seasonal residents. Currently, the land to the north of SR 150 is developed with a casino and golf course. This land is not considered a part of the population or land use designation plan; however, it does affect development patterns, transportation, environmental impacts and economics. The Manson community welcomes future joint planning efforts with the tribe to address impacts.

Dwelling units within the UGA – Available land and current designations within the UGA indicate that approximately 200 to 250 additional dwelling units can be accommodated within the current UGA boundaries. This number includes land already subdivided but not yet improved (finalized), as well as land currently vacant. It also takes into account lands within the UGA that are constrained.

[2] 2028 population of 4,740 minus 2008 population of 3,408

Residential density – The proposed comprehensive plan Manson UGA designations, identified in this plan (Figure 3.4) provide for the same lot sizes as the 2000 Comprehensive Plan but reduce the density allowances. This change may impact potential multifamily developments which could potentially obtain higher densities by building apartment complexes meeting the required lot sizes.

Land consumption –Public rights of way, parks, and institutional land uses are developed within the Manson UGA. New subdivisions will provide additional public rights of way and possibly parks. For purposes of sizing the UGA, the plan assumes that 15% of the necessary land will be devoted to public lands or utilities use.

Constrained land – Manson's natural terrain and environment impacts the suitability of the land for accommodating future development. Wetlands, lakes, creeks, steep slopes, and rocky soils limit available land. Based on field study and review of the County's GIS data layers, it appears that up to 10% of the land surrounding Manson's existing UGA may be constrained by one or more of these impacts, reducing its development potential.

Market Availability Allowance – Not every acre within the UGA or its proposed expansion will be available for development or redevelopment within the next 20 years. Much of the land is already either developed or subdivided in a fashion that makes its availability unlikely. In addition, there may be property owners who have no intention to further develop their land, choosing to retain their large parcels regardless of land use or economic change. This analysis assumes that up to 15% of the land within Manson's UGA and immediate surroundings is unavailable.

Build out – There are 640 acres in a square mile. Based on these assumptions, and as shown in Table 3.3, the minimum UGA expansion area is approximately 0.15 square miles.

Table 3.3 – Calculations for Housing

Item	Factors	Result
2028 population forecast for Manson study area	4,740 population total by 2028	1,186 study area population increase
New dwelling units needed	1,186 new population by 2028 / 2.87 persons per household = 414 units	414 new units needed
Dwelling units needed beyond UGA	414 units x 40% = 165 units outside UGA	166 units outside UGA
Dwelling units needed within UGA	414 units x 60% = 249 units within UGA	249 units within UGA

Using the projected new housing units identified above and the following growth assumptions developed during the comprehensive planning process, it is possible to determine if the Manson UGA has enough land to support the expected population growth. A list of assumptions about the future growth will set the perimeters for how much land is needed in the Manson UGA:

1. Residential Growth is preferred in the Manson UGA to preserve the rural and agricultural lands in the study area and beyond.
2. General lifestyles and living patterns will continue for the anticipated planning horizon of 20+ years.
3. Current trends in orchard production have leveled out, and a portion of the farm worker population has taken up permanent residence in the community. Additionally, some transient accommodations will remain to support labor and seasonal needs.

4. Tourism and other non-resource based economic development and trends will continue.
5. Overall persons per household within the community is expected to continue at 2.87 dwelling unit.
6. An average vacancy rate of 10% is expected throughout the planning area. A market factor of 20% is expected throughout the planning area.
7. Due to economic demand and historical use of land, it is expected that existing agricultural lands will develop at a slower rate (30%) than vacant lands (60%).
8. The percentage of land devoted to right-of-way, trails and infrastructure development is expected to be 30% of the overall developable land.
9. It is assumed that 5% of the planning area will remain un-built due to critical areas, especially related to steep slopes.
10. Housing densities are identified within the proposed comprehensive plan as follows:
    - Low Density Residential: 4 units per acre
    - Medium Density Residential: 8 units per acre
    - High Density Residential: 12 units per acre
    - Residential density calculation in the commercial zones (Downtown Commercial (CD) and Tourist commercial (CT)) shall be determined by maximum bulk, height and setback regulations.
11. It is not anticipated that any of the land owned by public entities will be available for residential development in the future.

Using the above assumptions about land uses, it is possible to calculate the amount of vacant and agricultural land expected to be available for future residential development. The following table provides a representation of the analysis of land available to accommodate the projected population within the Manson UGA.

Table Land Availability Analysis: Manson UGA

Comprehensive Plan Designations & Proposed Zoning	Agriculture	Conversion Rate	Right-of-way dedications	Critical Areas	Relative Housing Units
Low Density Residential (UR1)	181	54.3	38.01	36.1	145
Med Density Residential (UR2)	37	11.1	7.77	7.4	60
High Density Residential (UR3)	0	0.0	0	0.0	0.0
	Vacant				
Low Density Residential (UR1)	4	2.4	1.68	1.6	5
Med Density Residential (UR2)	17	10.2	7.14	6.8	55
High Density Residential (UR3)	2	1.2	0.84	0.8	10
	Parceled Lands	10% Conversion Rate			
Downtown Commercial (CD) and Tourist commercial (CT)	67	6.7	0 (already platted)	none	201
TOTAL					476

The land availability indicates that there is adequate land, based on the assumptions, for future population projections.

Land Use Concepts

Manson's land use designations are explained in this section. The designations are assigned to be generally consistent with the overall land use concepts and visions expressed by the community in the planning workshops.

Urban Land Use Designations

Residential Designations: The residential classifications are for areas which are, or will become, residential. Necessary public facilities and services, and uses consistent with the preservation and enhancement of the residential character, and the goals and policies of the comprehensive plan may be permitted under specific conditions. The three residential classifications are:

> **Urban Residential 1 (UR1) - Low-Density Residential –** The primary and preferred land use shall be single-family housing at a density of up to four dwelling units per acre. Land south of Hyacinth Road, along Lake Chelan, a density of up to 2.7 units per acre or 16,000 square foot lots is appropriate to preserve the character of the area and reduce impacts of development to the lake.
>
> **Urban Residential 2 (UR2) - Medium-Density Residential –** The primary and preferred land use shall be single-family and multi-family housing at a density of up to eight dwelling units per acre.
>
> **Urban Residential 3 (UR3) - High-Density Residential -** The primary and preferred land use shall be single-family and multi-family housing at a density of up to twelve dwelling units per acre.

Tourist Commercial (CT): The tourist commercial district is intended to apply to areas which are uniquely suited for motels, hotels, lodges, and the provision of goods and services oriented to accommodate tourists and recreational users. Commercial designations also can provide upstairs housing opportunities, which help to make communities more alive, attractive and vibrant places. Alternative parking options should be developed to facilitate new development and redevelopment of lands within this designation.

Downtown Commercial (CD): The downtown commercial district is intended for areas suited for retail, commercial, mixed small-scale uses with housing ideally on upper stories, and an active street environment with pedestrian amenities. Alternative parking options and parking behind or to the side of structures should be developed to facilitate new development and redevelopment of lands within this designation.

Manson Light Industrial (MLI): The Manson light industrial district is designed to allow warehouse industrial uses that are both already established in Manson, like fruit processing, and allow for establishment of desirable new warehouse/industrial uses in the Manson area. This area may also serve as a neighborhood employment center with some small scale neighborhood amenities.

Urban Public (UP): The public lands and facilities designation is intended to be applied within urban growth areas, to provide for open space and critical areas protection, recreational opportunities, sites for necessary public facilities, utilities and services and encourage joint public/private ventures where consistent with the goals and policies of the comprehensive plan.

Planned Agricultural Development (outside the UGA)

The Manson community cherishes its agricultural heritage, and is interested in finding ways to keep its agricultural economy thriving. But even today, market pressures exist to convert land from orchards to housing. As a result, the community sought to incorporate alternatives in this plan to help keep agriculture

viable, stemming the tide of single-family subdivisions encroaching into areas traditionally dedicated to farming.

The Planned Agriculture Development (PAD) provisions are structured similar to the County's Planned Development (PD) provisions, allowing deviations from normal code requirements in exchange for assurances that larger community-driven objectives will be met. In essence, the PAD would encourage continuation of rural patterns outside the UGA boundary, providing for small farming operations that focus on any, some, or all of the following:

- Agricultural experimentation
- Best Management Practices
- On-site sale of produce grown on-site
- Community agriculture and community gardens
- Farmers' markets
- Establishing and sustaining a more locally-based lifestyle, where products from local farms can be sold to local residents or visitors, allowing local families to support themselves entirely within the Manson study area.

The PAD provisions would also be tailored to address challenges this type of development presents. These provisions would be designed to answer concerns regarding pest management, encroachment into large-tract agricultural areas, storm water drainage, access, and visual impact, sign and sprawl abatement.

If implemented for Manson, Planned Agricultural Developments should be functionally and visually compatible with the rural landscape - featuring open spaces, outbuildings, widely separated residential structures, farmland, rural-style roads and the presence and activities of farming equipment. Typical uses may include:

- Single-family housing (intended for families taking part in agricultural activity)

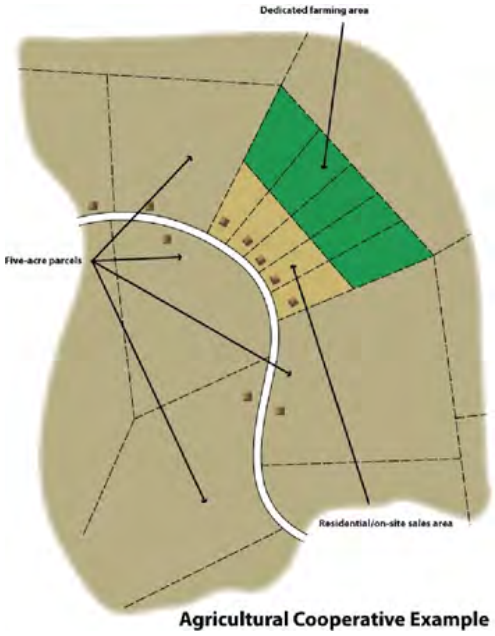


Figure 3.2 *– This example shows a planned agricultural development (PAD) designed as an agricultural cooperative.*



Figure 3.5 *– A schematic representation of Manson's central area at build out, showing how the commercial districts, shorelines, and residential areas could develop under the subarea plan's proposed comprehensive plan designations.*

- Nurseries
- Greenhouses
- Farming
- On-site sales
- Dining
- Public gatherings
- Parking
- Small animal sales
- Dog kennels
- Education and training
- Agricultural research
- Veterinarian services
- Agricultural cooperatives

Illustrated Development Character

Overall, the comprehensive plan examines a variety of development options. Some areas will retain and expand urban character, including a mix of retail and housing within single, multi-story structures in Manson's core. Other areas will continue with less intensely developed land, featuring single-family neighborhoods on relatively large parcels. Still other areas may be expanded with industrial or agricultural uses to enrich and diversify Manson's economy. Each context is planned for by the range of comprehensive

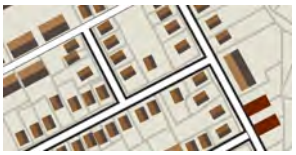
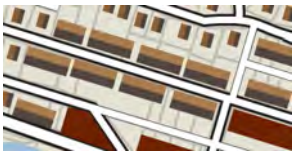
plan designations included in this plan, and the desire is to permit future development that contributes to and complements Manson's unique character (Figure 3.7).

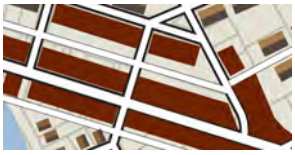
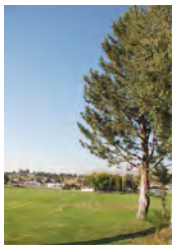
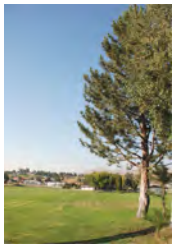
Urban Growth Area Designations

The urban concept area designations apply to those areas targeted for higher-intensity development within the urban growth area.

The following pages illustrate what development under the various districts may look like as Manson grows over time.

Table 3.4 – Plan Concept and Character Matrix - Urban

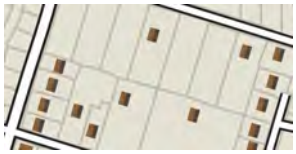
Land Use Concept	Comp Plan Designation	Concept Description	Character Image	Development Pattern
Low-Density Residential	UR1	The primary and preferred land use shall be single-family housing at a density of up to 4 dwelling units per acre.		
Medium-Density Residential	UR2	The primary and preferred land use shall be single-family and multi-family housing at a density of up to 8 dwelling units per acre.		
High-Density Residential	UR3	The primary and preferred land use shall be single-family and multi-family housing at a density of up to 12 dwelling units per acre.		
Downtown Commercial	CD	Uses will provide areas of complete retail facilities necessary for community services and convenience, including high-density housing ideally above the ground floor. Area should include alternative parking options.		

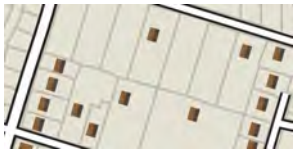
Land Use Concept	Comp Plan Designation	Concept Description	Character Image	Development Pattern
Tourist Commercial	CT	Uses will provide areas of complete retail facilities necessary for community services and convenience, including high-density housing at up to units per acre above the ground floor. Area should include alternative parking options.		
Urban Public	UP	Open space, protected critical areas, recreational facilities, necessary public facilities, utilities facilities, and community facilities are included in this designation.		
Manson Light Industrial	MLI	This designation provides for light-impact industrial uses within urban areas, providing employment opportunities near urban populations.		
Public	UP	Open space, protected critical areas, recreational facilities, necessary public facilities, utilities facilities, and community facilities are included in this designation.		

Rural Area Designations

The rural area designations are addressed in the County's Comprehensive Plan and summarized below in order to understand the regional land uses and possible future changes affecting the Manson Urban Growth Area. All references to density do not reflect agricultural housing or the accessory dwelling units permitted in Chelan County Code consistent with the goals and policies of the Chelan County Comprehensive Plan.

Table 3.5 – Plan Concept and Character Matrix - Rural

Land Use Concept	Comp Plan Designation	Concept Description	Character	Development Pattern
Commercial Agriculture	AC	This designation preserves commercial agricultural lands, encourages continued agricultural use as a foundation of the area's economy, and protects agricultural land of long-term commercial significance from encroachment of incompatible uses. Residential density is not to exceed one unit per 10 acres.		
Rural Residential/ Resource	RR2.5	This district buffers between rural areas of higher and lower intensity, including a mix of agricultural, residential and forestry uses. Residential density shall be no greater than one unit per 2.5 acres.		
Rural Residential/ Resource	RR5	This district includes small-scale agricultural activities and rural development consistent with the preservation of rural areas. Residential density shall be no greater than one unit per five acres.		
Rural Residential/ Resource	RR10	This district includes small-scale agricultural activities and rural development consistent with the preservation of rural areas. Residential density shall be no greater than one unit per 10 acres.		
Rural Residential/ Resource	RR20	This district includes small-scale agricultural activities and rural development consistent with the preservation of rural areas. Residential density shall be no greater than one unit per 20 acres.		

Land Use Concept	Comp Plan Designation	Concept Description	Character	Development Pattern
Rural areas of more intensive development	RV	This district is intended to permit residential development at densities no greater than one unit per 2.5 acres in places where residential development at densities greater than one unit per five acres already exists. Residential densities may vary depending on Health District standards for on-site sewage disposal.		
Rural areas of more intensive development	RW	Uses in this district include the development and infill of intensely developed shoreline areas for residential and water-related/water-dependent recreational and tourist development consistent with the rural character.		
Wapato	Wapato	The Wapato district recognizes the land held in Tribal trust or Tribal ownership.		

Goals and Policies

The following goals and policies are designed to guide the community's change over the coming years. The policies should guide the County's and Manson's day-to-day activities, and help each make decisions on land use applications, expenditures of public funds and other matters related to public governance.

All goals and policies here are derived from an extensive and inclusive public participation process.

Land Use

Goal LU-1: Achieve an efficient use of land in and around the Manson community, preserving existing Agriculturally-designated land, reducing urban sprawl and retaining Manson's natural-resource based rural and open-space character.

Policies

LU-1.A Work with the county and state to create, encourage, and support incentives for owners of existing Agricultural land to continue farming and improve the return to land.

LU-1.B When housing and other uses are developed in agricultural areas, maintain open space/agricultural preservation while providing adequate flexibility for owners.

LU-1.C Establish incentives to promote infill development within the existing UGA.

LU-1.D Ensure that any development in the UGA is fully served by water, wastewater and other necessary public services.

Goal LU-2: Support a vital commercial downtown in Manson.

Policies

LU-2.A Establish mixed-uses in the commercial designations, promoting a variety housing types, community parks, and a mix of retail and office spaces.

LU-2.B Create a town center concept that reinforces its identity as the "village by the bay."

LU-2.C Consider strategies to revitalize existing commercial corridor and reinforce its position as the local center for services, social, and cultural activities while providing for new areas of commercial development.

LU-2.D Encourage building height and bulk to permit viable residential use above ground floor retail while still preserving the character of the downtown core.

LU-2.E Encourage public access to the shoreline.

LU-2.F Promote adequate parking to support land uses, including alternative parking options.

Goal LU-3: Create enjoyable and safe neighborhoods that support a variety of housing types and income levels.

Goal LU-4: Support and encourage the existing areas in production and the diversification of new forms of appropriate agriculture and additional agricultural acreage.

Policies

LU-4.A Protect agricultural land of long-term commercial significance by encouraging innovative land use that supports agriculture.

LU-4.B Support agricultural land uses and innovative agricultural development within the study area.

Goal LU-5: Provide for adequate land uses which support employment and production of goods.

Policy

LU-5.A Support commercial activity use where appropriate and where impacts to surrounding properties can be avoided, managed, or mitigated in a manner compatible with neighboring uses, view retention goals and other aesthetics, and the community's rural character.

Goal LU-6: Allow for adequate space for necessary community facilities, such as schools, parks, playfields, houses of worship, and civic facilities.

Policies

LU-6.A Allow community facilities throughout the community, providing impacts to their surroundings can be avoided, managed or mitigated.

LU-6.B Encourage development of public parks along the shores of Lake Chelan, Wapato Lake, Roses Lake, Dry Lake and Antilon Lake.

LU-6.C Support development of trails and connectivity.

Goal LU-7: Plan, encourage and work to integrate open spaces throughout Manson to help retain the community's rural character.

Policy

LU-7.A In the case of clustered development, encourage remaining open spaces are arranged in a manner that protects agricultural, habitat and/or recreational functions.

Goal LU-8: Promote a cohesive rural village community character to residents and visitors.

Policies

LU-8.A Encourage preservation or the enhancement of views, natural features and landmarks as valuable community assets.

LU-8.B Develop architectural guidelines that encourage "village" scale and promote architecture that fit Manson's history and location.

LU-8.C Promote the lakeside destination character by blending natural and built environments along the approach to Manson.

LU 8-D Work with the County to establish a buffer between Manson and Chelan to help keep each community visually distinct.

Goal LU-9: Encourage housing and commercial development to reflect Manson's rural heritage and village image.

Policies

LU-9.A Promote visual character through the use of adopted design guidelines for all commercial, industrial, multi-family and tourist development projects along the gateway to Manson. Include "dark sky" lighting ordinances as appropriate.

LU-9.B Encourage limited or joint access points to Highway 150 from Winesap Road to downtown Manson to preserve traffic flow on the primary route.

LU-9.C Promote the development of trails and pocket parks along the gateway approach to Manson. Develop sidewalks along the main street within the urban growth area of Manson.

LU-9.D Develop incentives for bicycle and pedestrian connections along Manson's gateway route and to Lake Chelan.

LU-9.E Support design guideline development. Recommended design elements should include:

1. Utilize trees and landscaping to mitigate environmental degradation, and buffer land uses such as housing, commercial activities along Highway 150 and other potential entries to Manson.
2. Encourage agricultural vegetation as a component in the aesthetic and environmental quality of residential, commercial and commercial activity areas along the entry route to Manson.
3. Restrict height in the downtown area to 35 feet, with retail on the first floor and residential on the second and third floors.

LU-9.F Encourage a variety of housing and parking alternatives within the commercial areas.

Economic Development

Goal ED-1: Improve Manson's business diversity and year around economy.

Policies

ED-1.A Encourage economically-beneficial businesses that enhance year-round tourist industry, taking advantage of natural amenities, such as Lake Chelan.

ED-1.B Provide ongoing and current publicity, demonstrating the economic contribution of farming to the Manson area, and promote agricultural tourism with maps, u-pick fields, fruit stands and opportunities to taste or purchase agricultural products.

ED-1.C Coordinate public development activities with the City of Chelan, understanding that teamwork is more productive than competition.

ED-1.D Establish working, on-going contacts with appropriate public and private agricultural agencies to provide assistance to existing and potential owners supporting efficient farming of both larger and smaller plots of land.

ED-1.E Promote ties and links to outdoor recreational opportunities such as water sports, hiking, mountain biking, and winter activities.

ED-1.F Promote arts and entertainment events in Manson, and consider artist-in-residence programs to foster arts culture.

Environment

Goal EN-1: Maintain the quality of Manson's natural environment.

Policies

EN-1.A Maintain a parks and recreation plan that identifies both short and long-range needs for a system of publicly-owned open-space areas, recreational facilities and trails to meet the growing demand for recreational areas, facilities, programs and services.

EN-1.B Develop LEED (Leadership in Energy and Environmental Design) or other "green" building incentives to encourage development of less resource-consumptive projects.

EN-1.C Promote water conservation measures such as xeriscape.

EN-1.D Collaborate with City of Chelan and the Reclamation District on long-range wastewater treatment needs, managing growth with capacity.

EN-1.E Identify critical areas and shoreline buffers.

4 Housing

The housing chapter of this comprehensive plan is developed in consistency with the Chelan County comprehensive plan, relating information on Manson's existing housing environment and providing goals and policies to achieve the community's vision.

Existing Conditions

The majority of housing units in the Manson study area (72.6 percent) are detached, single-family dwellings. In 1990, the study area housing units were about 23 percent mobile homes. By 2000 only 17.9 percent of the housing units in the study area were mobile homes. Also, the number of multi-family units decreased from 254 units (18 percent) in 1990 to 56 units (4.2 percent) by 2000.

Table 4.1 – Census County Division Housing Units by Type, 1990 and 2000

	1990	Percent	2000	Percent
Single Unit	760	55	1,137	73
2-4 Units	54	4	84	4
Multi-Family (5 or more units)	254	18	56	4
Mobile Home	312	23	281	18
Boat, RV, Van, etc.	--	--	10	1
Total	1,380	100	1,568	100

Source: 1990 and 2000 Census data

The Washington State Office of Financial Management (OFM) is responsible for producing a range of population growth statistics for each county. The OFM also runs a program called the Small Area Estimate Program (SAEP), which projects population growth and housing units by year for Census Tracts and Block Groups. According to the SAEP, the Manson CCD gained 227 housing units between the Census in 2000 and the provisional estimate in 2006. The projected housing units needed to serve future population was addressed in Table 3.3.

Table 4.2 - Census County Division Population and Housing Units, Manson and Chelan County, 2000 to 2006

	2000 Total Population	2006 Total Population	Change 2000-2006	2000 Total Housing Units	2006 Total Housing Units	Change 2000-2006
Manson CCD	3,248	3,554	306	1,568	1,795	227
Chelan County	66,616	70,100	3,484	30,407	33,033	2,626

Source: Office of Financial Management, Small Area Estimate Program

Planning Concepts

The overall housing objectives are clear. Housing in the Manson should be affordable, attractive, and reflect the area's focused urban center. Housing within the UGA should be urban in nature, incorporating mixed use wherever possible and infilling wherever appropriate. A mix of single family and multi-family housing will be required to accommodate the projected population growth at proposed land use arrangements. More dense housing will be located adjacent to the Commercial designations to encourage residents to walk or use public transportation. Less dense housing will be encouraged toward the periphery of the UGA.

Goals and Policies

The following goals and policies are designed to help the County and the Manson community manage Manson's changing housing landscape. Each goal and policy supplements the County's comprehensive plan, and is customized to meet Manson's unique needs. All are based on direction provided during public workshops.

Goal H-1: Provide sufficient housing in Manson to provide dwellings for all income levels and for all needs.

Policies

H-1.A Monitor the land supply within the UGA to ensure adequate land is available to accommodate anticipated population growth.

H-1.B Locate housing targeted to low and moderate-income groups near employment centers and the commercial designations, helping to reduce transportation costs to access daily needs.

H-1.C Seek partnerships with regional housing authorities and other organizations to find and realize opportunities for providing housing for special needs or low-income households.

H-1.D Encourage diversity in housing types to accommodate an increasingly diverse population.

H-1.E Encourage increased density within the Commercial areas in support of year-around housing and diversity of housing options.

5 Transportation

Transportation systems are fundamental to the success and form of modern communities. Transportation systems provide access to resources and markets, underpinning basic economic activity. They also facilitate movement of community residents, providing the roadways, trails and sidewalks that people use to conduct their daily lives. Modes of travel in Manson include the private auto, public transportation, truck, boat, bicycle and walking, all of which place demands on and shape the facilities designed and developed to serve them.

The intent of the transportation element is to be consistent with the land use element as well as continuing the idea of coordinated planning efforts between the different agencies responsible for providing the different modes of transportation, such as County-wide Planning Policies and the North Central Regional Transportation Planning Organization.

Chelan County has updated its transportation element, which contains detailed information on the Manson area road conditions, level of service, short & long-term projects, and funding. The Manson residents support urban road standards that reflect their historical development patterns.

Existing Conditions

Public Transportation

The Chelan County Public Benefit Transportation Area (PTBA) – known as Link Transit - provides bus service with a circular route that travels between Chelan and Manson, and along Route 21 which connects Chelan and Manson to Olds Station in Wenatchee. In 2007, Link recorded 20,377 fixed boardings for the route that serves Manson and 66 average daily boardings. According to Link, boarding activity is higher between May and September, which may indicate a mix of seasonal workers and tourists in the area. In addition to walk-on passenger service, Link offers bike racks on all full size busses to aid multi-modal transportation.

Link has no current plans to expand public transportation service in the Manson area.

Non-Motorized Transportation

Sidewalks are provided in the commercial designations and many of the smaller streets that intersect Wapato Way in Manson's downtown district. A bicycle lane is included on SR 150, separated by motorized travel lanes by a stripe. Some roadways in Manson provide neither bike lanes nor sidewalks. Most are developed to rural standards with no sidewalk, curb or gutter. Although several of the roads have steep grades, curves and minimal policing, many pedestrians and cyclist are able to safely travel; however, there are know conflict areas that should be addressed. Manson's location on a hillside overlooking Lake Chelan makes any non-motorized travel from west to east above Wapato Way a scenic challenge.

In addition to the road system, the County Comprehensive Plan identifies a number of trail segments planned for completion in the seven- and 20-year planning horizon. These trails will be for non-motorized transportation throughout the area.

Planning Concept

Manson's residents overwhelmingly called for this to be a "pedestrian friendly" community, configured and developed to encourage pedestrian and bicyclist use. As such, the non-motorized use of Manson's transportation system should be considered every bit as important as motorized uses, and creating safe and attractive pedestrian environments, convenient linkages and the proximity between key land uses is a priority in this plan. While the hillside grade can make it difficult to access the town's eastern housing areas, pedestrian and bicycle travel parallel to the lakeshore and within the commercial designations is easy. To help make the commercial designations more conducive to non-motorized activity, this plan proposes construction of public parking areas, or "park-n-stroll" lots near the community's flatter areas.

While residents favor an intimate and slow-paced transportation system near the town's center, they also recognize the need for a fully functional transportation system to serve the agricultural areas surrounding Manson. These roadways will need to accommodate both farm traffic and surrounding residents who choose to live further from the commercial designations. As the UGA develops, the mix of farm traffic may diminish.

Goals and Policies

The following goals and policies are designed to help the County and the Manson manage its transportation system to ensure it functions both as a practical instrument for freight mobility and an attractive system sensitive to local access needs.

Goal T-1: Balance the demands of automotive transportation with Manson's desire to become a pedestrian friendly community.

Policy	
T-1.A	Work with County planners to identify and evaluate regional transportation corridors.
T-1.B	Incorporate traffic calming measures (such as textured crosswalks, streetscape design and roadway alignment) to slow traffic in the commercial designations and other locations frequented by pedestrians.
T-1.C	Develop a parks plan identifying key recreational and commuting pathways for pedestrians and cyclists to connect the community to Manson's parks and recreation opportunities. This may include abandoned right-of-way, such as reclamation flume lines.
T-1.D	Develop "park and stroll" lots for visitors and residents within one-half mile of the commercial designations.
T-1.E	Encourage alleys for the commercial designations and higher-intensity areas to reduce service vehicle intrusion and promote safe pedestrian sidewalks.
T-1.F	Encourage development of 'Park and Ride' facilities to support public transportation.

T-1.G Encourage sidewalks to be extended into existing residential, schools and other public facilities.

T-1.H Support alternative parking options to ensure an adequate parking supply within the commercial areas.

6 Capital Facilities, Utilities and Public Services

Existing Conditions

Water

The Lake Chelan Reclamation District (LCRD) provides much of the area with water services. The system had approximately 1,535 connections as of 2005 and serves as both the domestic drinking water purveyor for the area and the purveyor of irrigation water. The LCRD has two domestic water intakes, one booster pump station, one raw water reservoir, two finished water reservoirs and a water treatment plant. The service area is primarily within the lower valleys and extends up to elevations of 1,250 feet. The remainder of the area is serviced by private wells.

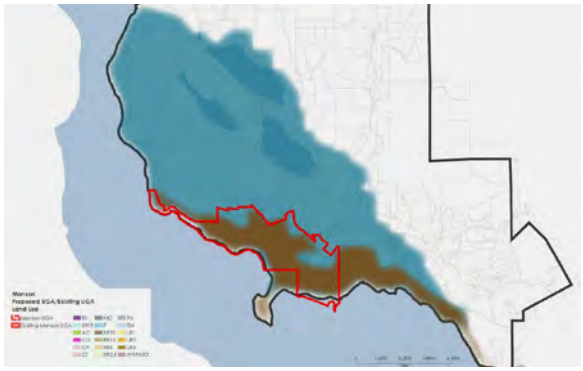


Figure 6.1 *- Representation of LCRD's water (blue for irrigation and brown for irrigation and water) and wastewater (brown) service areas in Manson.*

Table 6.1 – Water System Summary

	Max Day (cf)	**Total July-Aug** (cf)	**Year-to-Date Total** (cf)	**Unaccounted for Water** (cf)	**Percent Loss**	**Gallons per Capita per Day** (GPCD)
2003	247,193	11,876,471	35,924,970	3,727,550	10.4	118
2004	224,465	10,219,385	33,445,721	4,346,136	13.0	106
2005*	232,620	11,139,037	29,863,637	3,032,248	10.2	102

**2005 data is from January 1 through October 31, 2005 Major users of LCRD potable water are Wapato Point and the Mill Bay Casino. Although Wapato point and associated tribal trust lands are nearly developed to capacity, LCRD continues to plan for growth or increase in water usage on the land. Continued residential growth in the LCRD service area is largely in the form of second homes on the edges of the existing retail service area or within potential expansion areas. While customers in this area do not use water year round, their homes do need water, and therefore have an impact on the water provision. Non-residential usage growth is largely centered on the agricultural and wine industry. Wash water and other industrial uses of water are commonly provided through the separate non-potable irrigation system.*

Future expansion of service areas outside of the existing retail services area have been identified at the following elevations: 1,250 to 1,500; 1,500 to 1,750; and 1,750 to 2,000. Expansion has been identified by elevation because each new elevation will require an associated booster pump to reach customers and

provide fire flows. The LCRD 2005 Domestic Comprehensive Plan suggested that extending potable water service into the foothills surrounding the village of Manson would be expensive and require significant pumping efforts. However, the LCRD plan indicates that extending into the foothills is likely due to poor ground water quality in the area, and the increased need for potable water and fire flows as development occurs.

Water Utility Level of Service

- Average Day Demand (ADD): 1,032 gpm (0.51 gpm per ERU)
- Maximum Daily Demand (MDD): 1,315 gpm (0.65 gpm per ERU)
- Peak Hour Demand (PHD): 1,861 gpm (0.92 gpm per ERU)
- Fire Flow: 1,000 gpm for two hours within Urban Growth Area, 750 gpm for two hours in remainder of the area.
- Minimum Pipe Sizes: six inches

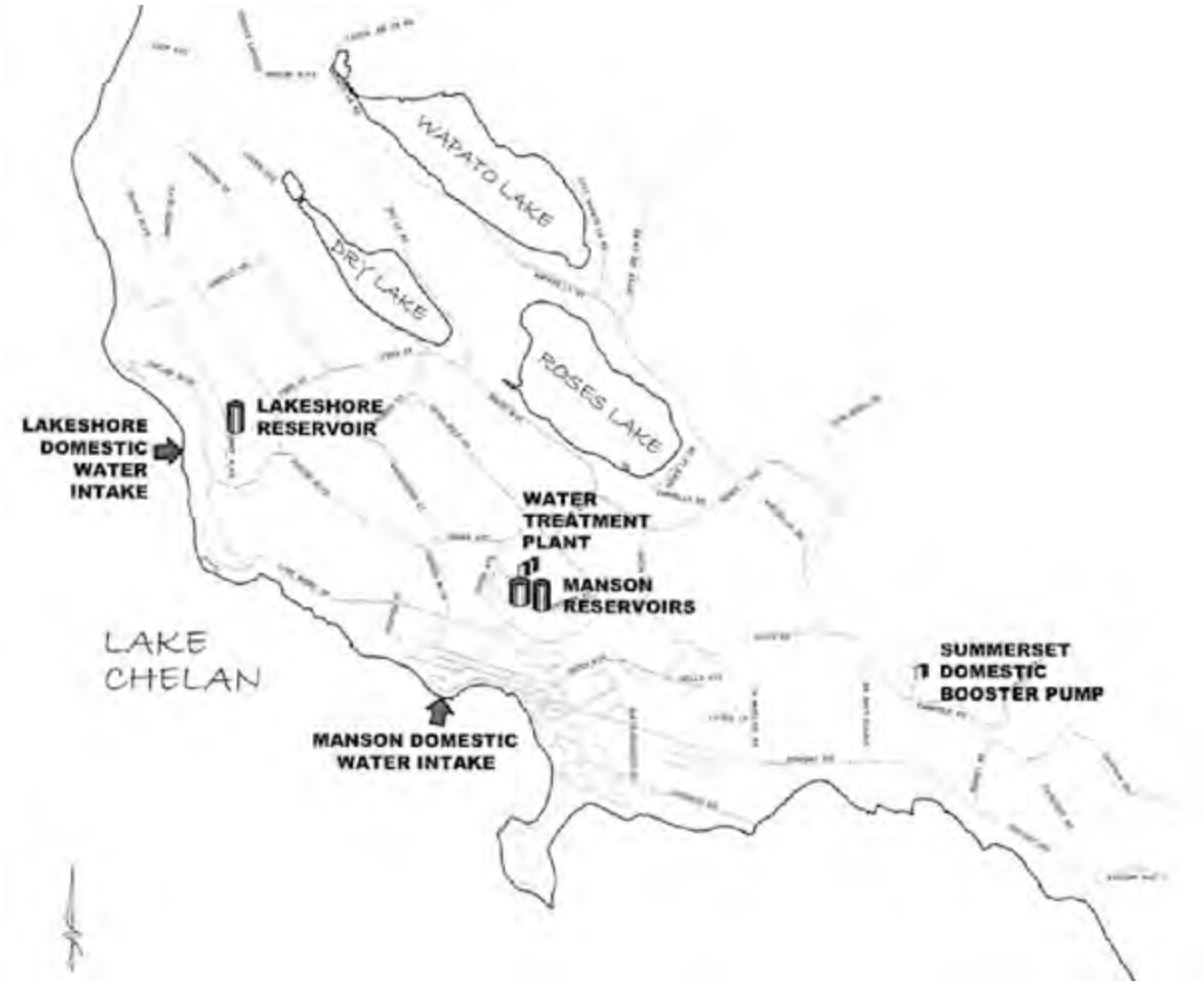


***Figure 6.2** – Manson water/sewer treatment and distribution system*

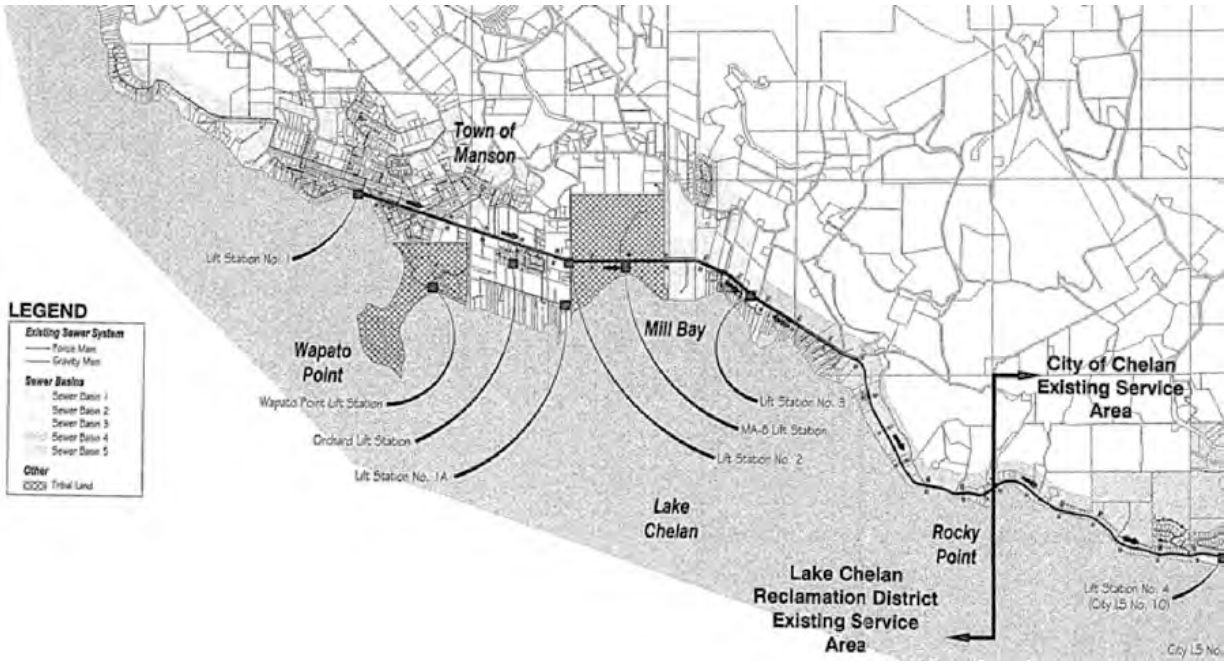


Figure 6.3 *– Existing sewer system, Lake Chelan Reclamation District*

Irrigation

LCRD also provides non-potable water to the area's crops, residents and wineries. The irrigation service area is much larger than the domestic service area and is served by a separate system of pumps, pipes and turnouts that do not provide potable water. The system provides water to 660 connections along the distribution system. Between the months of March and October each year users withdraw 22,388 acre-feet of irrigation water across the entire system.

Wastewater

LCRD provides wastewater collection, conveyance and treatment services, with its treatment services connected to the City of Chelan. The LCRD has approximately 1,500 ERU in the Manson area. Continued expansion of wastewater service in Manson is vital accommodate the growth expected to occur in the proposed UGA.

The Lake Chelan Reclamation District provides sewer service in the Manson UGA and in some of the areas just outside of the UGA as well as the City of Chelan. The entire system handles about 393,000 gallons of wastewater per day. Per-ERU average daily residential flow during peak months is about 238 gallons per day and this average serves as the planning number for the LCRD when forecasting future needs.

Lake Chelan water quality is a primary concern for both residents and wastewater planning efforts. According to the 2002 General Sewer Plan, 16 septic systems in the planning area had reported failures. While the Department of Health requires all failed septic systems within 200 feet of sewer service connect to the system, the Lake Chelan Water Quality plan suggests that all failed septic system users within 500 feet of existing service lines hook up to sewer.

According to the District, current wastewater demand is at one-half the contracted capacity, implying that there is adequate capacity to serve anticipated development in accordance with this comprehensive plan. Complete system maps are available in the LCRD 2002 General Sewer Plan.

Stormwater

The study area is along Lake Chelan, an oligotrophic[3] body of water, which contains nine known pollutants[4]. A group of Mason community members, called the Lake Chelan Water Quality Advisory Group, and Chelan County Public Works has completed a Storm Water Management Plan in 2002. This plan identifies options for reducing pollutions from Lake Chelan. In order to implement the Plan a Stormwater Utility is being established.

Parks

The Manson Park District operates five parks in the area: Manson Bay Park, Old Mill Park, Singleton Park, Willow Point Park, and Wapato Lake Campground. Each park has various specialties and activities for residents.

Table 6.2 – Manson Parks and Recreation District Facilities Inventory

Park	Acres	Activities	Future Improvements
Manson Bay Park	2	Lake views, swimming area, picnic area, restrooms, 30 slip marina, marine dump station and winter only boat launch	Additional moorage facilities, moving the breakwater to allow more depth for winter boat moorage due to low lake level, additional parking, additional picnic and swimming areas
Old Mill Park	23	Four-lane boat launch, short-term moorage, picnic area, restrooms, marine dump station, boat trailer parking	Development of recreation vehicle and tent camping facilities, complete with restrooms and showers, concession area, walking trails, sport court, additional tables and barbeques

[3] A lake with low productivity resulting from low nutrient content. These lakes have low algal production, and consequently, often have very clear waters, with high drinking-water quality. (Wikipedia)

[4] Lake Chelan Water quality Plan 1991: (1) suspended sediments and particulates from erosion; (2) automotive-generated heavy metals such as lead, zinc, copper and cadmium; (3) oil and grease; (4) nutrients such as nitrogen and phosphorous; (5) salt deicing agents; (6) fecal related bacteria from pet and livestock wastes; (7) pesticides used for residential and roadway shoulder weed control; (8) various other deleterious toxic inorganic and organic chemicals which may originate from traffic accident related spills and residential/business discharges; and (9) floatable debris.

Park	Acres	Activities	Future Improvements
Singleton Park	10	Baseball fields, soccer field, basketball and pickle ball court, picnic gazebo, restroom facilities, concession area	Access road improvements, parking, safety improvements, Manson park maintenance building expansion, walking trails, running track, drainage improvements
Willow Point Park	2	Swimming and day use, three barbecues and picnic tables	Shoreline restoration, improvements to parking, restrooms, universal access, additional barbeques and picnic tables
Wapato Lake Campground	9.24	Boat launch, 31 recreational vehicle and 11 camp sites with camp ground host, electrical and water hookups trailer dump site, two boat docks, picnic area with gazebo, swimming, restroom and shower facilities	Boart launch ramp safety improvements, TV and internet access, concession store, access road improvements, RV parking improvements, additional fire rings and picnic tables

Schools

Manson School District #19 provides educational services to the area's young population. As of October 2006, District #19 had 632 students enrolled - 333 elementary and 299 junior/senior high school students. Over 65 percent of students enrolled in District #19 are Hispanic. Nearly 70 percent of students receive free or reduced lunch. According to the Chelan County Comprehensive Plan, 2004, the District needs to update its transportation facilities and the football field.

Sheriff

The Chelan County Sheriff's Office provides police protection services to the Manson area. Deputies work out of an unmanned office just east of Chelan.

Fire District

District #5 operates two fire stations inside the region and serves 18 square miles of urban growth area and rural land. The main station located in downtown Manson has two fire engines/pumpers, one bush truck, and one ambulance/aid car. The second station on Wapato Lake Road has one pumper, one tender/tanker, and two brush trucks. The district maintains approximately 27 volunteers.

Chelan County Fire Marshal and Chelan County Fire District #5 work closely with LCRD to provide adequate fire flows within the retail service area boundary. All hydrants fed by LCRD water are numbered, flow tested and rated to meet the highest standards to help the district maintain a high rating with the Insurance Services Office. Washington State's Survey and Rating Bureau lists District #5 at a "six" on a scale of 1 to 10.

Needs

According to virtually all of Manson's service providers, there is adequate capacity to accommodate forecast growth and development. The Manson School District, however, has indicated that additional classroom space may be necessary if the anticipated population growth includes families with school-age children. The District already owns enough land to accommodate a facilities expansion if necessary.

Manson's Parks and Recreation District states its parks facilities are at capacity, particularly those along the lakeshore and in downtown. Any significant population growth will likely impact its facilities and motivate improvements to satisfy demand. The District will need to update its parks and recreation plan to assess population growth impacts and establish strategies for maintaining service levels.

Planning Concepts

Manson's community wants its provision of public services to keep pace with demand. This process has indicated that the most pressing need is for management of surface runoff, Storm Water Management, and for continued vigilance to ensure that schools and public safety services can meet the increased demand that population growth will bring.

Concentrating a large proportion of the forecast growth within and adjacent to the commercial designations supports the existing infrastructure and minimizes the cost of new services. Other areas now designated for urban development within the UGA are located within the LCRD's water and wastewater service areas, ensuring that public utilities will be readily available when new growth occurs. Land beyond the wastewater service area is designated for rural uses.

Manson's commercial designations are an established urban area, but an increased population in and around the immediate core will place increased demands on parks and public parking facilities. This plan recommends an update to the Manson District's parks and recreation plan, and the provisions for "park-n-stroll" lots on downtown's periphery to serve the commercial designations area.

Goals and Policies

The following goals and policies are designed to help the County and Manson manage how the comprehensive range of capital facilities, utilities and public services are provided to meet the community's needs. Each goal and policy supplements the County's comprehensive plan and is customized to meet Manson's unique needs. All are based on direction provided during public workshops.

Capital Facilities

Goal CF-1: Ensure roads, storm water facilities, parks, trails, and other publicly owned facilities meet changing community demand.

Policies

CF-1.A Work cooperatively with the County, City of Chelan, State Department of Transportation, and the Regional Transportation Planning Organization to periodically study roadway use and create or revise capital facilities plans.

CF-1.B Support a storm water management strategy, including new organizations and/or land owner agreements, as appropriate, to manage storm water runoff responsibility.

CF-1.C Encourage parks and trails facilities be addressed within capital facilities plans for the County and/or Manson Parks and Recreation District, as appropriate.

CF-1.D Fairly allocate costs for capital facilities improvements, particularly in the case of system expansions and rehabilitation.

CF-1.E Support efforts to provide public parking within easy access of downtown.

Utilities

Goal U-1: Ensure water, wastewater, storm water, telephone, power, and other utilities meet changing community demand.

Policies

U-1.A Encourage continued collaboration between the Lake Chelan Reclamation District, ~~and the~~ City of Chelan and other appropriate entities to ensure Manson's~~-~~ systems can meet expected growth.

U-1.B Support the implementation of a Storm Water Utility.

U-1.C Notify utility providers of any subdivisions, site-specific zone changes or comprehensive plan amendments that may impact demand for services.

U-1.D Collaborate with utility providers to improve the utility systems' resilience in times of natural disaster.

Public Services

Goal PF-1: Ensure public services, including public safety services, schools, library services and others, adapt to meet changing community demand.

Policies

PF-1.A Coordinate with the Manson School District to monitor school capacity and plan for facilities expansion as necessary.

PF.-1.B Seek ways to provide law enforcement services necessary to meet the needs of Manson's growing population and seasonal popularity.

PF-1.C Coordinate with Chelan County Fire Protection District 5 and Lake Chelan Valley Emergency Medical Services to ensure fire protection and emergency medical services can adapt to address changes in community demand for service.

PF-1.D Coordinate with North Central Washington Regional Library District to provide library services to the Manson community.

7 Parks and Recreation

Existing Conditions

The Manson Park District operates five parks within the area: Manson Bay Park, Old Mill Park, Singleton Park, Willow Point Park, and Wapato Lake Campground. Table 6.2 shows the acres, activities available and future improvements planned for each park.

The Manson Parks and Recreation District adopted a comprehensive plan in 2006. Within it are the district's goals and objectives to drive parks planning into the next 20 years. The following information and goals are provide to guide land use policies within the Manson UGA.

Plan Concepts

Parks are and will continue to be a big part of life on the shores of Lake Chelan. Manson residents and visitors already thoroughly enjoy the community's existing parks, and the District plans to continue improving and adding to those parks in the future. The goal for this element is focused both on providing parks to Manson area residents, and on providing services to the area's visiting population. The goals and policies of this comprehensive plan promote the increased connectivity of parks and urban areas through trail systems. The plan also supports the interconnectedness of parks and the other elements of the plan by emphasizing the need for partnerships between agencies working in Manson.

Goals and Policies

The following goals and policies are designed to help the County and the Manson community manage Manson's changing parks and recreation environment and promote future development which supports the comprehensive plan. Each goal and policy is based on direction provided during public workshops and on information provided within the adopted parks and recreation plan.

Goal PR-1: Provide an integrated parks and recreation system to meet the community's needs, including the needs of the area's seasonal or day-use visitors.

Policies

PR-1.A Support efforts to ensure opportunities to enhance or expand the community's inventory of parks and trails are realized.

PR-1.B Develop partnerships with other agencies to provide additional parks, trails and recreation facilities.

PR-1.C Create an integrated system of trails to link the commercial designations with the "park and stroll" lots designed to serve it, and the community parks and public facilities.

PR-1.D Identify public right of ways that could be used for future recreational uses to include micro parks and trail systems.

8 Implementation Projects/Programs

Plans are only as good as their implementation. This section is intended to identify specific actions that Manson and Chelan County can take to implement this comprehensive plan. Understanding that public funds will likely continue to be scarce into the future, these implementation items are designed to be relatively inexpensive, bite-size steps that the community can take over time. Some will certainly need public funding to accomplish, but others may be able to be completed on the basis of community volunteerism and official County endorsement.

The various implementation programs and projects are described in Table 10.1, including references to the appropriate plan policies, the item's relative priority, who is responsible for its implementation, and when the task should be undertaken.

Table 10.1 – Implementation Programs/Projects

Project	Policy Key	Priority	Responsibility	Timing
Drainage district – A drainage district will enable Manson to raise funds for necessary storm drainage system planning and development. This district would levy a small local tax and manage surface flow through the study area.		1	Public Works	2010
Drainage master plan – As Manson grows, storm water management will become an increasingly important concern. New development increases surface flow and consumes land otherwise available to accommodate it. The drainage master plan will investigate and propose strategies to deal with storm water challenges, identifying management policies and drainage-related improvements.		1	Public Works	2009
County updates – This area plan includes proposed policy to manage change in Manson over the coming years. A major component of that policy involves changes to the way land use develops in and around Manson. Possible changes include changes to the County Comprehensive Plan and codes.		1	Planning	2011
Downtown design guidelines – The community expressed concern that Manson's downtown retaining its intimacy even as population in Manson grows and bring visitors through the development to the east to downtown businesses. The design guidelines would support Manson's goals and character.		3	Planning	2010

Project	Policy Key	Priority	Responsibility	Timing
Regional agricultural economic assessment – Central Washington's agricultural sector has been the force behind the region's economic fortunes. As that sector responds to national and global forces, local economies rise and fall. Farmland around Manson is undergoing pressure to convert out of apple orchards. This economic assessment will help the community anticipate changes ahead and draft appropriate public policy.		1	Planning	2010
City center revitalization strategy – A fundamental underpinning of this plan is the concentration of development and social activity in and around Manson's downtown. The focus on the village should be unequivocal, and a revitalization strategy will help Manson create a downtown that is attractive, functional and dynamic.		2	Planning	2011
Affordable housing strategy – Whether it takes the form of attached housing in the core or small-lot single family housing on the community's edges, more affordable housing options need to be explored. This strategy will provide an assessment of current conditions and lay out steps the community can take to ensure that Manson's households can live more affordable lifestyles.		2	Planning	2011
Comprehensive plan review – Jurisdictions are mandated to review their long-range land use plans periodically, ensuring that the policies and land use designations are appropriate in the face of changing conditions.		2	Planning	2015
Parks plan update – The Manson Parks and Recreation District prepared a parks and recreation plan in 2004. This was updated in the 2008 County Parks and Recreation Plan. Future updates will ensure that the district's system meets community demand and that they remain eligible for grants from the State's Recreation and Conservation Office.		3	Parks District	2014

Monitor Rural Community Vision Statement

The citizens of the Monitor Rural Community envision and support:

1. Future development that will complement and enhance and not unreasonably impact our natural resource-based industries, including our agricultural industry and agricultural tourism, and the forest and mineral resources industries;

2. An economic and educational climate that enables our citizens to find suitable employment within the valley;

3. Sustainable growth that can be served effectively and efficiently with the necessary public services and facilities, while enhancing our community's quality of life;

4. Recreational open spaces and opportunities, including along the rivers and streams, to preserve the community's rural character, conserve fish and wildlife habitat, and increase access to natural resource lands and water, and maintenance and development of parks, sports fields and facilities;

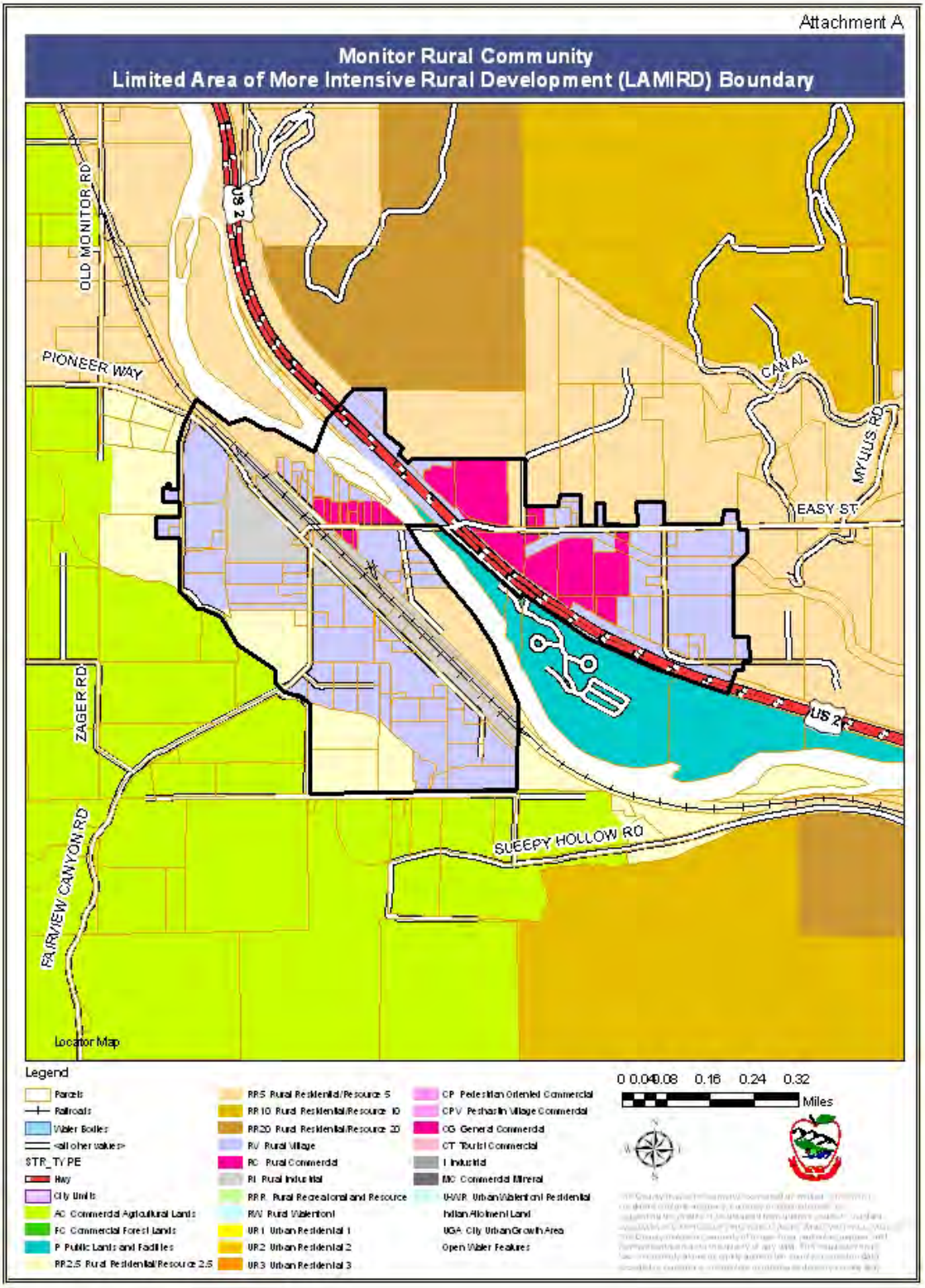
5. Protection of the environment and maintenance of the community's high quality of life, including air and water quality, and the availability of water;

6. Protection of private property rights of landowners;

7. Adequate housing that fulfills the housing needs of all segments of the population; and

8. Efficient transportation systems that allow the movement of goods, services and people.

Attachment A



Peshastin Urban Growth Area Comprehensive Plan

Prepared By the

Citizens and Community Council of Peshastin

Adopted
October 7, 2008
Resolution No. 2008-142
Chelan County Board of Commissioners



Our Plan For The Future of Our Community

Peshastin Urban Growth Area Comprehensive Plan
Table of Contents

Chapter 1: Introduction 4
- History of the Peshastin Community 4
- Purpose 4
- Scope and Organization 6
- Plan Development and Public Participation 6
- Background Information and Land Use Analysis 7
- Existing Population and Housing 9
- Relationship to County-wide Plan 14

Chapter 2: Land Use 24
- Introduction 24
- Goals & Policies 24
- Residential… 25
- Commercial… 28
- Industrial… 31
- Agriculture… 33
- Environment and Critical Areas Conservation… 34

Chapter 3: Housing 35
- Introduction 35
- Goals & Policies 35

Chapter 4: Utilities 37
- Introduction 37
- Goals & Policies 37

Chapter 5: Capital Facilities Element 39
- Introduction 39
- Goals & Policies 39
- Utilities and Capital Facilities & Services 40

Chapter 6: Transportation 42
- Introduction 42
- Goals & Policies 43

Chapter 7: Optional Elements 47
- Recreation 47
- Economic Development 48

Appendix A 51

Maps

(All maps are located at the end of Chapter 1: Introduction, except Map P-7, which is located in Appendix A)

Map P-1: Peshastin Existing (2007) County Land Use/Zoning
Map P-2: Peshastin Existing Land Use Inventory
Map P-3: Peshastin UGA Land Use Designations
Map P-4: Peshastin Water Service Areas
Map P-5: Peshastin Wastewater System
Map P-6: Peshastin Existing Transportation Facilities
Map P-7: "Big Y Interchange", March 2008 draft land use designations – WSDOT

Tables

(All tables are located within Chapter 1: Introduction)

Table P-1: Existing County Land Use Designations/Zoning: Peshastin Study Area – 2007
Table P-2: Existing Land Use Inventory: Peshastin Sub Area – 2007
Table P-3: Existing Population and Housing Units: Peshastin Sub Area – 2000 US Census
Table P-4: Proposed Land Use Designations: Peshastin UGA
Table P-5: Existing Vacant and Agricultural Land: Peshastin UGA
Table P-6: Land Availability Analysis: Peshastin UGA

The citizens of Peshastin envision a community that provides:

1. Future development that complements and enhances the rural character of the community, without unreasonable negative impacts.

2. An economic and educational climate that enables citizens to find suitable employment within the valley;

3. Sustainable growth that can be served effectively and efficiently with the necessary public services and facilities, while keeping it cost effective, to enhance our community's quality of life;

4. Open spaces and recreational opportunities, particularly the rivers and streams;

5. Protection of the environment and maintenance of the community's high quality of life, including air and water quality, and the availability of water;

6. Protection of private property rights of landowners;

7. Adequate housing that fulfills the housing needs of all segments of the population;

8. A transportation system that allows for the efficient movement of goods, services, and people within the community;

9. For maintenance of the area's uniqueness, and combines a quality rural small-community lifestyle with a diversified economic base that allows orderly growth and development while preserving the beauty of the area;

10. Varied levels of development with suitable mitigation.

Chapter 1: Introduction

History of the Peshastin Community

The Great Northern Railway played an important part in the creation of the Community of Peshastin. The small town was established around 1890, with a post office and tavern. In 1892, the Northern Pacific Railway laid tracks up the Wenatchee River Valley and the town was moved to where it is today. At this time, a depot was created in Peshastin.

First owned by the Northern Pacific Railway, Peshastin was later bought by Aquillar Estes. J.Q. Gilbert later purchased Peshastin and it was plotted as a town. Many of the first structures in Peshastin were built by J.Q. Gilbert and his brother A.C. Gilbert including a 120,000 gallon reservoir and pumping station later used to supply the town with domestic water.

Growing up as a railroad town the small community, like many in the Wenatchee River Valley, was soon well known and well established as a fruit grower's haven. In the early days apples were the high commodity fruit, while today, a larger variety of fruits are being grown around the area. The tradition of fruit harvest has been passed down from generation to generation in this small community, a tradition that makes this small community beloved by those that live and work there.

Purpose

The Comprehensive Plan for the Peshastin Community is intended to be a guide for the physical growth and development of the community and its immediate surroundings for the foreseeable future that encompasses the next twenty (20) years. It provides goals, policies and recommendations to be used as official policy guidelines that will enable county and community leaders to make informed decisions that are in the best interest of the community as a whole.

The Plan is also intended to help maintain reasonable continuity in future decision-making as changes occur within the community's leadership and the County's legislative body. It furnishes direction for the development of the community which will make it a more convenient, attractive and orderly place in which to live, shop, work and play. However, the Plan must be periodically reviewed and updated to reflect technological, social, economic and political changes that may invalidate certain plans and policies. For the purposes of the Peshastin Sub-area, a minimum seven year update is recommended, to be prepared in association with updates in population, land use and capital facility information.

First in 1935 and again in 1990, the State Legislature realized the necessity for planning ahead, and enacted legislation that granted local governments the authority to plan for the future development of their particular jurisdiction. The primary emphasis of the Growth Management Act (RCW 36.70A) is coordinated, cooperative planning efforts, with substantial, continuous input from all sectors of the population that will help balance the scales between economic development and environmental preservation. It also became a responsibility of local governments to follow through with the citizens' vision for their community by implementing the direction laid out in the comprehensive plan with compatible development regulations such as zoning and subdivision codes.

The following fourteen goals are those broad issues that the State legislature through adoption of the Growth Management Act in 1990 and 1991, charged local government to address, as they pertain to the particular community:

Urban Growth... Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

Reduce Sprawl... Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

Transportation... Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

Housing... Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

Permits... Applications for both state and local government permits should be processed in a timely manner to ensure predictability.

Environment... Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

Economic Development... Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

Property Rights... Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

Natural Resource Industries... Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

Open Space and Recreation... Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

Citizen Participation and Coordination... Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

Public Facilities and Services... Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

Historic Preservation... Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

Shorelines…For shorelines of the state, the goals and policies of the Shoreline Management Act (RCW 90.58.020) are added as one of the goals of the GMA (RCW 36.70A.020).

On the pages to follow are listed the primary goals and policies of the residents of Peshastin that help define their priorities in dealing with all of these issues. These goals and policies are intended to also express what the citizens of Peshastin see as the future of their community.

Authority

The Growth Management Act (GMA) is the enabling legislation that renders this Sub-Area Comprehensive Plan a legally recognized document by the State of Washington; however, it is a policy document only. The policies are required by GMA to be implemented through the use of such regulatory tools as zoning and subdivision ordinances, as well as other innovative techniques. These regulations must be developed and maintained in accordance with the goals and policies of this Sub-Area Comprehensive Plan, as set forth in the Growth Management Act, as amended.

Scope and Organization

This Comprehensive Plan is composed of the five required elements, as provided for in RCW 36.70A.070 and 36.70A.080, and two optional elements that must be closely interrelated to serve as a satisfactory guide for future development:

The Land Use Element
The Housing Element
The Utilities Element
The Capital Facilities Element
The Transportation Element
The Optional Elements: Recreation and Economic Development

Plan Development and Public Participation

The comprehensive plan for the Peshastin area was originally incorporated as part of the overall Growth Management Act planning program initiated by Chelan County and its communities. However, in 2005 the Peshastin Community Council initiated a community wide meeting to discuss infrastructure needs and future development. The Council invited agencies to present information at a community meeting held on October 18, 2005 to discuss with residents updated information on different projects. Agencies attending included Chelan County Planning, Chelan County Public Works, Peshastin Water District, Chelan County PUD, and the Chelan Port District.

Subsequent to this community meeting, the Council created a special subcommittee called the "Peshastin Zoning Committee." This Committee considered and discussed many concepts for land use, development and future growth of the community through meetings, surveys, agency meetings. The Committee recommended to the Community Council that a request be sent to Chelan County to initiate the process to create and establish an Urban Growth Area (rather than a Limited Area of More Intense Rural Development). Part of this request included a proposed urban growth area that the committee and Council had crafted through their self-directed efforts. This request was agreed to and forwarded by the Council on June 12, 2006.

Following the submission of the request to complete a sub area plan for the community, the Council created a subcommittee known as the "Urban Growth Task Force," and initiated, in April of 2007, a process to work on the Peshastin Subarea Plan and UGA Comprehensive Plan. This Task Force met

monthly with planning staff to outline and, develop strategies, and to establish baseline concepts for creation of the Comprehensive Plan and land use designations.

In July of 2007, the Board of County Commissioners hired Alliance Consulting Group to develop the background data, facilitate continued public participation, and bring together the necessary components of the Peshastin Urban Growth Area Plan. The Task Force met many times through April 17, 2008. Each meeting typically included 20 or more participants, and included considerable progress with additional meetings set to resolve time intensive and difficult issues. During this time, the Council also sponsored public outreach meetings, including an introduction of the project at the annual Peshastin Ice-cream Social in July of 2007, and an "Agencies Special Meeting" to discuss specific infrastructure (existing and proposed) needs with residents and service providers. The Task Force presented an initial full draft of the Peshastin Urban Growth Area Comprehensive Plan and implementing development regulations to the public at an Open House in May of 2008. Following this open house, the Task Force forwarded their recommendation to the Community Council, which held a public hearing on June 12, 2008. At this hearing, the Council made minor modifications to the Task Force recommendation, and forwarded the draft documents to Chelan County. In addition to the GMA-required 60-day review, the County Planning Commission conducted one public workshop and one public hearing to review and recommend a draft Peshastin Urban Growth Area Comprehensive Plan. The Board of County Commissioners conducted a public hearing in September of 2008, which was continued to October of 2008, at which time the plan was adopted.

Background Information and Land Use Analysis

The Peshastin Sub-Area and the proposed Urban Growth Area (UGA) are made up of the historical community of Peshastin along with the surrounding rural and agricultural areas. The boundary was developed through a community visioning process that included the Community Council, residents and staff from the Chelan County Community Development Department. Considerations included parcel lines, topography, special districts (particularly the water and sewer districts) and 2000 US Census boundaries.

The Peshastin Sub-Area is 1,285 acres in size and the proposed Urban Growth Area is 610 acres, including right of way and surface water (Wenatchee River). The following technical analysis includes descriptions of existing conditions, as well as analyzing population projections and future land use needs, based on the goals, policies and land use designations identified in this plan. Map P-1 shows the extent of the Peshastin Sub-area, and the proposed urban growth area within it, as well as showing the existing County Comprehensive Plan land use designations/zoning districts. (All maps referenced are provided at the end of this chapter.)

Geographically, the area is bounded by hills and divided by the Wenatchee River Valley. The area is primarily dependent on the surrounding agricultural activities and businesses for its base economy. There are recreational activities associated with the Wenatchee River, federal forest lands and open spaces. Agriculture, the predominant land use in this area, consists largely of irrigated orchards. Where land is undeveloped, it is typically dominated by shrub-steppe or dry ponderosa pine plant communities. The average annual precipitation ranges from 22 to 24 inches.

Existing Comprehensive Plan Land Use Designations & Zoning Districts

The existing Chelan County Comprehensive Plan land use designations and corresponding zoning districts within the sub-area and proposed UGA are detailed below in Table P-1 (also see Map P-1). Currently, the proposed Peshastin UGA is predominantly designated Rural Village with 25.5% of the area in this designation, followed by Rural Industrial at 19.5%, Rural Residential/Resource 2.5 at 19%, Rural Residential/Resource 5 at 13.2% and Rural Commercial at 12.5%. The remaining designations (see

Table P-1), and including right-of-way and surface water, comprise 10.3% of the total land area in the proposed UGA.

Table P-1. Existing County Land Use Designations/Zoning: Peshastin Study Area – 2007

	Sub-Area		Proposed UGA	
Zoning	**Acres**	**Percent**	**Acres**	**Percent**
Commercial Agriculture	499	38.8	0	0.0
Peshastin Village Commercial	3	0.2	2	.3
Public	21	1.6	20	3.3
Rural Commercial	75	5.8	75	12.4
Rural Industrial	129	10	118	19.5
Rural Residential 2.5	211	16.4	120	19
Rural Residential/Resource 10	10	0.8	0.0	0.0
Rural Residential/Resource 5	123	9.6	80	13.2
Rural Village	157	12.2	154	25.5
Rural Waterfront	14	1.1	14	2.3
Sub-Total	**1242**	**96.5**	**583**	**95.5**
ROW/Surface Water*	43	3.3	27	4.5
Total	**1,285**	**100**	**610**	**100**

*This category is approximate based on the overall area within the boundaries identified, less the land area contained within the polygons associated with all land use designations/zoning categories.

Existing Land Use Inventory

The Existing Land Use Inventory Map P-2 and Table P-2 demonstrate the distribution of existing land uses throughout the community, based on County Assessor data and an aerial photograph analysis conducted during the summer/fall of 2007. The data collected was initially categorized into a number of land use types, based primarily on the Assessor's land use classification system. Further refinement of the data resulted in the following land use categories being identified for purposes of this analysis:

- Agriculture includes parcels that are primarily devoted to agricultural activities, and may include residential uses as secondary activities.
- Forest includes heavily timbered areas that are part of the National Forest, and may include residential uses as secondary activities.
- Single Family Residential includes a single home (including manufactured homes) as the primary activity.
- Multi Family Residential includes apartments, duplexes, condominiums and mobile home parks.
- Commercial includes any retail and/or service activity, and may include residential uses as secondary activities.
- Industry encompasses industrial activities, including agriculture related industrial uses.
- Transportation/Utilities includes any transportation, utility and/or irrigation activities that are occurring on fee-owned land, and excluding any facilities within right-of-way corridors.
- Public/Quasi-Public includes public facilities such as fire stations, libraries, parks, school, etc.
- Vacant includes parcels that are currently unimproved and/or unused.

The "Residential" category represents a majority of the land used for traditional dwelling units, including single family, multi-family and manufactured/mobile home residences. Included in the "Public" classification are all of the parks, schools, play fields and federal, state and county owned facilities. The

commercial lands are located primarily along the historical Main Street adjacent to the railroad. Industrial activities occur between the railroad and the Wenatchee River.

Table P-2. Existing Land Use Inventory: Peshastin Sub Area – 2007

	Sub-Area			Proposed UGA		
Existing Land Use	**# of Parcels**	**Acres**	**Percent**	**# of Parcels**	**Acres**	**Percent**
Agriculture	81	779	60.6	36	219	36.2
Forest	5	35	2.7	0	0	0.0
Single Family Residential	237	157	12.2	225	131	20.8
Multi Family Residential	15	2	.2	15	2	0.3
Commercial	16	25	1.9	18	25	4.1
Industry	9	46	3.6	8	42	6.9
Transportation/Utilities	4	5	.4	4	5	.8
Public/Quasi-Public	6	21	1.6	6	21	3.5
Vacant	12	83	6.5	12	83	13.7
Sub-Total of Parcels	**385**	**1153**	**89.7**	**316**	**528**	**86.4**
ROW/Surface Water*	n/a	132	10.3	n/a	82	13.6
Total	**385**	**1,285**	**100**	**315**	**610**	**100**

*This category is approximate based on the overall area within the boundaries identified, less the land area contained within documented Assessor's parcel data.

Existing Population and Housing

Due to variations between the boundaries of the census blocks and the overall Study Area, the existing population and housing information is taken from the 2000 US Census, and is estimated for the Peshastin Sub Area boundary. In some cases information was available only for entire block groups instead of the individual census blocks. In these cases, the existing land use inventory, aerial photographs and available census data were used to estimate information for the study area.

Table P-3. Existing Population and Housing Units: Peshastin Sub Area – 2000 US Census

Area	**Population**	**Housing Units**
Proposed UGA	697	269
Peshastin Study Area	1060	409

According to the 2000 US Census, the average household size in the Peshastin Sub Area is 2.59 people. Of the total population in this area, 68.5% of the population marked "white alone" as their race, with 28% marking "hispanic or latino" (the remaining 3.5% were in other categories).

Future Land Use and Population Analysis

As part of the planning process, the Peshastin community has been working to identify desired future land uses, and to encourage those future land uses by implementing new comprehensive plan land use designations and corresponding zoning districts within their proposed urban growth area (UGA). During this particular process the remaining portions of the Peshastin Study Area, outside the proposed UGA, are anticipated to remain in the same land use designations that currently existing (Map P-1). As proposed, the community has identified a traditional balance of land uses between residential, commercial and industrial uses, although within those categories, there are some areas that will allow for a mixed variety of

activities. Map P-3 shows the distribution of the proposed land use designations identified below for the Peshastin UGA.

Table P-4. Proposed Land Use Designations: Peshastin UGA

Proposed Land Use Designation	Acres	Percent	
Low Density Residential (R-1)	212	35.1	
Medium Density Residential (R-2)	62	10.2	
High Density Residential (R-3)	13	2.1	47% Residential
Downtown Commercial (C-D)	29	4.8	
Highway Commercial (C-H)	75	12.4	17% Commercial
Campus Industrial (I-C)	65	10.7	
Industrial (I)	101	16.7	27% Industrial
Public (PU)	21	3.5	
Sub-Total	578	95.5	
ROW/Surface Water*	32	4.5	9% Miscellaneous
Total	610	100	

*This category is approximate based on the overall area within the boundaries identified, less the land area contained within the polygons associated with all land use designations/zoning categories.

The Growth Management Act requires that urban growth areas include enough land at sufficient densities to accommodate projected population growth for the next 20 years. Future population for all counties is determined by the Washington State Office of Financial Management. The counties then allocate the expected population growth to different areas within the county. In 2002, Chelan County, in cooperation with the cities, developed a population allocation methodology that was first outlined in a draft Memorandum of Understanding, and subsequently adopted into the County Comprehensive Plan, that set out population allocations for the overall County. As part of that process, it was anticipated that a future urban growth area would be defined in the Peshastin area because there were existing urban services (transportation, public domestic water and public wastewater collection and treatment systems), and an allocation of 1100 people (total) in the year 2025 was established for that future UGA. This is the number that has been used to plan for the Peshastin Urban Growth Area. Table P-5 identifies the projected growth of population in both the overall Peshastin Study Area, and in the proposed UGA.

Table P-5. Population Projections: Peshastin Study Area and Proposed UGA

Year	**1980**	**1990**	**2000**	**2010**	**2015**	**2020**	**2025**
Proposed Peshastin UGA	508	573	697	859	940	1,021	1,100
Housing	*196*	*221*	*269*	*332*	*363*	*394*	*425*
Peshastin Sub-Area	754	850	1,060	1,272	1,393	1,514	1,634
Housing	*291*	*328*	*409*	*491*	*538*	*585*	*631*

To determine the number of housing units, the population information was divided by the US Census "people per household" resulting in an estimated 269 homes within the proposed UGA in the year 2000. This is consistent with the land use inventory which indicates 224 single family residents and 15 multi-family parcels (containing an estimated 40-60 residential units). Using the population projection of 1,100 people, it is estimated that 425 housing units will be needed in the year 2025. This estimate should be expanded to provide for a natural vacancy rate and a market factor. A market supply factor is important to a community for the purposes of maintaining a choice and selection of residential locations, of maintaining a five year housing supply at all times and to build a reserve of residential land area. For the purposes of calculating the affect on land necessary for housing, a market factor of 20% percent is

used. The expected housing growth between 2000 and 2025 for the proposed UGA, based solely on population projections, is an additional 156 homes; however, when a vacancy rate and market factor are factored into the analysis, the projected additional housing units necessary for the Peshastin UGA is 203 homes by the year 2025.

Where there is currently vacant and agricultural land within the proposed UGA, it is anticipated that future development would occur most readily. As described in the table below, there are approximately 229 acres of agricultural land and 78 acres of vacant land available for various residential or mixed use residential developments in the proposed UGA. However, it is not anticipated that all of these lands will convert within the planning period, and is dependant upon a number of factors, including the availability of infrastructure, the productivity of the land and the owner's desires. Table P-5 demonstrates the distribution of existing vacant lands and agricultural activities, based on the proposed comprehensive plan land use designations for the proposed Peshastin Urban Growth Area.

Table P-5: Existing Vacant and Agricultural Land: Peshastin UGA

	Actual Land Uses							*Total**
Proposed Land Use Designation	Single Family Residential	Multi-Family Residential	Agriculture	Commercial	Industry	Public/Quasi Public	Vacant	
Low Density Residential (R-1)	60.4	-	131.5	-	-	0.3	2.2	*194.4*
Med Density Residential (R-2)	30.5	-	56.0	-	-	-	1.8	*88.3*
High Density Residential (R-3)	8.3	0.6	-	0.3	-	-	-	*9.2*
Downtown Commercial (C-D)	10.3	1.1	-	3.1	-	-	-	*14.5*
Highway Commercial (C-H)	16.1	-	17.3	7.8	-	-	0.6	*41.8*
Campus Industrial (I-C)	-	-	-	-	-	-	64.4	*64.4*
Industrial (I)	5.0	-	24.1	13.8	41.5	5.0	8.8	*98.1*
Public (P-U)	-	-	-	-	-	21.1	-	*21.1*
*Total**	*130.6*	*1.7*	*228.9*	*25.1*	41.5	26.4	*77.9*	*532.0*

*Total acreage is based on parcels excluding right-of-way

Using the projected new housing units identified above and the following growth assumptions developed during the comprehensive planning process, it is possible to determine if the Peshastin UGA has enough land to support the expected population growth.

1. General lifestyles and living patterns will continue for the anticipated planning horizon of 20+ years, to the year 2025.
2. Current trends in orchard production have leveled out, and a portion of the farm worker population has take up permanent residence in the community. Additionally, some transient accommodations remain to support labor and seasonal needs.
3. Tourism and other non-resource based economic development and trends will continue.
4. Overall residential density within the community is expected to continue at 2.59 dwelling units per acre.

5. An average vacancy rate of 10% is expected throughout the planning area. A market factor of 20% is expected throughout the planning area.
6. Due to economic demand and historical use of land, it is expected that existing agricultural lands will develop at a slower rate (25%) than vacant lands (60%).
7. The percentage of land devoted to right-of-way, trails and infrastructure development is expected to be 30% of the overall developable land.
8. It is assumed that 5% of the planning area will remain un-built due to critical areas, especially related to steep slopes.
9. Housing densities are identified within the proposed comprehensive plan as follows:
   - Low Density Residential: 4 units per acre
   - Medium Density Residential: 8 units per acre
   - High Density Residential: 16 units per acre
10. The Highway Commercial, Downtown Commercial and Campus Industrial designations allow for residential mixed-use development. It is anticipated that these designations will allow 10% of all development as residential units.
11. It is not anticipated that any of the land owned by public entities will be available for residential development in the future.

Using the above assumptions about land uses, it is possible to calculate the amount of vacant and agricultural land expected to be available for future residential development. Table P-6 provides a representation of the analysis of land available to accommodate the projected 1,100 people in the Peshastin UGA in the year 2025.

Table P-6 Land Availability Analysis: Peshastin UGA

Proposed Zoning	Agriculture	Conversion Rate	Right-of-way dedications	Critical Areas	**Relative Housing Units**
Low Density Residential (R-1)	131.5	32.9	23.0	21.9	**87.4**
Med Density Residential (R-2)	56.0	14.0	9.8	9.3	**74.5**
High Density Residential (R-3)	0.0	0.0	0.0	0.0	
Downtown Commercial (C-D)	0.0	0.0	0.0	0.0	
Highway Commercial (C-H)	17.3	4.3	3.0	2.9	**2.3**
Campus Industrial (I-C)	0.0	0.0	0.0	0.0	**0.0**
Industrial (I)	24.1	6.0	4.2	4.0	**3.2**
	Vacant				
Low Density Residential (R-1)	2.2	1.3	0.9	0.9	**3.6**
Med Density Residential (R-2)	1.8	1.1	0.7	0.7	**5.6**
High Density Residential (R-3)	0.0	0.0	0.0	0.0	
Downtown Commercial (C-D)	0.0	0.0	0.0	0.0	
Highway Commercial (C-H)	0.6	0.4	0.3	0.2	**0.2**
Campus Industrial (I-C)*	64.4	64.4	45.1	33.8	**27.0**
Industrial (I)	8.8	5.3	3.7	3.5	**2.8**
				TOTAL	**206.7**

*Due to current efforts it is expected that this site will develop within the 20 year planning horizon. Furthermore known critical areas on this site increase the assumed 5% ratio to 20%

Based on the population projections a demand for future housing was estimated at 203 units. The land availability indicates that there is adequate land, based on the assumptions, for future population projections.

Capital Facilities

Capital facilities include public water, public wastewater collection and treatment, public roads and streets, power, communication, police and fire protection, solid waste, and school systems serving the area. Emergency services consist of a volunteer fire department and County police protection. The post office, volunteer library, volunteer fire station, school and grange make up the public buildings. The elementary school offers some recreational opportunities with play, track and football fields. Maps P-4 through P-6 show the general location of the domestic water and wastewater systems in the area, as well as the transportation facilities that currently serve the community.

Peshastin Water District:

The Peshastin Water District water system was initially implemented as a private facility in the early 1900's. The Community Water Association took over managing the system in 1927. It became the public water system it is today in September 1999, after a district-wide vote. The purpose of forming the District was to assume the operation and maintenance of the financially failing Community Water Association. The Water District has three employees, a Certified Water Manager, a Certified Cross Connection Technician and a district secretary/bookkeeper. The District is governed by three water commissioners that are publicly voted into office. Regular pubic meetings are the held the second Tuesday of each month at the Peshastin Public Library.

The Water District includes three active wells, one inactive well, and three reservoirs – two that store 250,000 gallons each and one smaller 30,000 gallon reservoir. There are approximately four miles of pipe serving 238 customers, including residential, commercial, and industrial uses, an elementary school and a day care center. In 2002 a water right transfer was approved allowing additional water withdrawals from four existing wells and two new wells that may be developed by the District to meet source protection and supply concerns. Currently, the Washington State Department of Health Water Facilities Inventory has approved 598 active connections.

In the summer of 2005, property owners from the Timberline Water Users Association, seven residential properties and a commercial business approached the Peshastin Water District requesting water to serve their small water system due to lack of water supply. The District applied for and received grant funding totaling $108,500 from the Department of Ecology Emergency Drought Fund to install a temporary 2" water line across the Peshastin Bridge to serve these users.

Peshastin Domestic Water Users Association:

This water system serves both sides of the highway from the Peshastin Bridge to the intersection of US Highway 2 and 97 (Big Y). This association is drafting its first full comprehensive water system plan, due to be completed by 2009. An estimated 45 homes and 6 businesses are served by the system.

Chelan County Public Utility District Wastewater System – Peshastin:

The Peshastin wastewater system serves the community of Peshastin and is located along the north side of the Wenatchee River three miles east of Leavenworth. The system is a step tank, force main collection system with a secondary treatment plant that discharges to the Wenatchee River.

Currently, there are 125 residential connections, 4 commercial connections, 2 industrial connections and 6 institutional connections. The projected maximum demand is 110,000 gallons per day (GPD), through the year 2020, which is the design capacity of the system. The existing maximum month flows are around 60,000-70,000 gpd; however, the amount of phosphorous discharge may be reduced causing the system to be upgraded or limit the GPD.

In the future, upgrades will most likely be necessary to reach the projected population needs of the Urban Growth Area, as it is projected that an extra 30,000 gpd will be needed for the residential expansion and with the extra Industrial and Commercial growth, the 110,000 gpd will most likely be exceeded.

Transportation Facilities:
The existing circulation pattern in Peshastin is oriented to State Highway 2 and Main Street, which run perpendicular to each other, and to the Blewett Pass Interchange. The constraints associated with crossing the Wenatchee River and Burlington Northern Railroad include an existing bridge and underpass, respectively. The community is currently serviced by State Highway 2, Blewett Pass interchange, and many smaller arterials, that can serve the needs of the area with some restricted access off of State Highway 2 and Blewett Pass interchange. LINK transit provides bus service to Leavenworth and Wenatchee. Sidewalks are limited and patchy throughout the community. There are no bike lanes within the Peshastin area; however, many cyclists use the area to avoid highway travel and there are cycling competitions in the area every year.

The Blewett Pass Diamond Interchange ("Big Y") is described by the Washington State Department of Transportation (WSDOT) as an improvement that includes realignment of US 97 to cross US 2 approximately 1100 feet west of the existing Blewett Junction intersection. A county road to the north will be constructed that roughly parallels US 2, creating a new T-intersection with the US 97 crossroad and connecting to Saunders Road and Jeske Road. Existing US 97, north of the Blewett Cutoff Road intersection, would become a dead-end, local access road. At-grade access to US 2 from Blewett Cutoff Road, Saunders Road, Doghouse Road, and Jeske Road would be closed but access would be provided via the proposed interchange. At the time this sub area plan is being developed, the County is completing a Countywide Transportation Element update that uses this plan as the baseline for analysis of necessary transportation improvements to serve the area for the next 20 years and beyond.

UGA Location
It is the position of the Peshastin community that the UGA identified in the comprehensive plan is consistent with the Growth Management Act and the Chelan County Regional Policy Plan. The UGA is located in such a manner that urban levels of services either already exist or can be extended. With sewer and water already located within the planned UGA, and with room to expand these services, the goals and policies of the Growth Management Act and the Chelan County Regional Policy Plan are satisfied.

Relationship to County-wide Plan

This document is a Sub-Area Plan that is consistent with the goals and policies of the Chelan County Comprehensive Plan. It is a free standing document that is meant to be used in conjunction with that of the County's Comprehensive Plan. WAC 365-195-335 and the GMA allow for the creation of Urban Growth Areas that are supported by County-Wide planning policies. This Plan has been developed within the scope, framework and intent of the existing comprehensive plan, particularly with regard to the land use and population projections and the particular utility plans which are included in the existing plan by reference. This Plan will further the overall goals of the GMA, particularly as they pertain to realistic and feasible growth and development. Below are the County Wide Planning Policies that are furthered by the adoption of this sub area plan.

Policy #1 Policies To Implement RCW 36.70A Relating To The Establishment Of Urban Growth Areas.

I. Each city within Chelan County will be included within a designated urban growth area.

According RCW 36.70A.110, An urban growth area may include territory that is located outside of a city only if such territory already is characterized by urban growth whether or not the urban growth area includes a city, or is adjacent to territory already characterized by urban growth, or is a designated new fully contained community as defined by RCW 36.70A.350. The Peshastin community includes all of the necessary components to be deemed and demonstrate that it meets the characteristics for and of urban growth.

II. *Designated urban growth areas should include an adequate amount of undeveloped area to adequately accommodate forecasted growth and development for the next 20 years.*

As demonstrated within Table P-5 and P-6 with associated narrative, the UGA can accommodate growth and development.

III. *Designated urban growth areas should include those portions of our communities already characterized by urban growth that have existing public facilities and service capacities to serve such developments as well as those areas projected to accommodate future growth.*

The review of the capital facilities (above) demonstrates the existence of the urban services for the Peshastin community.

IV. *The formal designation of urban growth areas should be accomplished as a part of the comprehensive planning process. The size of designated urban growth areas should be based on projected population, existing land use, the adequacy of existing and future utility and transportation systems, the impact of second home demand, viable economic development strategies and sufficient fiscal capacity within the capital facilities plan to adequately fund the appropriate infrastructure necessitated by growth and development. Consideration should also be given to regularize grossly irregular corporate boundaries during the process of designating urban growth boundaries.*

Analysis of population, growth, land use, and infrastructure has concluded that the established UGA boundary meets the above policy.

V. *Communities should consider the development and use of ten and twenty-year population forecast to assist in the process of preparing plans for growth management. Such forecast would provide substantial benefit, particularly in the preparation of utility and transportation plans and for the capital improvement plans to implement the same.*

Table P-4 and associated narrative include 20-year forecasts for population and land use growth. The Chelan County Capital Facilities and Transportation Elements include necessary 20-year project improvements to meet the needs of the forecasted growth

VI. *In recognition of the potential for the development of new fully contained communities Chelan County may reserve a portion of the twenty-year population project and offset urban growth areas accordingly for allocation to a new fully contained community.*

At the time of writing this document, the residents of Peshastin expressed no desire to become incorporated.

VII. *Community comprehensive plans should contain annexation and/or incorporation elements. Areas for potential annexation or potential incorporation should be designated in portions of urban growth areas outside of cities.*

At the time of writing this document, the residents of Peshastin expressed no desire to become incorporated, and is separated from any municipality within proximity of the UGA. See Policy No. 1 (I) above regarding incorporation.

VIII. When the county has adopted a comprehensive plan and development regulations under the Growth Management Act, the Board of County Commissioners should evaluate any future need for the boundary review board.

The Peshastin Community Council recommends to the Board of County Commissioners approval of the UGA Comprehensive Plan, Boundary, Land Use Designation and supporting Development Regulations. Through the public participation process involving several years of outreach, residents of Peshastin have provided support for the UGA.

Policy #2 Policies For Promoting Contiguous And Orderly Development And The Provision Of Urban Governmental Services To Such Development.

I. For proposed developments which are within the urban growth boundary, but beyond municipal boundaries, the following policies should be considered:

A. Improvement standards for new developments proposed within urban growth areas should be jointly developed by the county and appropriate city. Standards should address such improvements as street alignment and grade, public road access, right-of-way, street improvements (which may include street width, curbs gutters, and sidewalks, etc.), sanitary sewer, storm water improvements, park and recreation facilities.

B. All projects will be reviewed to ensure compatibility with urban density projections of the urban comprehensive plan.

C. The timing of utility extensions into the urban growth area shall be consistent with the adopted capital facilities plan of the utility purveyor.

In addition to the Sub Area Plan, development regulations were prepared to adopt the vision expressed in the plan. The development regulations are contained in Chapter 11.22 Peshastin Urban Growth Area, of the Chelan County Code. The land use regulations provide standards for the way development occurs for the Peshastin community that are consistent with, and implement the Peshastin Urban Growth Area Comprehensive Plan. These regulations are specific to the UGA, and activities and uses not specifically covered in this chapter are still subject to all other applicable provisions of the Chelan County Code, including, but not limited to, regulations governing development, design, procedures, land divisions, critical areas, etc. Unique aspects have been included, such as provisions to reduce glare, indoor commercial and industrial activity within the I-C area, dimensional standards for "big box" commercial activity, and a residential component (mixed use) for the I-C, C-D, and C-H areas. In addition, the use matrix was developed to ensure that activities and operations reduce or remove incompatibility within districts. The dimensional standards reflect an urban aspect that maintains the intent of the UGA. These new regulations provide clear, refined and defined standards for development.

Policy #4 Policies For County Wide Transportation Facilities And Strategies.

Chelan County is updating the Transportation Element of the Chelan County Comprehensive Plan, which was initially developed in 2000. First, transportation-related data will be collected from all of the cities and agencies in the county to establish comprehensive baseline information. Next, existing transportation policies will be revised to match current community values and land-use policies and to ensure compliance with all applicable regulations. Then, 20-year forecasts will be analyzed to identify aspects of the system that would benefit most from improvements. Next, potential project costs will be

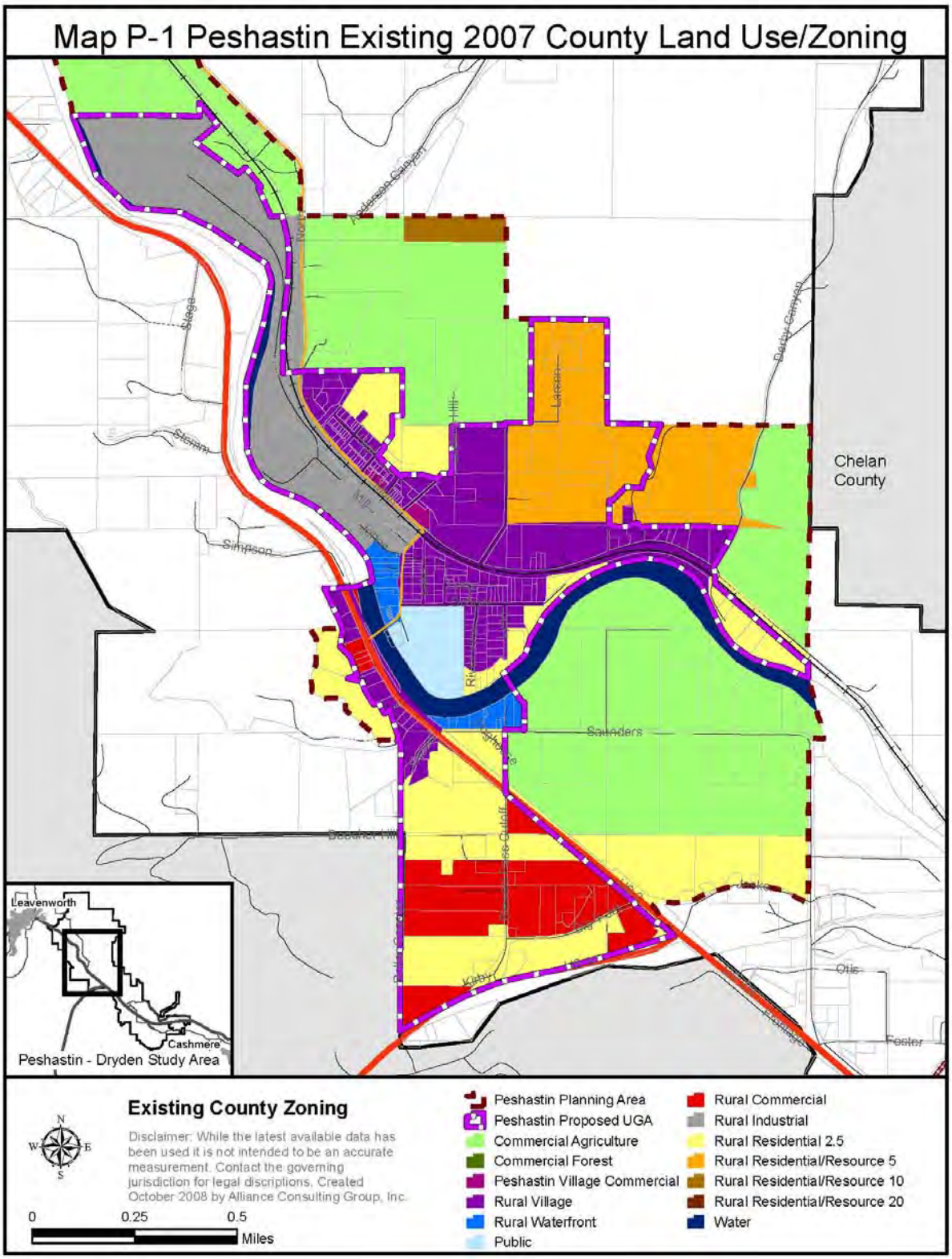
estimated and financial projections will be studied to determine when the highest priority projects should be built. Finally, the Transportation Element Update is scheduled to be adopted by the Chelan County Board of Commissioners in December 2008. The growing population and changing nature of the regional economy requires us to realign our transportation needs with current and projected land use patterns. The 20-year plan will identify needed improvements to the county's roadways, bridges, bike, pedestrian, aviation and rail facilities. As required by the Growth Management Act, a prioritized transportation project list, financing strategies and implementation measures will be included in the plan.

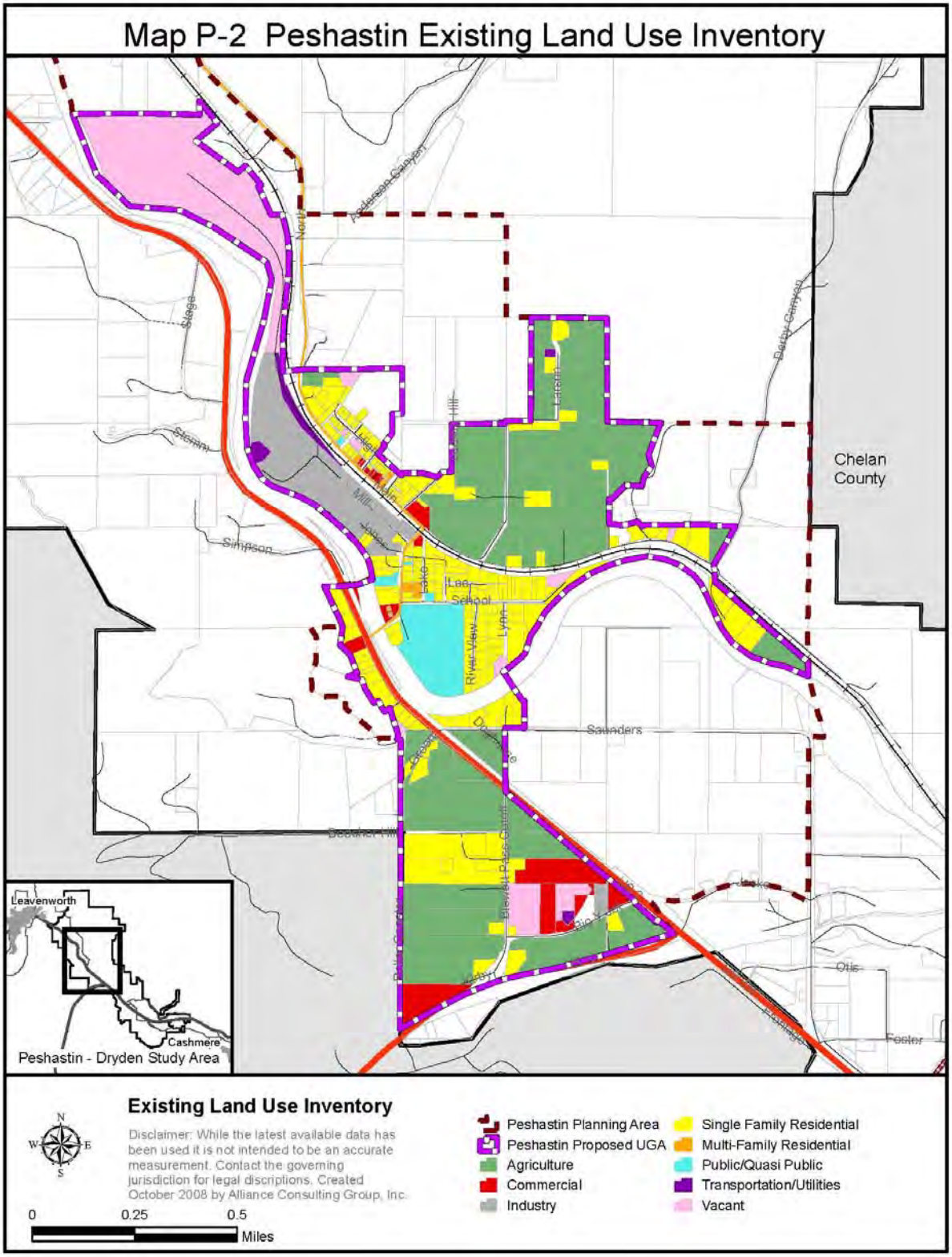
Policy #5 Policies Addressing The Need For Affordable Housing For All Economic Segments Of The Population And The Adoption Of Parameters For The Distribution Of Affordable Housing.

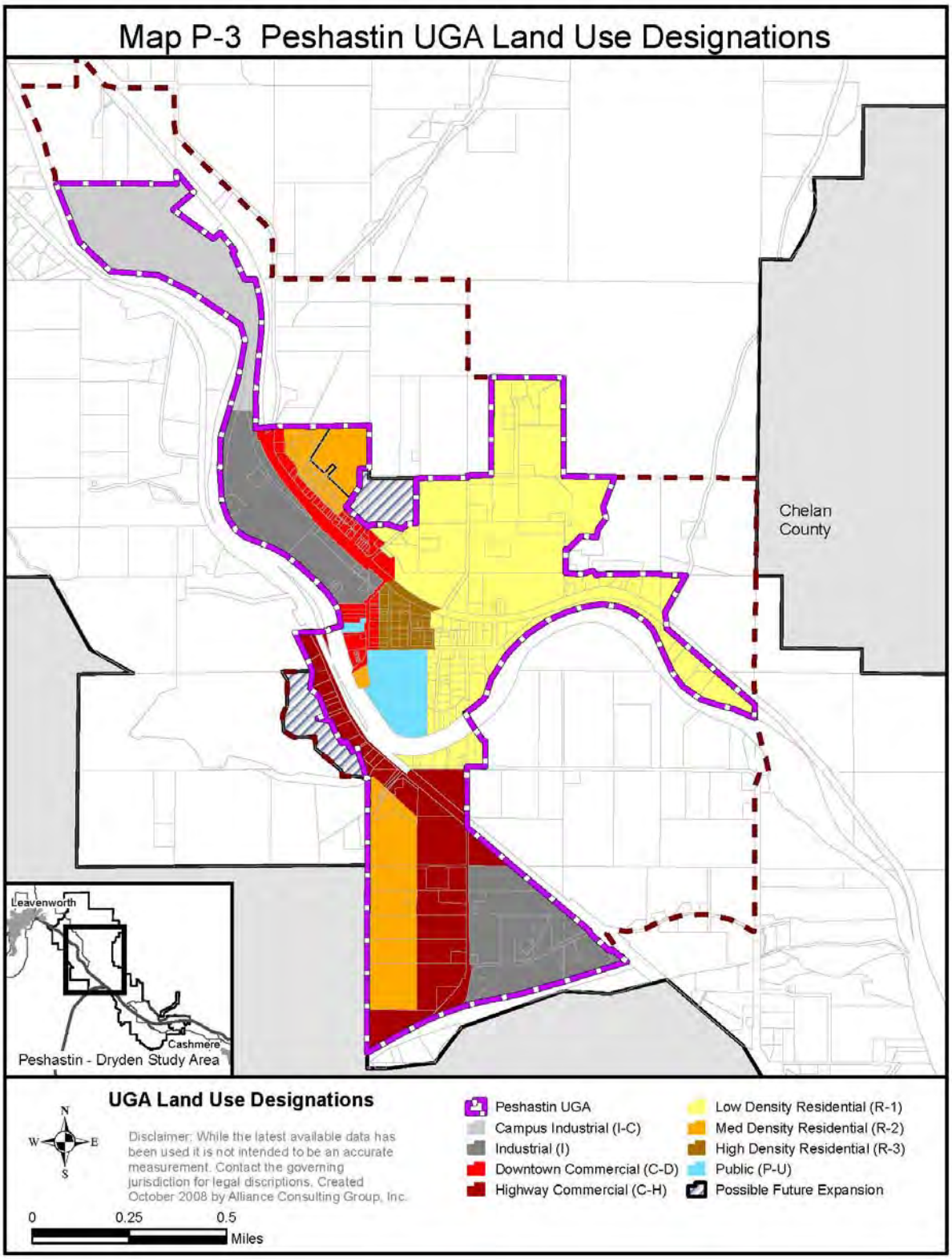
This Peshastin Comprehensive Plan includes a housing element which reflects the existing Goals and Policies of the Chelan County Comprehensive Plan while maintaining a uniquely Peshastin oriented perspective.

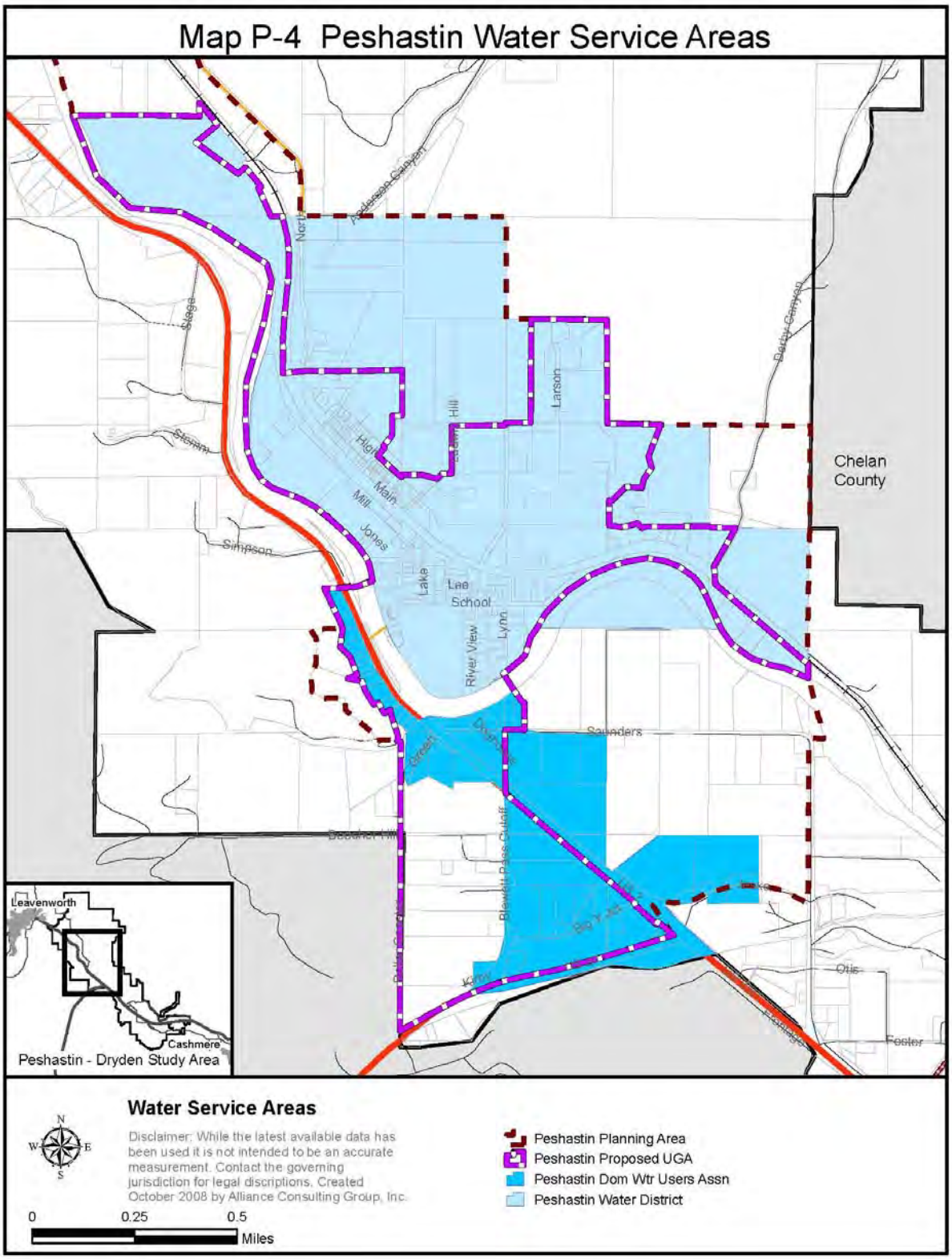
Policy #7 Policies For County Wide Economic Development And Employment.

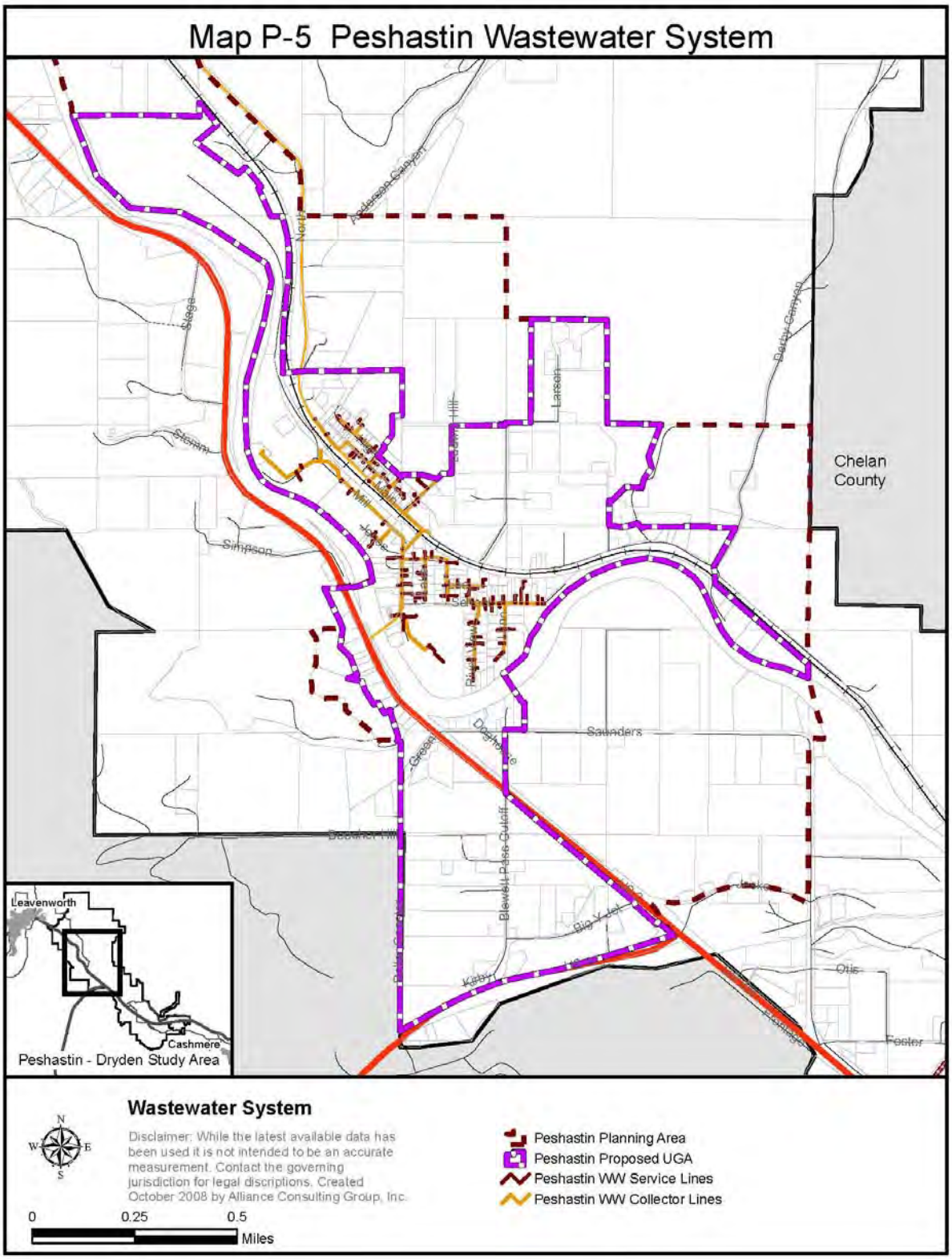
This Peshastin Comprehensive Plan includes an economic development element which reflects the existing Goals and Policies of the Chelan County Comprehensive Plan while maintaining a uniquely Peshastin oriented perspective. In addition, attention has been given to the land use and development regulations that meet and are consistent with the Goals and Policies of both this and the Chelan County Plans.

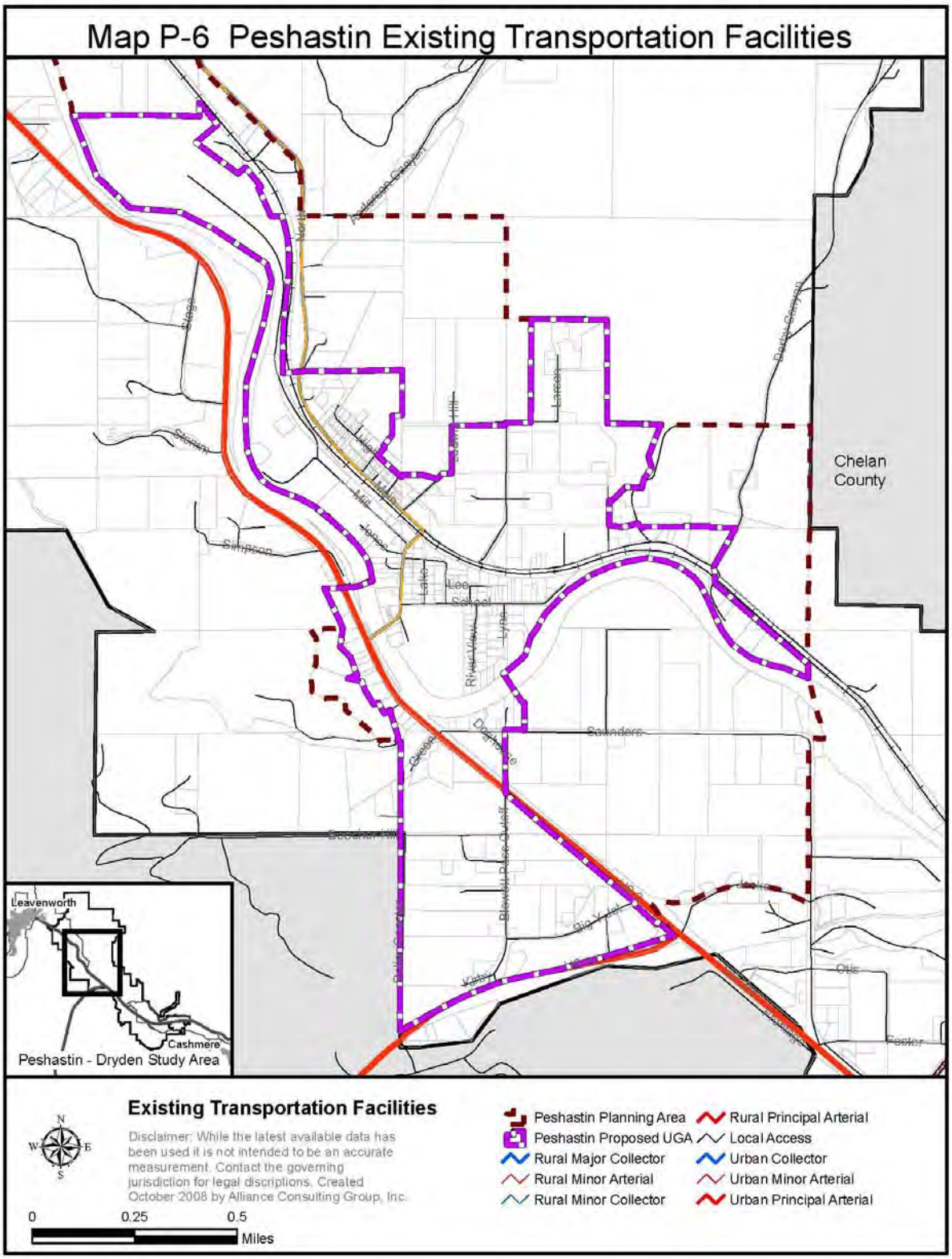

Map P-1 Peshastin Existing 2007 County Land Use/Zoning
Chelan County
Saunders
Leavenworth
Cashmere
Peshastin - Dryden Study Area
Existing County Zoning
Disclaimer: While the latest available data has been used it is not intended to be an accurate measurement. Contact the governing jurisdiction for legal discriptions. Created October 2008 by Alliance Consulting Group, Inc.
0
0.25
0.5
Miles
Peshastin Planning Area
Peshastin Proposed UGA
Commercial Agriculture
Commercial Forest
Peshastin Village Commercial
Rural Village
Rural Waterfront
Public
Rural Commercial
Rural Industrial
Rural Residential 2.5
Rural Residential/Resource 5
Rural Residential/Resource 10
Rural Residential/Resource 20
Water


Map P-2 Peshastin Existing Land Use Inventory
Chelan County
Saunders
Lee School
Leavenworth
Cashmere
Peshastin - Dryden Study Area
Existing Land Use Inventory
Disclaimer: While the latest available data has been used it is not intended to be an accurate measurement. Contact the governing jurisdiction for legal discriptions. Created October 2008 by Alliance Consulting Group, Inc.
0
0.25
0.5
Miles
Peshastin Planning Area
Peshastin Proposed UGA
Agriculture
Commercial
Industry
Single Family Residential
Multi-Family Residential
Public/Quasi Public
Transportation/Utilities
Vacant


Map P-3 Peshastin UGA Land Use Designations
Chelan County
Leavenworth
Cashmere
Peshastin - Dryden Study Area
UGA Land Use Designations
N
W
E
S
Disclaimer: While the latest available data has been used it is not intended to be an accurate measurement. Contact the governing jurisdiction for legal discriptions. Created October 2008 by Alliance Consulting Group, Inc.
0
0.25
0.5
Miles
Peshastin UGA
Campus Industrial (I-C)
Industrial (I)
Downtown Commercial (C-D)
Highway Commercial (C-H)
Low Density Residential (R-1)
Med Density Residential (R-2)
High Density Residential (R-3)
Public (P-U)
Possible Future Expansion


Map P-4 Peshastin Water Service Areas
Chelan County
Lee School
Leavenworth
Cashmere
Peshastin - Dryden Study Area
Water Service Areas
Disclaimer: While the latest available data has been used it is not intended to be an accurate measurement. Contact the governing jurisdiction for legal discriptions. Created October 2008 by Alliance Consulting Group, Inc.
0
0.25
0.5
Miles
Peshastin Planning Area
Peshastin Proposed UGA
Peshastin Dom Wtr Users Assn
Peshastin Water District


Map P-5 Peshastin Wastewater System
Chelan County
Saunders
Leavenworth
Cashmere
Peshastin - Dryden Study Area
Wastewater System
Disclaimer: While the latest available data has been used it is not intended to be an accurate measurement. Contact the governing jurisdiction for legal discriptions. Created October 2008 by Alliance Consulting Group, Inc.
0
0.25
0.5
Miles
Peshastin Planning Area
Peshastin Proposed UGA
Peshastin WW Service Lines
Peshastin WW Collector Lines


Map P-6 Peshastin Existing Transportation Facilities
Chelan County
Leavenworth
Cashmere
Peshastin - Dryden Study Area
Existing Transportation Facilities
Disclaimer: While the latest available data has been used it is not intended to be an accurate measurement. Contact the governing jurisdiction for legal discriptions. Created October 2008 by Alliance Consulting Group, Inc.
N
W
E
S
0
0.25
0.5
Miles
Peshastin Planning Area
Peshastin Proposed UGA
Rural Major Collector
Rural Minor Arterial
Rural Minor Collector
Rural Principal Arterial
Local Access
Urban Collector
Urban Minor Arterial
Urban Principal Arterial

Chapter 2: Land Use

Introduction

The Land Use Element of the Comprehensive Sub-area Plan is intended to promote orderly community growth by providing for planned land use areas which consider environmental, economic, and human factors. The Sub-Area Plan is designed to meet both present and future needs of the community and to serve as a guide to decision makers when presented with options for developing and redeveloping the Peshastin Urban Growth Area (UGA). This Element also helps retain the basic form and pattern of the community while creating opportunities for an orderly expansion. In general, the following Comprehensive Plan Land Use Designations Map shows the locations of the different land use categories, as well as the Urban Growth Boundary which defines the UGA.

Goals & Policies...

> **GOAL: Maintain and enhance the existing pattern of uses by further defining the uses and the pattern; and by providing incentives that encourage the refurbishing of existing structures and the in-filling of vacant properties to the appropriate uses, where feasible.**

POLICY: The following land use categories, and subsequent densities, are to be implemented through the zoning ordinance and other implementing regulations, as necessary:

> **Low Density Residential...**Is characterized by low-density residential uses, particularly single family homes and duplex units. Density is four units per acre.
>
> **Medium Density Residential...**Is characterized by medium density residential uses such as duplex and apartment units, as well as single family homes. Density is eight units per acre.
>
> **High Density Residential…**Is characterized by high density residential uses such as condominiums and apartment units, in addition to single family residences. Density is sixteen units per acre.
>
> **Downtown Commercial…**Is intended to allow for a variety of businesses, including retail, professional and community services, permitting above street-level residential development.
>
> **Highway Commercial...**Provides an area suitable for present and future retail commercial activities, including tourist commercial and multi-family residential.
>
> **General Industrial ...**Provides an area for existing and future industrial uses and activities to operate.
>
> **Campus Industrial...**Provides an area for existing and future industrial uses where activities, including outside storage can be fully enclosed. Residential uses are permitted provided the area of the building dedicated to residential use is limited to ten percent of gross floor area.

Residential…

The following goals, policies, and rationale provide direction for not only the development of implementing ordinances, but also during the review of specific projects. Their purpose is to help provide continuity between existing and potential residential uses. It is also their intent to equip the implementing ordinances with the needed background and authority to help maintain the quality of life within the sub-area.

> **GOAL: Maintain a sufficient number and variety of safe, aesthetically pleasing/attractive, housing units by encouraging new housing and enhancement and refurbishment of existing housing in a variety of neighborhoods that are served by adequate public facilities and utilities for people of all income levels.**

POLICY A: The community will continue their primary role in the conservation of housing by publicly investing in the infrastructure servicing the area, such as storm drainage, street paving, and recreation, and will provide zoning to prevent incompatible land uses and depreciation of property values.

> Rationale: Preservation of property values can be maintained by providing predictability in what is going to happen in the surrounding areas. Zoning is one tool to accomplish that end. The County in cooperation with the community has a program of improving infrastructure which should be continued within the available Capital Facilities Plan.

POLICY B: Ensure that urban development will not be permitted outside of UGA's except in master planned resorts or commercial development in planned/designated rural service centers.

> Rationale: Within UGA's there will be sufficient, urban-type services either already available, or at least planned for, which can handle urban densities. Similarly, master planned communities must demonstrate at the planning stages how these types of services will be provided to their "community", which in turn helps determine the density they will be allowed to incorporate into the development.

POLICY C: Prior to expansion of the UGA for residential purposes, redevelopment and in-fill will be encouraged within the Peshastin sub-area, where feasible.

> Rationale: Redevelopment and in-fill of areas with existing infrastructure helps to lower the cost of development and provide more efficient use of existing public utilities by reducing the cost of providing these services. In-fill also eliminates a significant number of vacant lots that contribute to fire hazards and accumulation of junk materials, which may be a detriment to surrounding property values.

POLICY D: Determine the density of development which is compatible with adjacent residential development.

> Rationale: Urban densities should be determined by services available, the road network, and adjacent land uses. Where a full range of urban utilities are available and adjacent land uses dictate a need for buffering. Adjacent to existing, well-established neighborhoods, lower densities should be reflected, such as four units per acre. Several different zoning classifications should be developed to allow for properly adjusted densities and mixed use development.

POLICY E: Maintain high standards for residential development, construction and maintenance. Develop standards that include a diverse choice of housing types, quantities and designs including those for senior citizens, physically challenged and low-income persons.

> Rationale: High standards for all development will help provide long-term stability to the community by ensuring the continuance of a durable housing stock. However, such standards are not meant to preclude the development of housing units to serve all income levels and special needs populations because of higher costs.

POLICY F: Encourage residential growth to occur in areas where public utilities exist or may be provided at reasonable costs.

> Rationale: Promoting developments in or close to areas with existing public utilities saves not only possible future public expenditures, but should lower the initial cost of development, thereby providing more reasonably priced housing.

POLICY G: Develop incentives that help encourage residential development to locate within the urban growth boundary, consistent with the comprehensive plans.

> Rationale: The Urban Growth Area (UGA) assists in delineating an orderly, efficient transition from rural to urban land uses. To capitalize on the public expenditures associated with the existing provision of services such as sewer, water, streets, etc. within UGA's, in-filling of these areas and ones adjacent to these services should occur first. The net result is prevention of urban sprawl and a decrease in public expenditures.

POLICY H: Protect residential districts from excessive noise, visual, air, water and light pollution generated by other land uses.

> Rationale: In order to ensure the quality environment for residences in the Peshastin area is preserved, provisions should be made to discourage incompatible land uses. The use of innovative techniques such as down-lighting and buffering for activities of a commercial or industrial nature, and/or other high intensity uses inside and adjacent to neighborhood areas, should help alleviate some possible conflicts.

POLICY I: Provide appropriate measures to regulate the keeping of livestock and animals other than domestic pets, including performance standards for maintenance of pastures, shelters, and feeding areas.

> Rationale: While domestic pets are generally not a problem within residential areas, other types of animals and livestock can be considered incompatible with residential uses and create conflicts. By considering the existing densities of residential areas and regulating the keeping and maintenance of these animals accordingly, most of the conflicts can be mitigated. Temporary animals and livestock for the purposes of 4-H projects should be allowed; however, if they become long-term they need to meet the necessary provisions of the district in which they are located.

POLICY J: Develop building height standards for all types of structures to be limited to what is appropriate in residential areas.

> Rationale: Many existing and future home/development sites have views of the surrounding area. While the Community may not be able to maintain totally unobstructed views, a consistent standard should be set in all zoning districts to preserve, to the extent possible the view amenity.

POLICY K: Provide innovative and flexible design for residential developments, especially for multi-family units, by establishing and encouraging planned developments.

Rationale: Planned developments can provide flexibility which allows the community to encourage the maximum use of new concepts in land development that might otherwise be inhibited by the strict application of the zoning ordinance. It can also encourage the enhancement of the natural characteristics of the land, help create permanent open space, and help utilize, more efficiently, the public facilities required of residential developments.

POLICY L: Allow primarily residential development within residential districts, with the exception of home occupations, subject to the appropriate hearing procedures.

Rationale: To preserve and enhance the quality of life in Peshastin, it is important to take all possible steps to avoid incompatible uses within residential districts. Prohibiting higher intensity uses, such as commercial or industrial ones, in established residential areas, could avoid numerous conflicts.

POLICY M: According to the density and intensity of residential uses in an area, provide appropriate types/levels of day care facilities.

Rationale: It is increasingly necessary for households to have two incomes in order to maintain their standard of living, thereby creating a need for adequate day care facilities. Because of the convenience to working families and depending on the density of an area, day care facilities are appropriate in residential areas and should be allowed accordingly.

POLICY N: The County in cooperation with the Community Council will develop regulations and procedures to require owners of vacant parcels and/or structures within all land use classifications to maintain said, parcels in a manner which does not promote or create fire hazards, and which does not detract from the quality of the neighborhood.

Rationale: Because of the arid climate, vacant lots that are overgrown with weeds and brush, and buildings that are left in a dangerous state of disrepair, cause a significant fire hazard and potentially dangerous accident situations, and may be a detriment to surrounding property values.

POLICY O: Establish criteria for housing and home sites that enhance the compatibility of standard residential developments.

Rationale: Criteria helps assure that uses and/or types of development which may have the potential to be inconsistent with residential neighborhoods are either precluded from a zoning district or are conducted in such a way as to be compatible. Construction and lot maintenance standards within the different zoning categories will reduce the chance of incompatible adjacent development or vacant lot neglect.

POLICY P: Review and alter land use regulations as necessary to ensure provisions are made for locating manufactured/mobile housing in appropriate locations, subject to special criteria, including state standards, designed to protect the integrity of established residential neighborhoods.

Rationale: Manufactured/mobile homes are sometimes seen as a detriment to residential neighborhoods. However, with special location and placement criteria provided to protect the integrity of these areas, these units can be compatible with residential development. It is also

important to ensure that mobile homes are of a quality that protects the health and safety of the residents utilizing this option and that promotes further the compatibility with conventional, stick-frame structures.

POLICY Q: Ensure manufactured/mobile home parks are provided urban governmental facilities and services, and are provided appropriate locations within urban growth areas.

Rationale: Manufactured/mobile home parks generally maintain densities that are more characteristic of urban areas than rural ones. Consequently, they need to be serviced by urban facilities and services which are to be provided only within UGAs.

Commercial…

The following goals, policies, and rationales create the ability to provide a quality environment for commercial development. They help define the scope of future development while still assuring compatibility with surrounding uses. By using the direction these goal and policy statements provide, the type of atmosphere the people of Peshastin desire for their downtown area will be maintained and enhanced.

GOAL: Provide and create opportunities for safe, aesthetically pleasing, and accessible commercial districts that allow diverse economic development and which contribute to a sound economic base for the community while maintaining a quality environment.

POLICY A: Promote the development of incentive programs that reward the continued use, maintenance, development, and revitalization of land and buildings within established commercial areas, consistent with the land use map.

Rationale: Existing commercial areas generally represent a substantial public and private investment in buildings and infrastructure. By maintaining and revitalizing the existing stock of land and buildings, the community can begin to in-fill the existing commercial areas with appropriate uses, thereby preserving that investment. This strategy also helps maintain the existing pattern of uses within the community, including residential districts.

POLICY B: Maintain existing commercial structures and zoning for commercial uses and protect them from conversion to other uses.

Rationale: In order to facilitate economic growth in the community, sufficient lands must be available for new businesses to come into the area. It is therefore important to have a clear representation of what lands are available, and some assurances that those areas will remain available in the future. Areas which are designated for commercial use should include criteria and regulations which discourage uses that could eventually conflict with commercial development.

POLICY C: Encourage the expansion of commercial districts/uses that occur adjacent to existing, similarly developed areas in conformance with the comprehensive plan when there is a demonstrated need for additional commercial land.

Rationale: This strategy will help maintain the existing commercial areas and promote the logical, orderly expansion of commercial uses adjacent to or near existing services, as the need arises.

Similarly, residential districts will be preserved as long as possible, without having to deal with piecemeal, premature commercial designations.

POLICY D: Encourage the development of commercial land in a manner which is complimentary and compatible with adjacent land uses and the surrounding environment.

Rationale: By making adjacent land uses complimentary and compatible, the continuation of commercial uses is insured, less resistance to additional growth will be expressed, and both land uses can co-exist without undue hardships to either.

POLICY E: Support commercial areas with adequate streets, parking, lighting, and utilities, including provision of pedestrian and non-motorized access to and within those areas, consistent with the Americans with Disabilities Act regulations.

Rationale: Commercial activities will generate greater traffic volumes, and will have greater service needs than a residential area. It is important to adequately provide for these needs in order to maintain the areas' viability and safety, and to prevent congestion and barriers to accessibility to the areas.

POLICY F: Develop adequate standards for off-street parking sensitive to the diverse needs of commercial uses.

Rationale: Inadequate parking areas can lead to congestion problems in both the street circulation system and the parking lots. Standards need to be developed that recognize the direct link between parking availability and efficient traffic circulation, and the diversity in parking needs for different types of commercial uses.

POLICY G: Recognize pedestrian needs in commercial areas by providing a more pleasant and comfortable environment through intense landscaping, buffering of vehicular traffic, and pedestrian amenities.

Rationale: To maximize the use of commercial areas, the atmosphere should be as inviting as possible for the consumer. Additionally, attractive, vibrant commercial areas will encourage additional merchants to locate close by, enhancing the commercial areas.

POLICY H: Encourage landscaping which provides unity to commercial developments and which screens or softens parking lots and unsightly areas, particularly in the transition areas between commercial and residential land uses.

Rationale: Landscaping helps provide continuity and definition to a commercial area, while also providing amenities to parking areas that break up the total paved look, cool them down, provide storm water retention areas, and make the area more inviting.

POLICY I: Ensure that on-site commercial preparation, i.e. road access, parking, surface drainage, utilities, water systems and sewer systems, be provided by private developers or appropriate public/private partnerships.

Rationale: By developing a piece of property for commercial use, the owner and/or operator of that business is directly benefited. There are also direct impacts to the existing infrastructure, such as the water, sewer and storm water drainage systems, already in place. It should therefore be the

developer's responsibility to contribute extensively to that development. Likewise, the community as a whole benefits from a quality commercial core, and should, through some means and in some instances, work with the developer to achieve the high level of development desired.

POLICY J: Ensure that commercial uses are not used in a manner which creates dangerous, injurious, noxious or similar conditions which would adversely affect the use or value of adjacent areas or properties. Ensure that commercial activities do not emit dangerous or objectionable noise, light, odors, radioactivity, vibrations or glare.

Rationale: Activities which may be commercial in nature but have the above characteristics would detract from the appeal of the commercial areas, and could be detrimental to the health and safety of the users and to the value of adjacent properties. Standards should be established, such as requiring downward directed lighting, buffers, appropriate scale and screening, in order to prevent objectionable activities from locating in the commercial areas of the community and which direct these uses to a more appropriate, less incompatible area.

POLICY K: According to the density and intensity of commercial uses, provide appropriate types/levels of day care facilities.

Rationale: It is increasingly necessary for households to have two incomes to maintain their standard of living, thereby creating a need for adequate day care facilities. Because of the convenience to employees and shoppers, day care facilities are appropriate in commercial areas and should be allowed according to the intensity of the commercial use.

POLICY L: Encourage future development to locate in clustered, attractive centers in designated commercial areas, as opposed to strip commercial development.

Rationale: Strip development can lead to increased public expenditures by inefficient and untimely expansion of services, or development in areas where services are not designed to meet commercial needs. It may also lead to a degradation of the existing core as new businesses continue to move further away. A central, compact commercial core provides greater pedestrian access, and helps maintain and support the existing downtown's viability and identity.

POLICY M: Encourage adequate circulation patterns in commercial areas and provide linkages to other land use activities where practical.

Rationale: To maximize the efficient utilization of commercial development by consumers, ease in moving from one place to another is essential. The circulation patterns for not only motorized traffic, but also for pedestrian and transit traffic must provide linkages between the two existing pockets of commercial uses, and within each area as well. This is particularly important in maintaining the viability of each existing area, until such time as they can be connected to become one.

POLICY N: Encourage new businesses that will, through excellence of design and the nature of the use, provide long term benefits to the people of Peshastin.

Rationale: The stability of a community can be directly tied to the vitality of its commercial areas. By encouraging an inviting, aesthetically pleasing commercial environment through design criteria, that stability is strengthened. The future of Peshastin and the quality of life its residents enjoy can be enhanced and expressed through a quality commercial district.

POLICY O: Promote the development of commercial activities oriented to the recreational and open space opportunities of the area.

> Rationale: The natural environment and associated recreation opportunities are valuable recreational resources for both tourists and the residents of Peshastin. The development of related commercial activities, such as restaurants, lodging facilities, and recreational services that capitalize on this resource, in appropriate areas, will expand the economic opportunities of the area.

POLICY P: Prohibit the further conversion of existing commercial structures into residential uses, and limit new residential development in the central business district to residences that are located on a second story, above the street-level commercial use.

POLICY Q: Promote the development of "Big Box Retail" in areas designated for commercial activities.

> Rationale: To maximize the efficient use of commercial development while maintaining the unique qualities of the community, the tourist industry and the natural environment.

Industrial…

New industrial development is necessary and desirable to help stabilize the local economy. However, there can be a number of negative impacts associated with various industrial uses. The following goals, policies, and rationales help to provide a framework for alleviating and internalizing some of these impacts with the subsequent goal being to create attractive centers for conducting industrial activities.

> **GOAL: Promote industrial development which contributes to the economic diversification, growth, and stability of the community without degrading its natural systems or residential living environment.**

POLICY A: Industries with undesirable environmental effects will be required to conform and comply with all applicable Federal, State and Local standards for water, air, noise, odor, light and visual pollution, and will not negatively impact compliance with the state waste discharge permit.

> Rationale: The quality of the environment is recognized as an important asset to any community. Standards have been established by Federal, State and Local agencies which protect not only the quality of the environment, but also the health and safety of the residents in an area. It is essential that these standards be adhered to, both in development and operation of any industrial uses.

POLICY B: Encourage industrial site planning that internalizes negative effects by incorporating greenbelt buffers/open space; landscaping; adequate utilities; noise, air, and water pollution control devices; and attractive fencing or similar measures.

> Rationale: Because they are an asset to the economic stability and development, industrial uses should be an integral part of the physical make up of the community. By mitigating any possible negative affects through quality landscaping and buffering techniques, industrial users can be made more compatible with adjacent uses.

POLICY C: Encourage new industry to be located in planned industrial parks which afford neighboring properties protection from noise, off-site light, vibration, drainage, dust, excessive traffic and view blockage.

Rationale: Clustering multiple industrial users in one area not only increases the efficient utilization of needed services, such as water and sewer systems and storm water drainage, it is easier and less costly to each user to provide the necessary buffers.

POLICY D: Encourage planned industrial parks to be located in areas adjacent to major street arterials, preferably on lands not suited for agricultural or residential uses.

Rationale: The materials needed for production, and the end product itself, must be transported to and from the industrial site to the consumer. This movement of goods generally takes numerous trips by large, tractor/trailer combination rigs that can be extremely detrimental to road conditions and traffic circulation. By locating the industrial parks adjacent to major arterials of sufficient design, not only is the transport of materials made more efficient for the industrial user, the longevity of the road is extended.

POLICY E: Identify lands best suited for industrial activity through the development and application of location and design criteria.

Rationale: Industrial development, and the subsequent economic benefits to the community, is contingent upon appropriate lands being designated for intensive activities such as manufacturing, warehousing, wholesaling and repair. Location and design criteria that consider the present uses of the land as well as those of the surrounding lands, the availability and adequacy of the transportation network and supporting utilities, physical constraints, ownership patterns, and community concerns will make the tough location decisions less difficult.

POLICY F: Encourage variety and innovative design in industrial site development, and promote an attractive, high quality environment for industrial activities through good landscaping, parking, and building designs, particularly where land uses of distinct character or intensity adjoin.

Rationale: With well-designed sites, encouraging new firms to locate in the area will be easier. The provisions for landscaping, parking, and innovation in building designs will help to decrease conflicts in land use and make industrial areas easier to locate.

POLICY G: Encourage, whenever possible, the extension of support facilities and services for industrial activity.

Rationale: It is generally necessary to have a full range of services and utilities available to encourage industrial development. Capital improvement programs for all purveyors should be reviewed jointly, assuring the timely and coordinated provision of these services.

POLICY H: According to the density and intensity of industrial uses in an area, provide appropriate types/levels of day care facilities.

Rationale: It is increasingly necessary for households to have two incomes in order to maintain their standard of living, thereby creating a need for adequate day care facilities. Because of the convenience to employees, day care facilities should be provided in industrial areas, but only with careful consideration to the health and safety of the children.

POLICY I: Encourage the continued development of light industries that are related to the agriculture or recreation/tourism industries

Rationale: The primary industries in and around the Peshastin area are agriculture and tourism related. Emphasis should be placed on maintaining and enhancing those industries to include processing, packing, storage, and shipment of agricultural commodities, and manufacturing of recreational equipment within the planned industrial areas.

POLICY J: Encourage clean industrial development which is compatible with the quality of life in Peshastin and with the natural environment (air, water, noise, & visual).

Rationale: Industrial development should be compatible with and not detract from the quality of life enjoyed by area residents. Development and operation of industrial uses should be sensitive to not only the physical environment of the community, but also to the expectations of the citizens.

POLICY K: Prohibit the development of 'Big Box Retail" in areas that are Industrial in nature, to ensure the proper use of designated Industrial Parks.

Rationale: It is necessary to ensure that Industrial development will happen in those areas identified as Industrial zones. This will maintain the compatibility of the areas Industrial needs, while keeping the in mind the protection of the environment and the well-being of the citizens.

Agriculture…

Agriculture and the associated support facilities are the primary economic base in the Peshastin area. It is important to maintain these existing uses by providing a cushion from situations that make agricultural activities difficult. Agriculture not only plays an important role in sustaining the economic viability of the Peshastin area, primarily as the area's major industry and employer, but it also affords a certain identity to the community. By retaining existing agricultural uses within the UGA the agriculturists are able to have some assurances that they will be able to continue operating without being subject to premature growth pressures until they decide to convert their property to a more urban type of use. The following goals, policies, and rationale provide a means of protection for farmers of existing agricultural parcels until such time as they decide to develop their property to a different use.

GOAL: Preserve and encourage existing and future agricultural land uses as viable and as a significant economic activity within the community.

POLICY A: Support land owners in developing land consistent with local land use policies.

Rationale: Within the UGA, when the owner of existing agricultural parcels decides to change the use of the property to a more urban land use, the community will support and encourage land owners to develop the land according to the designations of the comprehensive plan.

POLICY B: Support and encourage the maintenance of agricultural lands in open space designations; current use property tax classifications consistent with RCW Chapter 84.34 (Open Space), and/or other tax benefits that help retain the economic viability of farming practices.

Rationale: The open space and current use property tax program makes agriculture a more viable operation on lands that, because of their proximity to residential and/or recreational developments, might be assessed at a much higher rate than agricultural lands in the outer portions of the County. Owners of existing agricultural uses within and/or in close proximity to the UGB are encouraged to investigate the possibility of participation in this program.

POLICY C: Ensure that public service and facility expansions and non-agricultural development do not impair the viability of current agricultural activities within Peshastin and the immediate surrounding areas, until such time as it is apparent that more land base for urban uses is needed.

> Rationale: The availability of public services and facilities will promote the development of non-agricultural uses, which in turn raises the assessment of property taxes. Until the owner of existing agriculture lands wishes to convert to other types of development, development of appropriate utility expansions should be limited to residentially designated areas only, to help preserve the existing agricultural activities.

POLICY D: Encourage the control of noxious weeds and fruit pests in all affected areas.

> Rationale: Noxious weeds pose a threat not only to an agriculturalist's productivity, but if left unattended to grow and dry out on a vacant lot they can also create a dangerous fire hazard. Fruit trees left unattended provide breeding ground for pests. By requiring removal of fruit trees at time of subdivision, the orchard industry will be given an extra measure of protection from pests.

POLICY E: Adopt a "right-to-farm" attitude whereby the Peshastin Community recognizes that the lands and uses in existing agricultural areas enjoy historical or prescriptive rights to normal farm practices such as early and late hours of operation, noise, dust generation, crop dusting, odors, slow moving vehicles and livestock on rural roads. In the event of a conflict between these and residential uses, community support shall be in favor of the existing agricultural use.

> Rationale: A major deterrent to farming practices in areas near residential developments are the nuisance complaints from residents in the area who are unaccustomed to normal agricultural activities. By adopting a "right-to-farm" attitude, the Community will establish its support against complaints for normal agricultural activities taking place in existing agricultural areas.

POLICY F: Ensure that public actions are managed to minimize disruption of agricultural activity.

> Rationale: Disruption to agricultural practices can come from all facets of society, including the public sector. When reviewing public policy/practices in areas designated for agriculture, careful consideration should be given to the affect of that action on farming practices in the area.

POLICY G: Ensure that all development permits, including short and long subdivisions, issued for development activities on, or within 500 feet of a designated agricultural or forest resource areas contain notice, such as a note placed on the face of the plat and on the title report, stating that the property is in an area that may be subject to a variety of activities associated with best management of agricultural lands, such as spray drift, noise, odors, early and late hours of operation, etc.

Environment and Critical Areas Conservation…

The Peshastin Sub Area plan relies upon and adopts by reference the existing Chelan County Comprehensive plan and implementing regulations related to critical areas protections, as required by the Growth Management Act.

Chapter 3: Housing

Introduction

The appeal of a community can be attributed to many factors; however, the quality of its housing stock and residential neighborhoods is probably the best indicator of its viability in the long run. It is necessary therefore, to have an adequate stock of housing for all income types, while still recognizing the vitality and character of established residential neighborhoods. It is the intent of the community, through this comprehensive plan, to provide a range and alternative of housing types and affordable housing opportunities. The goals and policies contained in this section are designed to maintain the current quality of existing housing developments as well as assuring that any new development is compatible with the character of the Community of Peshastin.

Goals & Policies

GOAL: Encourage housing development for all income levels by defining the different types of housing and densities allowed, and by providing a balance of those types throughout the community.

POLICY A: Support and encourage the retention and rehabilitation of existing housing units, thereby more efficiently utilizing older housing stock.

Rationale: Maintaining and rehabilitating the older housing stock should help to preserve existing neighborhoods, as well as providing housing units at a cost somewhat less than that for new construction, in the moderate income range.

POLICY B: Promote the retro-fitting and weatherization of existing housing for improved energy efficiency by encouraging the continued use of existing programs and the development of new and innovative programs.

Rationale: It is important to recognize that energy efficient homes are essential, and that there is some responsibility on the part of the public sector, particularly with the Chelan County PUD, to continue the existing programs already available to homeowners, while also exploring the possibility of new ones.

POLICY C: Develop incentives that work to preserve and protect historic sites and buildings.

Rationale: The quality of life of the community is expressed and sustained in its history. By preserving and protecting historic sites and buildings, not only is this quality maintained, but the long-term viability of the community is enhanced.

POLICY D: Provide a diversification of housing types and densities that can satisfy various lifestyles and economic capabilities.

Rationale: All segments of a community's population must have adequate shelter, and by assuring that a diverse inventory of safe and sanitary housing types exist in the community, these segments can choose which one best suits their lifestyle and budget capabilities, without having to compromise their safety and that of their families.

POLICY E: Develop incentives that promote the construction of affordable housing to meet the needs of all segments of the population, particularly those in a moderate income range.

> Rationale: It is important to recognize that some segments of the community live on a low or fixed incomes whose needs should be met, as well as those in the moderate income range; but it is also important to provide incentives that make quality moderate and low income housing unit construction feasible and/or lucrative for the developer.

POLICY F: Recognize and accommodate special needs populations, such as those requiring group home and/or foster care facilities, nursing home care, congregate care, emergency shelter, or supervised environments within the development codes.

> Rationale: These populations are an increasing portion of each community's demographic "make-up". Their needs can be met within existing residential neighborhoods provided development criteria is established which protects adjacent properties' quality of life and associated values.

POLICY G: Provide for long-term residential foster care for youths and the elderly in all density designations.

> Rationale: Foster care that provides nurturing and sustenance to both youthful and elderly clients within a "family" setting is appropriate in all density designations and should be allowed, according to the intensity of use, within the different zoning classifications.

POLICY H: Recognize that manufactured homes are a viable housing option and the most accessible private market housing opportunity available to potential homeowners.

> Rationale: Manufactured homes will continue to be an affordable option for people wanting to purchase instead of rent their housing accommodations. Therefore, they will continue to be an important element of the community's development, and appropriate standards should be established to assure their compatibility with existing residential development.

Chapter 4: Utilities

Introduction

For the purposes of this Comprehensive Plan, utilities shall include power, phone, cable/television service and fiber optics. All of these are similar in that they are delivered on a parcel by parcel basis and generally entail the payment of a monthly bill to the service provider. They are generally provided by public and/or private entities other than the County or Peshastin Community. The intent of the following goals and policies is to provide direction to decision makers involved in the process of planning for and expanding these utilities. The general theme is to 1) encourage the provision of these services at levels appropriate to the intensity and density of development in an area; and 2) encourage coordinated planning efforts between the different agencies and purveyors to more efficiently provide these services. Maps of Utilities can be found in correlating plans and documents held by the service providers and the Department of Community Development at Chelan County.

Goals & Policies

> **GOAL: Ensure that development occur in conjunction with availability of utilities, including power, telephone, cable and/or television service, and fiber optics; and encourage incentives be developed to expedite the appropriate extension of said, utilities.**

POLICY A: Ensure that development takes into account the timely provision of adequate and efficient utility systems.

POLICY B: Provide utilities at levels of service appropriate to the specific area, thereby avoiding excess capacities which may encourage growth beyond the designated density in an area.

POLICY C: Encourage development of vacant properties adjacent to established utility systems, where feasible, according to the appropriate zoning classification and/or land use designation.

> Rationale: Within UGA's, all development should be provided with urban-type levels of utilities services. By encouraging new developments to locate adjacent to existing facilities, the costs incurred by the developer, property owner, and tax payer will be minimized. At the planning stages for new development, the availability of these utilities and the consistency of the development with the capital improvement plan, shall be a determining factor in approving that development.

POLICY D: Promote multi-jurisdictional cooperation between the County, the Peshastin Community and special service purveyors for utility planning and implementation.

POLICY E: Encourage the coordinated development, review, update and implementation of utility purveyors' capital facilities programs, consistent with the Community's comprehensive plan.

POLICY F: Promote the planned development and phasing of utility construction consistent with capital facilities programs.

POLICY G: Encourage utility planning activities include an on-going analysis of a system's overall physical condition.

Rationale: Coordinated utility planning opens lines of communication between individual purveyors and local governments which allows for concurrent scheduling for new facilities as well as maintenance of existing ones. This discourages repetitive construction delays and, more importantly, alleviates the instances of one purveyor damaging or destroying another purveyor's recent construction activities, thereby reducing costs. The availability of urban utility services, and the predictability associated with advance expansion planning, is directly related to the growth and development of the community.

POLICY H: Ensure that utility installations and system upgrades be done in a manner sensitive to the environment.

POLICY I: Ensure that the cost of on-site utility improvements or site preparation for developments be the responsibility of private enterprise whenever possible.

Rationale: As with all aspects of any kind of development, environmental concerns should be considered during the planning and implementation of construction activities. Because new development will be the only direct beneficiary of the new systems needed on-site, it should carry the cost of developing said services. However, a system should be established to allow cost recovery by a developer through transfer of connection fees and late-comer agreements. Upgrading system inadequacies that currently exist should not be a responsibility of new developments, unless it is the development that causes carrying capacities to be exceeded.

POLICY J: Ensure the adequate sizing of utility trunk lines and main lines, consistent with the utility plan recommendations.

POLICY K: Encourage that utilities be installed within or adjacent to existing utility or transportation corridors/easements whenever possible.

POLICY L: Promote continued use, maintenance, development, and revitalization of existing utilities whenever possible.

Rationale: The above policies work to promote cost effective system upgrades and maintenance in the logical progression laid out in the capital facilities plans of all agencies. Adequate maintenance and utilization of existing facilities, as well as appropriate sizing of new facilities, helps the community prepare for projected future needs. This advanced preparation should protect against sudden, costly system upgrades and expansions due to haphazard, unplanned growth.

POLICY M: Support State agencies with streamlining their requirements for provision of services by including flexible standards that are based on specific situations in specific areas, as opposed to strict application of state-wide standards.

POLICY N: The policies and regulations of the many different State agencies need to consider and reflect local issues and situations.

Rationale: Many times the strict adherence to state-wide requirements can discourage or even prohibit development that the community has encouraged after extensive study. By including some flexibility into state requirements, local issues and concerns can be more adequately addressed while still meeting the intent of the policy and/or regulation.

Chapter 5: Capital Facilities Element

Introduction

The Capital Facilities Element (CFE) of the comprehensive plan is required by Washington State's Growth Management Act (GMA). Capital facilities and services are those things necessary to maintain the livelihood of a community. These services are, in general, provided by local government agencies and are available to all citizens of the community. Capital facilities play a large role in determining what kind, where, when and how much development will occur. Maps showing the locations and types of capital facilities can be found in correlated plans and documents held at the County.

Within the Peshastin community there are a series of purveyors that provide capital facilities to residents. Other than local transportation facilities, Chelan County currently does not operate or finance the facilities and services identified in this plan. It is imperative that the County, in cooperation with the Peshastin community and the applicable utility and capital facility purveyors work together to identify, fund and implement needed infrastructure improvements to serve the area. The other purveyors are encouraged to utilize and capitalize on both the technical information and the vision of the community, as expressed in this comprehensive plan. The following goal and policy statements will provide the Peshastin Community a guideline for implementing their Capital Facilities Plan. These policies should be referenced to provide consistent and logical decisions during the twenty-year planning period.

Goals & Policies

> **GOAL: Ensure that adequate capital facilities and services are planned for, located, designed, and maintained to accommodate the changing needs of all residents within the Peshastin urban area.**

POLICY A: Promote multi-jurisdictional cooperation between the county and special service providers for public facility and services planning and development.

POLICY B: Develop a Capital Facilities Plan, based on existing and future growth and development, which will provide a guide for phased and orderly development of public services and facilities, including expansion and location, within the urban growth boundary.

POLICY C: Use the phasing schedule for public facilities and services defined in the Capital Facilities Plan as a basis for land use, development approval and annexation decisions.

> Rationale: A coordinated approach to capital facility planning among agencies and departments eliminates costly duplication of not only data collection and analysis, but also development and construction schedules. With a comprehensive capital facilities plan as a guide, local government decisions for extension of public facilities and services can be based on accurate, consistent information. This capital facilities plan can also aide developers by providing predictability in the anticipated location and timing of expansions, and what general contributions they may be asked to make when they develop in a specific area.

POLICY D: Provide needed public facilities in a manner which protects investments in and maximizes the use of existing facilities, and which promotes orderly compact urban growth.

POLICY E: Promote continued use, maintenance, development, and revitalization of existing public facilities and services whenever possible.

POLICY F: The timing of implementation actions under the comprehensive plans and elements shall be based in part on the available financial resources to provide the necessary public facilities.

POLICY G: Encourage compatible, multiple uses of public facilities such as schools and parks, thereby increasing their value and cost effectiveness.

> Rationale: As more responsibility for public facilities and services is handed down to local government, it has become increasingly necessary to find more efficient and cost effective ways for providing said services and facilities. By using and maintaining existing facilities, and by combining different uses into one facility, public expenditures are spent more competently.

POLICY H: Provide public facilities and services at levels of service appropriate to the specific area. Where it becomes apparent that probable funding for required capital facility projects falls short, the community should consider reassessing the land use element.

POLICY I: Ensure that the location and design of public facilities does not adversely impact the environment or surrounding land uses.

> Rationale: If services and facilities are provided with capacities in excess of what is necessary, development will usually grow to that capacity. It is important, therefore, to only plan for and provide the facilities and services at levels appropriate for the designated density in an area to avoid adverse impacts on the environment and to maintain compatibility among land uses.

POLICY J: Within the Urban Growth Area, ensure that all existing residences and developments be connected to public water and public sanitary sewer systems, as necessary. Ensure that all new construction that is within the sewer service area (as it exists and/or as it may be amended in the future), connect to the Peshastin sewer system. Additionally, ensure that any new multi family, commercial, industrial and/or new land division that creates any lot or lots that are one acre in size and smaller connect to the Peshastin sewer system.

Utilities and Capital Facilities & Services

The following table demonstrates the definition of which items are "utilities" and which are "capital facilities/services", according to the Community of Peshastin. To establish a Level of Service standard the following list shows which of these items the citizens of Peshastin feel should be concurrently provided for residential (R), commercial (C), and industrial (I) areas, within the urban growth area. If these things cannot be adequately provided for a specific development immediately, either by the proponent or by joint venture with the proponent and the Community, that development will not be allowed. However, it is possible to phase in development as these items become available, provided that all items are available within 6 years of construction commencing.

	UTILITY	PUBLIC FACILITY			
1. Public Sewer		X	R	C	I
2. Public Water		X	R	C	I
3. Power	X		R	C	I
4. Phone	X		R	C	I
5. Individual Garbage Disposal		X	R	C	I
6. Cable/Television Service	X		R		
7. Streets/Roads/Bridges/Airports		X	R	C	I
8. Curbs & Gutters		X	R	C	I
9. Sidewalks &/Or Pathways		X	R	C	I
10. Stormwater Drainage		X	R	C	I
11. Law Enforcement		X	R	C	I
12. Fire/EMT Protection		X	R	C	I
13. Government Services		X	R	C	I
14. Solid Waste Disposal		X	R	C	I
15. Animal Control		X	R	C	I
16. Schools (Primary & Secondary)		X	R	C	
17. Higher/Adult Education		X	R	C	I
18. Cemeteries		X	R	C	
19. Disaster Planning		X	R	C	I
20. Mental Health/Social Services		X	R	C	
21. Fiber Optics (when available)	X		R	C	I

Chapter 6: Transportation

Introduction

Transportation networks tie a community together as well as linking it to the outside world. Local streets and roadways should provide a safe, reliable access to work, schools, shopping and residences. Transportation networks to the outside area are important to the economic growth of the community in providing needed access for goods and services into and out of the area. For the purposes of this Comprehensive Plan, transportation encompasses several modes of travel, including air, motorized, transit and non-motorized. The intent of the transportation element is to be consistent with the land use element as well as continuing the idea of coordinated planning efforts between the different agencies responsible for providing the different modes of transportation, such as County-wide Planning Policies and the North Central Regional Transportation Planning Organization.

Chelan County is in the process of completing a Regional Transportation Plan and its Findings and Conclusions may be used at a later date to give more up to date information on the Level of Service and detailed information about the future transportation needs and compatibilities of the community.

Level of service (LOS)
The levels of service standards adopted in this plan will be maintained through upkeep of the existing circulation system, expansion of transportation services, and/or traffic demand management strategies. The community has adopted the Link (A-F) LOS standards for its roadways. These standards are regionally coordinated through the North Central Regional Transportation Planning Organization Certification process.

LOS standards provide measurable criteria to judge the adequacy of service. Future transit facilities should be linked to established LOS standards. Analysis of LOS was done subjectively rather then using the Volume/Capacity Ratios. As specified in the Growth Management Act new development will be prohibited unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development.

> *LINK A- Primarily free-flow traffic operations at average travel speeds. Vehicles are completely unimpeded in their ability to maneuver within the traffic stream. Stopped delays at intersections are minimal. Volume/Capacity Ratio less than or equal to 0.60*
>
> *LINK B- Reasonably unimpeded traffic flow operations at average travel speeds. The ability to maneuver within the traffic stream is only slightly restricted and stopped delays are not bothersome. Drivers are not generally subjected to appreciable tensions. Volume/Capacity Ratio greater then 0.60 and less than or equal to 0.70*
>
> *LINK C- Stable traffic flow operations. However, ability to maneuver and change lanes may be more restricted than in LOS B, and longer queues and /or adverse signal coordination may contribute to lower average travel speeds. Motorists will experience appreciable tension wile driving. Volume/Capacity Ratio greater than 0.70 and less than or equal to 0.80*
>
> *LINK D- Small increases in traffic flow may cause substantial increases in approach delays and, hence, decreases in speed. This may be due to adverse signal progression, inappropriate signal timing, high volumes, or some combination of these factors.*
> *Volume/Capacity Ratio greater than 0.80 and less than or equal to 0.90*

LINK E- Significant delays in traffic flow operations and lower operating speeds. Conditions are caused by some combination or adverse progression, high signal density, extensive queuing at critical intersections, and inappropriate signal timing. Volume/Capacity Ratio greater than 0.90 and less than or equal to 1.00

LINK F- Traffic flow operations at extremely low speeds. Intersection congestion is likely at critical signalized locations, with high approach delays resulting. Adverse signal progression is frequently a contributor to this condition. Volume/Capacity Ratio greater than 1.00

Transportation Demand Management (TDM) Strategies
TDM strategies have are a proven way to reduce traffic congestion in communities of all sizes. Individuals within the community currently work together to help provide ride or car sharing as needed. Additional TDM's that may work in Peshastin include:

- *Public education and promotion*
- *Custom Transit Services*
- *Non-motorized Mode Support*
- *Park & Ride Lots*

Pedestrian & Bike (non-model transportation)
The benefits of walking and bicycling go beyond an individual's enjoyment and health benefits; having fewer vehicles on the road will result in less pollution and a healthier environment. There is also a positive economic impact seen in increased property values and marketability for property located near trails and open space (Economic Impacts of Protecting Rivers, Trails and Greenway Corridors). Beyond property values businesses located in pedestrian friendly downtowns or centers encourage visitors to stop and shop. Additionally, the community benefits from the lower cost and maintenance of bicycle and pedestrian facilities. Design standards for pedestrian and bicycles are available through the WSDOT.

Forecasting
Forecasting traffic patterns related to land use and population growth is an important tool to most communities. Peshastin recognizes the importance of informed and thoughtful development and its many impacts on transportation. Currently there is no data regarding road counts to base a forecasted travel model on. When funding is available the community will seek to expand the transportation plan to include: Travel demand analysis, land use impacts, traffic counts, and forecasting, when development or population increase warrant.

Goals & Policies

GOAL: Provide a multi-modal transportation network, including air traffic, which adequately links State, County and City systems in a safe, efficient and economical manner. Provide a year-round network for the transit of agricultural commodities, public transit, and movement of goods and services.

POLICY A: Encourage that State and County facilities, including roads and bridges, that help transport people and goods into the community be improved to adequately handle circulation, either through design, load capacities and weight limits, or through total re-alignment. Where re-alignment of roads is not feasible, more lanes of adequate length should be provided to accommodate the many different types of vehicles utilizing the system, thereby improving maneuverability and movement.

POLICY B: Public transit is needed to link all the developed cities, communities and unincorporated centers in the outlying areas of Chelan County. Encourage the active pursuit of public transit as a viable option for

providing mobility to the extensive population in need of transportation other than single occupancy vehicles.

> Rationale: Circulation patterns and transportation needs are not limited or affected by jurisdictional boundaries. The systems that move people and commodities into and out of an area have a significant impact on that area, particularly in smaller communities, where the trend to abandon rail lines has increased. It is essential to the viability of Peshastin that State and County agencies, as well as public transit, consider input from the citizens of Peshastin for all projects and services (or lack thereof) in the Chelan County Region.

POLICY C: Provide for an inter-modal transportation infrastructure that ensures adequate and safe access to property via a variety of travel modes; and adopt levels of service for said infrastructure that reflects the preference and needs of the community.

POLICY D: Encourage the development of a road classification system as a means of providing for the orderly and efficient flow of vehicular traffic, and as an aide in continuous evaluation and modification of the circulation systems in response to the current needs and desires of the public.

> Rationale: It is important to the vitality of a community to have a transportation infrastructure that at least addresses the minimum requirements of that community, including the provision of alternate modes of travel. A classification system helps in identifying existing and future travel needs within the area, while a level of service standard establishes the communities' wishes regarding the performance of that system. These two organizational tools aide in monitoring and measuring the circulation system, and provide a consistent data base from which decisions can be made regarding expansions, improvements, etc.

POLICY E: Ensure that economic and residential growth decisions be tied to the ability of the existing transportation system to accommodate the increased demand, or ensure that new transportation facilities be provided concurrently with the proposed development.

POLICY F: Ensure that during the review of land use proposals, provisions for adequate walkways and rights-of-way, as well as a full range of improvements to serve the area, be considered and appropriate installations made.

POLICY G: Encourage detailed planning and feasibility studies in the very near future to help identify future non-motorized trail corridors that provide linkages throughout the different areas of the community.

POLICY H: In order to maintain efficient transportation options, at a minimal cost to the Community, TDM strategies will be utilized as demand and opportunity warrant.

POLICY I: Design transportation facilities within the Urban Growth Area to minimize adverse environmental impacts resulting from both their construction and operation; and ensure that said facilities are compatible with and minimize potential conflicts between adjacent land uses.

POLICY J: Encourage that streets and roads be well-designed, and consider terrain as well as connections to existing street systems and/or adjacent sites.

POLICY K: Promote safety by encouraging street design that provides adequate sight distance, channelization, separation of vehicles and pedestrian/non-motorized traffic, and avoids difficult turning and merging patterns.

> Rationale: Careful consideration of environmental and natural factors, the existing system, and adequate safety features provides a comprehensive look at the impacts of needed transportation facilities. This all-encompassing review helps decision makers reach the most agreeable decision for all interested agencies and individuals regarding the location of these facilities.

POLICY L: Provide a safe, coordinated system of bikeways, walkways, and trails, including through-routes, to meet existing and anticipated needs for non-motorized traffic.

POLICY M: Encourage accommodations for transit, such as providing park-and-ride facilities, shelters, benches, and turnout lanes, particularly when high levels of rider-ship are evident.

POLICY N: Encourage the development of beautification programs along major and minor arterials, including city, county and state routes, to promote the quality of the area.

> Rationale: The above policies reflect the desire of the citizens of Peshastin to expand and enhance their existing circulation system. By making the existing facilities more aesthetically pleasing, and by providing multi-modal alternatives, the overall viability and appeal of the Peshastin area is supported and enhanced.

POLICY O: Provide maintenance activities related to traffic control devices.

POLICY P: Maintain needed traffic data such as traffic counts and accident data to support studies, planning and operational activities.

POLICY Q: Coordinate the community's planning efforts with on-going state-wide and regional transportation planning efforts by identifying these facilities and recognizing the established levels of service.

POLICY R: Highway 2 is recognized as a "State-owned Transportation Facility", as identified by the Washington State Department of Transportation.

POLICY S: The level of service standard for state–owned facilities is established by the North Central Regional Transportation Organization in the Regional Transportation Plan.

POLICY T: The level of service standard for community-owned arterials is LOS C.

POLICY U: Ensure that any transportation improvements or strategies required to mitigate impacts are constructed or financed concurrent with development.

POLICY Y: Ensure that the cost of on-site transportation improvements or site preparation for developments, such as road access and improvements, sidewalks, curbs and gutters, be the responsibility of private enterprise whenever possible.

POLICY W: Coordinate planning, expansion, location, construction, and operations of major utility and transportation corridors, as well as improvements to existing facilities, between all service purveyors.

POLICY X: Work with other area jurisdictions to plan and coordinate joint road projects, and to develop a funding base to support transportation projects of mutual benefit.

> Rationale: Coordination helps support and complements the transportation functions of the State, Counties, neighboring cities, LINK, and other entities responsible for transportation facilities and services. The increased communication that results from cooperative planning for new systems as well as improvements to existing ones promotes efficiency and decreases public expenditures. It also expands the funding base for mutual projects by combining the resources of the different agencies into one effort.

POLICY Y: The community will strive to develop a pavement preservation program to assist with the maintenance and upkeep of the community's existing roadways.

POLICY Z: Develop an incentive program to reward developments for significant contributions to maintaining the operation of the existing circulation system(s).

> Rationale: The orderly growth and expansion of a community depends on the logical, adequate provision of transportation corridors, at or prior to further development. To foster this development it is necessary to evaluate each development on a site specific basis, as well as on an area-wide basis, prior to granting approval of said, development. Because the primary beneficiary of the needed improvements is the development, it is appropriate that the development bear the cost of the improvements. However, to ensure that this cost doesn't prohibit new development, incentive programs should be developed that provide flexibility and bonuses to those projects that significantly improve the existing systems.

Chapter 7: Optional Elements

Recreation

The recreational opportunities in and around Peshastin are many and varied. These activities can be used to help expand the economic base of the community. Capitalizing on the available natural resources and beauty of the area will entice a certain amount of tourist/recreational activity. These goals and policies seek to provide a framework to guide the development of this industry in a manner that is sensitive not only to the resource that makes it appealing, but also to the people of the community and their quality of life.

> **GOAL: The many and varied existing resources available for recreational activities in and around Peshastin can be utilized and enhanced, but only within their capacities so as to prevent degradation of the resources and the quality of life already in place.**

POLICY A: Encourage development of natural, outdoor, informal types of recreation facilities, such as fishing, hunting, camping, biking, hiking, snowmobiling or cross-country skiing.

POLICY B: Provide tourist activities that are geared toward a balanced, year-round, continuous stream of activity, as opposed to an overload of activity during a brief period of time.

POLICY C: Ensure that the scale, type, and area of recreational development be well defined so as to maintain the carrying capacity of the resource, as well as being designed to not have any adverse effects on the environment in which it is located.

> Rationale: The lands surrounding the Peshastin urban area offer a beneficial, natural resource for recreational activities. Promoting their development as such will stabilize and support the Peshastin economic base as people come into the community to utilize the available activities. It is important, however, to manage the growth of these types of uses so as to not degrade the quality of the resource to the point of being undesirable.

POLICY D: Establish criteria for developing, siting and locating recreational vehicle parks and hook-ups.

POLICY E: Provide a wide range of passive and active park facilities and recreational programs responsive to the needs, interests and abilities of users of all ages and types.

POLICY F: Encourage that where appropriate, new residential and commercial development be encouraged to provide land for parks, trails, walkways, and open space in relation to the density of development and where consistent with adopted plans.

> Rationale: The provision of recreation facilities should address a variety of user interests and should accommodate changing needs. By designing a wide range of facilities, tourism would be promoted, which in turn enhances job opportunities and economic development. As residential and commercial developments begin to tax the capacity of existing facilities, some of the demand for new recreation areas should be supplied by these developments.

POLICY G: Encourage low maintenance designs for parks and recreational facilities.

POLICY H: Enhance recreational site access by linking parking areas, adjoining developments, transit systems and other recreation facilities with walkways and/or bikeways.

Rationale: Public expenditures and out-lays can be reduced by utilizing lower maintenance designs for parks. It is also possible to lower the cost of establishing new parks, or even eliminate the need for them, by utilizing facilities more efficiently through enhanced access and connections.

POLICY I: Encourage recreation planning that involves participation by all interested individuals, agencies, clubs and groups involved in providing, utilizing and benefiting from recreational activities.

POLICY J: Encourage citizen organizations, committees, and/or businesses to become actively involved in encouraging and promoting the recreational opportunities in the area.

Rationale: A major issue to contend with when discussing the provision of recreational facilities is the associated costs, which can be extensive. By ensuring that all interest groups and individuals are involved in the planning process, their interests and needs will more likely be adequately addressed. This will enhance their ownership and support for the facilities, thereby increasing their support for funding needs, either locally or at a federal or state level.

Economic Development

Economic Development entails actions by the community that will directly or indirectly result in the increase of trading activity within the community. Through good policy direction, a community can determine which economic activities will be pursued in order to stimulate steady, beneficial growth over the long run. The following goals and policies help define that direction by indicating where businesses and industries should be encouraged, how public investment in infrastructure can induce private investment, and what kind of new businesses and industries should be promoted and recruited.

GOAL: To establish a multi-use land development strategy to attract and support local economic growth while enhancing, maintaining, and protecting the integrity and tranquility of residential neighborhoods and the natural environment.

POLICY A: Recognize future potential for development of economic resources while still maintaining the viability of the existing resources.

POLICY B: Provide guidelines and a framework for development which recognizes that the quality of the environment makes an important contribution to economic value.

Rationale: By recognizing the potential for future economic development and providing a guide and framework within which development will be considered, the Community will be providing predictability to all types of industry considering Peshastin for a location.

POLICY C: Encourage the location of business and industry that provide jobs for local residents, including the youth.

POLICY D: Actively support efforts to promote trade and tourism by participating in regional economic development programs.

POLICY E: Promote the growth of tourism-related businesses and services, particularly for recreational-type uses that capitalize on the natural amenities of the area, while still recognizing the importance of diversification to the stability of the economy of the community.

> Rationale: The competition for new types of industry, as well as expansion of the agricultural industry, can be very intense. It is therefore very important to Peshastin to be involved in economic development at a regional level to stay current on who has expressed an interest in the region. Outside of the agricultural industry, tourism is the most likely area of economic development available to Peshastin. However, it should be recognized that the tourist industry can, at times, be unstable and unpredictable. Additionally, the overuse of an amenity can sometimes destroy the very qualities that make it a desirable thing. Given these factors, other types of industry should be actively pursued when the opportunity arises.

POLICY F: Develop and maintain an attractive and high quality environment for economic activities through good design, landscaping, and control of impacts which detract from the environment or which create hazards.

POLICY G: Establish standards for site planning and design that provide for efficient and safe function while contributing to an aesthetically pleasing development.

POLICY H: Develop a variety of buffering techniques, including landscaping, fencing, and berming, to be employed to protect the integrity of areas of less intensive land uses.

> Rationale: Industrial and commercial developments which are designed in aesthetically pleasing, high quality environments will have a tendency to attract further developments. By assuring this high quality through design standards, Peshastin will be creating an environment that will help it compete more aggressively with other communities that may be under consideration by a company for location. This quality design will also lessen any impacts that may be associated with existing, adjacent land uses.

POLICY I: Allocate land for commercial and industrial uses based on appropriate site characteristics, market demand, community need, adequacy of facilities and services, and proximity to housing, consistent with the Comprehensive Plan.

POLICY J: Create a special development permit review and approval for all commercial and industrial development to promote uniformity and consistency within the community, and to assure adequate infrastructure availability.

> Rationale: Prior to allocating land for commercial and industrial uses, extensive review and study takes place as to what makes an area appropriate for certain uses. By providing this initial research, and by developing a review process that reflects and considers all the important factors involved in the research, the potential development is provided some measure of predictability. If a developer knows what to expect as far as land and utility availability and permitting processes, Peshastin will be more appealing than a community without those things.

POLICY K: Ensure that commercial and industrial development be designed to enhance vehicular circulation and pedestrian safety to provide a quality living environment for the shopper and nearby residents.

POLICY L: Ensure that interior and exterior parking lots be landscaped to break up large expanses of paved areas, reduce thermal heating by shading pavement, and reduce negative visual impacts.

POLICY M: Orient buildings to encourage pedestrian circulation, enhance the appearance of buildings, and provide unified design elements to offset architectural styles.

POLICY N: Promote the development of a "Community Mall" that incorporates multiple commercial users into a single building or buildings consistently designed and developed in a coordinated manner.

POLICY O: Promote the development of a museum at the old bank building on Main Street to help promote tourism and economic development that capitalizes on the rich history of the Peshastin area.

Appendix A

Meeting notes from March 26, 2008 meeting with utility, capital facilities and service purveyors.

Wastewater –

- TMDL for Wenatchee River
  - Regulatory Strategy Group
    - Leavenworth, PUD, Cashmere, DOE, CCDNR
  - Regionalization Study to look at consolidated Wastewater
    - Alternatives
      - Individual Efforts
      - Regional Alternatives
    - December of 2008 – Target Completion
    - Will help each purveyor decide whether of not to go forward with individual plans or a regional plan/effort
    - Prepare general wastewater plan
  - 10 years to finish studies, complete construction
  - Have to balance providing sewer to only urban areas, but have to be economically feasible
    - Need to involve state, soon
    - Potential WAC limitations
  - Grant money from Ecology is good news – difficult to get that for planning projects
- What is Peshastin's System operating at?
  - Doing just right now, 60-65% capacity
  - Will have new permit re: phosphorous reduction within 10 years
- Lifespan of this system right now?
  - Eventually have to upgrade to meet projected need
- Timeframe? 10 years? Perhaps
  - Will expansion be limited by meeting phosphorous? Maybe optimistic they won't before the 10 year timeline is up
  - Capacity trigger is 85% - have to start panning for growth at that point
- Estimate of Capacity based on plan?
  - Would exceed that – Permit is 110,000 gallons, currently at 60,000 – 70,000 gallons with residential projected in plan to add an additional 30,000, so with the Commercial and Industrial growth we would most likely exceed our current permitted use of gallons
  - Bigger issue is phosphorous, not capacity
- Would Dryden connection impact?
  - Older system
  - If they were to be pumped, would add capacity so don't take Peshastin's capacity
- Current system doesn't address Phosphorous?
  - Slightly – biological plants take phosphorous out, so take approx. 10% off
- Other ways to solve it?
  - Pump it out
  - Treat it to irrigation standards
- Who contributes to phosphorous?
  - Point sources – WWTP, permitted by Ecology, so take it on through that
  - Non-point sources – no permit

Peshastin Water District

- Serves water on east side of the Sub-Area, consistent with sewer
- 250 units of residential currently served
- Can double that. So could serve it but may need more in the future
- Some water across the River to Timberline System
    - Wholesale water only
- Water rights policy in district? Have them all for domestic in this area
    - Peshastin Water Users Association
        - Has most of the other side of Highway (Big Y area)
        - Capacity? Not sure? May not be able to expand
    - May require those who join the district to bring their own water rights
    - May need additional water rights
        - Pumping/storage capacity for now, but have to upgrade
- Pressure zones serve it all?
    - Yes, on this side of the River – Mill site does need some work

WSDOT

- Inclusive Plan
- Highway is paramount to maintain capacity
- New Interchange under construction
    - County will come to Community Council re: Transportation Element that is getting started
- Bridge – difficult for trucks to turn in – Any talks of expanding the Bridge?
    - Yes, there has been dialogue, but not sure the current state of plans
- Second Bridge has been discussed, including at the County's initial Transportation discussions
- Discussion of Big Y interchange and the draft plan's impact to it

Port

- Campus Industrial
    - Looks good
- Economic Development? Look at services/goods made here and go out to bring wealth back in
- Want to get Port and PUD involved in Economic Development
    - Focus groups developing in the next year
    - If have anything there, add it to the plan?
    - Spend time at sub-committee talking about economic development

Power/Fiber

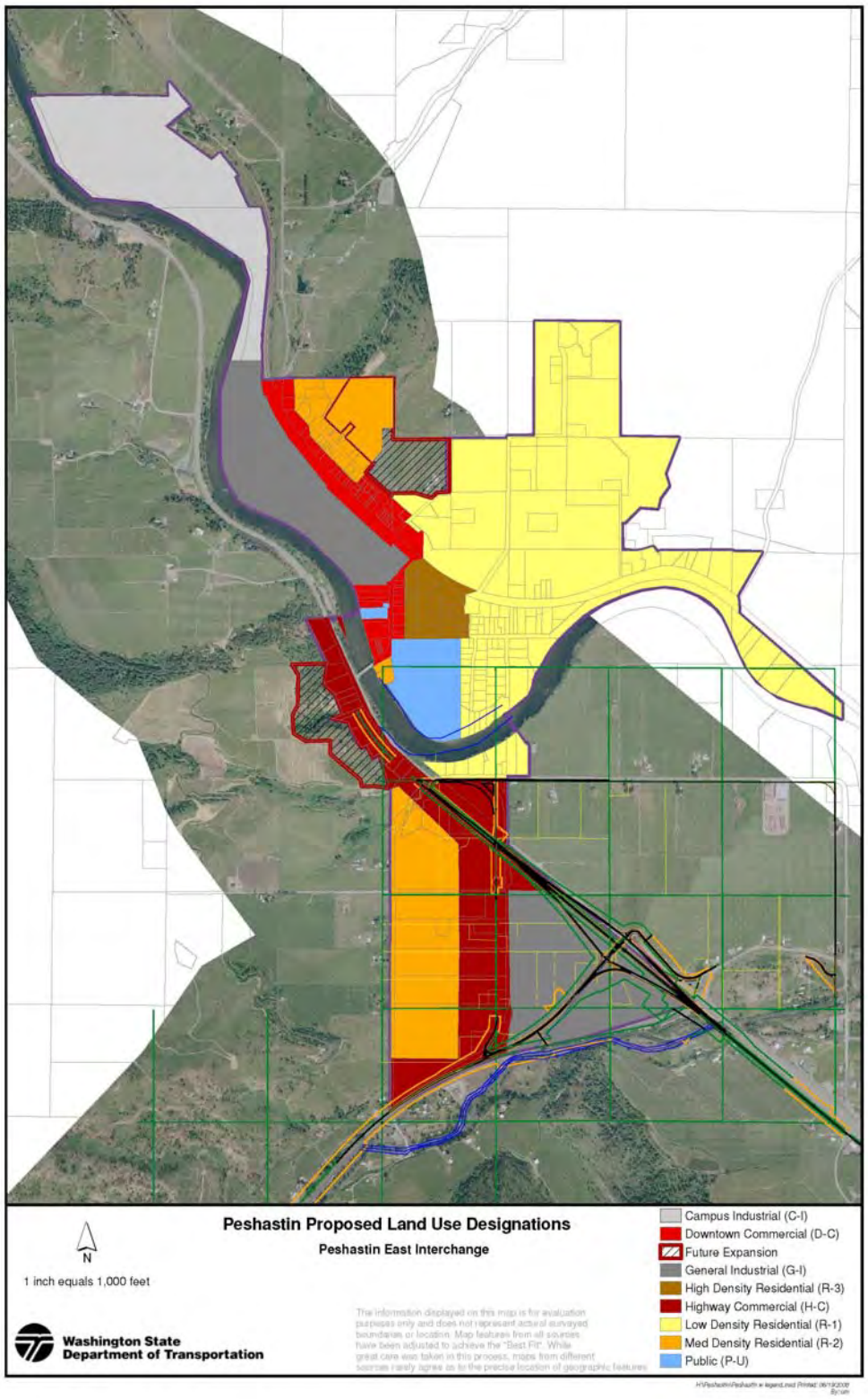
- Existing Sub-Station at 85% capacity, so will need a new one
- Fiber is not here yet, starting on the other side of tracks and may be here within a year

Fire District #6 and Sheriff's Office

- Monitor/address needs, add people and facilities
- Make some adjustments
    - Weights and measure, hulk vehicles
    - Marine patrol
- Recent turnover because of retirement
    - Sit okay for numbers countywide
- Growth changes everything
    - Bad guy targets
    - Traffic, Etc.

- Doesn't change services responsible for, just have to figure out how to provide it
- No direct effect services?
    - No, just have to plan for staffing and capital – County-wide
- 65 commissioned, 4 squads of 40
- Response time is usually 1st impact – Staffing levels
    - Have to prioritize services

Map P-7: "Big Y Interchange", March 2008 draft land use designations – WSDOT



949 Market Street, Suite 700
Tacoma, Washington 98402
206.287.9130

ANCHOR QEA

Memorandum

October 30, 2026

To: Susan Dretke and Deanna Walter, Chelan County

From: Shirley Schultz and Josh Jensen, Anchor QEA

cc: Kevin Overbay, Chelan County Board of County Commissioners
Brian Points, Dylan Kluss, and Robyn Player, Points Consulting
Matt Covert and Donna Keeler, Facet NW

Re: Malaga Urban Growth Area (UGA) Plan

October 2026 Update: As demonstrated in the Land Capacity Analysis completed for Malaga (Appendix C), Malaga is already experiencing growth and infrastructure demands that are difficult to manage through its existing rural framework. UGA designation would establish a coordinated planning framework for accommodating that growth, protecting groundwater, and maintaining the surrounding rural landscape. The Chelan County Board of County Commissioners allocated $100,000 through its 2026 budget and has proposed an additional $100,000 in its 2027 budget to initiate a sewer planning study.

The Malaga community, located in unincorporated Chelan County along the Columbia River, is experiencing development patterns and growth pressures that are no longer consistent with its designation as a Limited Area of More Intensive Rural Development (LAMIRD). For the purposes of this memorandum, "Malaga" refers to that LAMIRD and not the broader Malaga-Colockum area, which is planned to remain rural with a focus on agriculture and with more limitations on residential development. The broader community identifies its greatest asset as the rural character of the community with mixtures of open space, housing, agricultural land, and small-town services, with limited commercial/industrial intrusions to the central core of the community, providing the following stated vision:

> The citizens of the Malaga-Colockum area envision future development that will complement and enhance, not unreasonably impact our rural character, our agricultural economy, and natural resource-based industries. We foresee maintaining the area's high quality of life while sustaining growth of both housing developments, downtown businesses, and expanded infrastructure services within the community, with the large commercial and industrial businesses set away from residential areas. The community will be served with the necessary public services, infrastructure, and businesses, such as a grocery store with fresh fruits and vegetables, small locally owned restaurants, salons, specialty stores, and churches to accommodate our growth. However,

> preservation of open spaces, wildlife conservation, resource lands and recreation opportunities surrounding our community will serve as a priority.

Over the past several decades, the area has experienced substantial increases in population, housing density, and limited employment activity, supported in part by the LAMIRD designation (over the last 20 years) and associated denser residential zoning.

Currently, the corresponding urban infrastructure for planned industrial, commercial, and housing developments within the LAMIRD is not available. Under the Washington Growth Management Act (GMA), this level of growth should occur within Urban Growth Areas (UGAs), where jurisdictions can plan land capacity, infrastructure, and public services to accommodate 20-year population and employment forecasts. Malaga's existing conditions, including continued residential expansion and emerging economic activity tied to regional industry, indicates that it must function as an urban area to warrant planning consistent with that role.

At the same time, the absence of urban infrastructure, particularly sewer service, has created increasing environmental and public health concerns. All development in Malaga relies on on-site septic systems (OSS), and recent data appear to show that the cumulative effect of these systems at current densities contributes to rising nitrate concentrations in the underlying aquifer, which serves as the community's primary drinking water source. An increase in nitrates conflicts with state groundwater protection requirements and creates the potential for significant long-term treatment costs if regulatory thresholds are exceeded. Soil and site constraints further limit the feasibility of septic-based development at higher densities. Conversion to a UGA would enable coordinated infrastructure planning, including provision of sewer service, allowing Chelan County to accommodate growth while protecting groundwater quality, supporting economic development, and ensuring compliance with state planning and environmental requirements.

The proposed UGA boundary includes areas currently zoned Rural Village, Rural Residential Recreational, and Rural Industrial. The boundary excludes agricultural and resource lands and includes land along the Columbia River from approximately Stemilt Creek Road to an area encompassing the former Alcoa site, while excluding agricultural and resource lands within the Malaga Vision Plan planning area. Proposed zoning within the UGA would largely align with zoning currently applied in Peshastin, subject to community input. See Attachment A for a map of the proposed UGA. The "Malaga UGA Zoning" section below also includes more detail.

Purpose of the Malaga UGA Plan

This Malaga UGA Plan provides the basis for evaluating and justifying conversion of Malaga from a LAMIRD to a UGA as part of the 2026 to 2046 Comprehensive Plan update process. The information and analysis presented herein are consistent with the requirements and standards of Chelan County Code Title 10 and the GMA.

This plan summarizes the basis for conversion, including background information on applicable GMA requirements and Chelan County procedures for UGA designation, followed by an evaluation of Malaga's existing conditions and future role. The analysis demonstrates that Malaga exhibits urban levels of development, is expected to accommodate future population and employment growth, and is currently underserved by rural infrastructure. The memorandum also evaluates the feasibility of providing urban services to the area and concludes with a proposed UGA boundary and supporting rationale. The following attachments are included to support this plan:

- **Attachment A:** Proposed UGA Map and Proposed Zoning (updated following community input)
- **Attachment B:** Malaga Vision Plan (2017)
- **Attachment C:** Malaga Land Capacity Analysis (LCA)
- **Attachment D:** Wellhead Protection from Nitrate Contamination Memorandum (2026)
- **Attachment E:** Soil Mapping and Employment Forecasting Findings (2026)
- **Attachment F:** Revised Code of Washington and Washington Administrative Code UGA criteria compliance
- **Attachment G:** Case Law memorandum (2025)
- **Attachment H:** Chelan Douglas Regional Port Authority TIF Study and Project List
- **Attachment I:** Comments on Draft (June 2026) Malaga Plan

Background

Chelan County is undertaking the Comprehensive Plan periodic review process, which is supported by a Periodic Update Grant by the Washington State Department of Commerce (Commerce). The Malaga area has been the subject of multiple planning and community efforts since the adoption of Chelan County's first GMA Comprehensive Plan in the 1990s. The area was officially designated as a LAMIRD in the 2006–2007 planning period. The 2017–2037 Comprehensive Plan included a thorough review of the area that was summarized in a 2017 Malaga Vision Plan, which is included as Attachment B. Large portions of the area were upzoned to "Rural Village" following the Comprehensive Plan update.

Since 2017, multiple residential subdivisions have been proposed or fully built out to current development standards, including public water services and full street sections. Sewer services are provided with community or individual OSS. That period of continued growth has also seen the closure of the Alcoa plant and the construction of a Microsoft data center, as well as proposals for additional residential and industrial development (e.g., the Helion fusion power plant).

A LCA was prepared for the 2026–2046 Comprehensive Plan to ensure that sufficient land is available to meet future housing needs, based on projected population growth and the corresponding housing demand for the range of income segments within the county (Points 2025). A separate LCA was prepared for the Malaga LAMIRD and included as Appendix C of the countywide LCA. An

inventory of land within the proposed UGA is included in the Malaga LCA and included with this memorandum as Attachment C. Maps prepared showing re-developable, vacant, and underutilized residential parcels in and around the Malaga LAMIRD are also included in Attachment C.

The significant growth in Malaga has also been monitored by Malaga Water District (MWD), the entity that manages municipal groundwater supply for ongoing and proposed residential development using individual OSS within the District's Wellhead Protection Areas (WHPAs). MWD has monitored and documented increased nitrate loading to the Malaga aquifer over time and correlates it with increased development in the area (see Attachment D). This issue is described further in the following sections to support the need for urban services in Malaga.

The area has been reviewed with the current periodic update of the Comprehensive Plan; employment and population estimates have been updated and additional studies regarding water quality and septic carrying capacity have been completed. The compiled materials clarify that urban services are required in Malaga and that they can be provided.

Designation of UGA

GMA Requirements

The Revised Code of Washington (RCW) Chapter 36.70A.110 outlines the requirements for designation of UGAs. The statute describes the planning, procedures and criteria required for initial adoption of UGA boundaries. Per the RCW,

> "Urban growth" refers to growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources, rural uses, rural development, and natural resource lands designated pursuant to RCW 36.70A.170. A pattern of more intensive rural development, as provided in RCW 36.70A.070(5)(d), is not urban growth. When allowed to spread over wide areas, urban growth typically requires urban governmental services. "Characterized by urban growth" refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth.

The statute directs the county to designate UGAs in consultation with local jurisdictions, including federally recognized tribes, though it does not define a limit on what level of density is “urban.” An analysis of the RCW and WAC related to UGAs is included in Attachment E.

Chelan County UGA Procedures

In Chelan County, proposals to designate UGAs must comply with procedural and substantive requirements under the GMA, as outlined in RCW 36.70A, and shaped by WAC rules, case law, and the Comprehensive Plan and development regulations (Attachment E). The County's consultant team conducted a case law review and has prepared this plan consistent with previous cases involving UGA creation or conversion (Attachment F).

Countywide planning policies and the Land Use Element of the Comprehensive Plan include criteria for UGA designations. The Comprehensive Plan notes that "Urban growth areas are to be located first in areas already characterized by urban development where existing public facility and service capacity is available and second, in areas where public or private facilities or services are planned or could be provided in an efficient manner" (Chelan County [forthcoming]). Malaga's level of development places it between the first and second tiers for urban growth.

The most directly related policies are as follows (emphasis added):

- Policy LU 5.1: Designated urban growth areas should include those areas **already characterized by urban growth** as well as those areas projected to accommodate future growth.
- Policy LU 5.2: Designate and size urban growth areas in accordance with the Growth Management Act (RCW 36.70A.110) based on population growth; **existing land use and transportation systems; capacity of public facilities and services; capacity to fund the necessary infrastructure and capital facilities**. Consideration should also be given to addressing grossly irregular corporate boundaries during the process of designating urban growth boundaries.

Malaga As a UGA

The Malaga LAMIRD Is Characterized by Urban Levels of Development

Malaga is the center of a growing community along the Columbia River. The Malaga LAMIRD has always been characterized by its rural surroundings and focus on agriculture, with local businesses and a history of manufacturing. The area has potential for an increase in commercial and retail businesses resulting from economic and population growth in the region (see Attachment G). This population growth has occurred as planning and zoning for Malaga has evolved from a vision to the current LAMIRD, allowing for denser housing and more affordable housing types (e.g., duplexes). Since 2017, the Malaga LAMIRD has added 149 new single-family residences and 11 new duplexes (as of January 2026). The potential for new employment and new housing can support a balanced community in an area that can be served efficiently.

Even though recently developed lots are large enough to meet minimum sizes for septic (12,000 square feet), they are served with other typical urban services. The lots have full road sections, including sidewalks, and are laid out in a neighborhood street grid. The lots are served by MWD, which draws from a municipal groundwater supply. The community is also home to a fire station, there are public parks, and the limited commercial area is served by transit.

It should also be noted that the area within the proposed UGA boundary has seen declines in agricultural uses as orchards are converted to residential or other uses within the LAMIRD. This distinguishes Malaga from its rural surroundings and other rural areas of the county. While agriculture uses can continue or be re-established in the community, the trends have been toward conversion of agricultural land to other uses throughout the County. The majority of Malaga within the UGA boundary is zoned Rural Village, which is not a resource or agricultural land use designation. By increasing density in these areas through UGA zoning, there is less pressure to develop outside of these areas and convert more agricultural resource lands into residential or other zoning types.

Malaga Is Projected to Accommodate Future Growth

The LCA for the 2026–2046 Comprehensive Plan update contains a detailed analysis of the growth expected in Chelan County, including Malaga. In Malaga, the LCA shows approximately 10 percent population growth over the 20-year planning period and demand for an additional 100 housing units, or about 15 percent housing growth. Malaga has the zoning capacity in vacant and underutilized land to accommodate approximately 549 additional housing units. Growth targets are based on population allocations made at the county level based on estimates provided by the State Office of Financial Management. Chelan allocates population to UGAs and then to the rural county areas.

For housing in the county (outside the UGAs), including in Malaga, the County is planning for housing that is affordable to all income levels. Malaga property prices are slightly lower than the surrounding area, and the ability for the community to accommodate additional housing units at higher densities can benefit housing provision for the county. To support the Comprehensive Plan periodic update, a Housing for All Planning Tool analysis was completed, which includes countywide housing need projections. Through this analysis, the County apportioned a percentage of the low-income housing allocation for the Malaga UGA in response to the continued population growth and employment opportunities in the area.

Industrial property, which comprises about 68 percent of the proposed UGA's area, continues to develop and redevelop, with demand for utilities and employees. This includes the Helion power station, which is under construction, as well as the Microsoft data centers that have been built in the area. Approximately 90 jobs are expected to be created within 5 years, with continued growth over the planning period. See Attachment G for a detailed jobs analysis.

Malaga Is Currently Underserved by Rural Services

Residential development in Malaga is currently served by individual or community septic systems, with new lots that are sized to accommodate individual septic. In 2024, two new subdivisions were reviewed by MWD for confirmation that the MWD could serve the new residences (44 lots total). These new subdivisions have been delayed due to environmental concerns related to groundwater contamination. This included an independent review of the proposals' wellhead protection studies, which showed that there is a correlation between on-site septic and increased nitrate concentrations in MWD wells. Therefore, while there is water available to serve development, continued reliance on septic systems endangers water quality to the detriment of human health. MWD informed the County that, even with enhanced septic systems, development at the current densities is not allowable. Further, providing nitrate treatment for the water system is not tenable for a small system and would be counter to affordability in the community. Either lots must be much larger (2.5 acres) or sewer must be provided. See Attachment D for documentation of MWD's water quality concerns.

Further studies have shown that many soils in the area are not conducive to supporting septic, due to soil type and groundwater travel toward MWD's wellheads. Given that much of the land area in the proposed Malaga UGA is a "Type 4" soil, the minimum lot size for septic should be approximately 19,000 square feet—larger than the infill densities that the County has desired for Malaga. See Attachment G for soils information.

Given existing development patterns in Malaga and the County's stated interest in infill of the area at something denser than 2.5-acre lots, policies should support sewer provision as an urban service within a UGA. This would allow development at a range of densities consistent with recent and historic development patterns in the area and aligned with other UGA zoning in the county (the County has proposed adapting Peshastin UGA zoning for Malaga).

Urban Services Can Be Provided to Malaga

Currently, the MWD serves approximately 660 customers via municipal groundwater supplies and can serve up to twice as many under current health department regulations and water rights. The MWD has committed to planning appropriately to finance water improvements and maintenance projects into the future, including developing a sewer plan (RH2 Engineering 2018).

Existing zoning in the proposed UGA has the capacity for approximately 549 additional residential units and demand could be met by the current water system. However, those units would need to be served by off-site sewer in order to protect the community's drinking water from increased nitrate contamination.

Capital improvements like a sewer treatment plant can be funded in many ways, including developer fees, water quality grants and loans, or tools such as tax increment financing via the Chelan Douglas Regional Port Authority (Port). The Port, Chelan County, and MWD have all committed funds to

conducting a sewer study and plan for the central area of Malaga, should the LAMIRD be redesignated as a UGA. While financing options are not yet confirmed, the Chelan Douglas Regional Port Authority board designated the Malaga area as a Tax Increment Financing District, with the first listed funding item being a sewer plan and wastewater treatment. Although it is not completed, this TIF plan shows that there are financing options available for a wastewater treatment plant pending conversion to a UGA and the ability to install sewer in Malaga. Specific property for the plant would be identified during the planning process and would be reviewed as a conditional use in all districts.

Malaga UGA Zoning

The conversion of Malaga from LAMIRD to UGA gives the community the opportunity to transition from more broad zoning categories to more specific zoning, such as Campus Industrial; Industrial; Highway Commercial; Downtown Commercial; and Low, Medium, and High Density Residential. Proposed zoning within the UGA would align with zoning currently applied in Peshastin. The range of zoning being considered for Malaga is intended to reflect existing development patterns and concentrate land uses.

Figures 1 and 2 include the currently proposed zoning maps of the proposed Malaga UGA. Larger versions are included with Attachment A.

Figure 1
Malaga UGA (West)

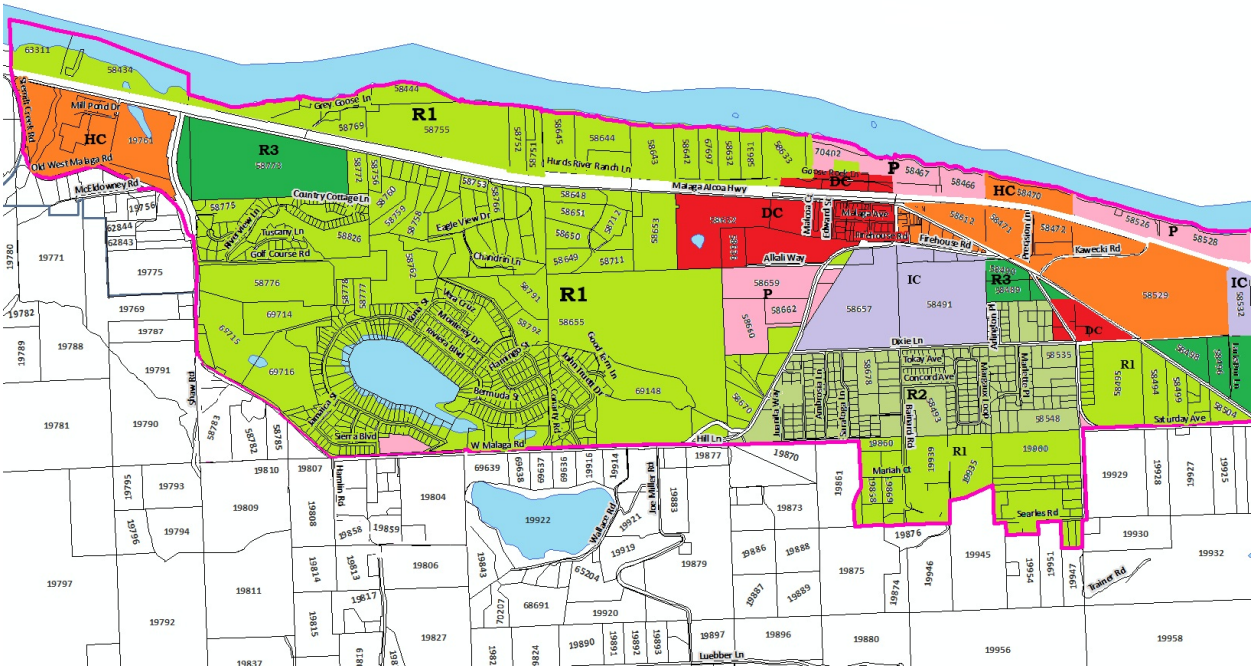
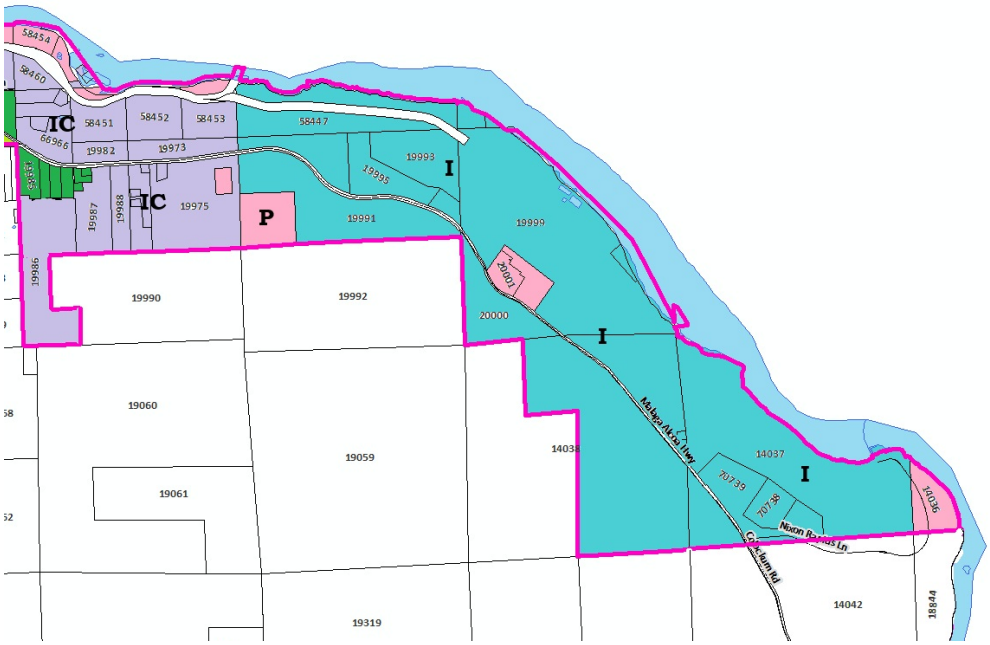


Figure 2
Malaga UGA (East)



Conclusion

Chelan County can consider UGAs and their boundaries this year, along with the periodic update of the Comprehensive Plan. In considering Malaga as a UGA, the following rationale, goals, and policies could be added to the Comprehensive Plan, demonstrating consistency with the RCW and WAC (Attachment E).

Rationale

- The proposed Malaga UGA is characterized by urban levels of development within a larger community of rural and agricultural uses.
- Malaga is projected and planned to accommodate future growth, including a percentage of the County's low income housing stock.
- Malaga is currently underserved by the existing rural services, resulting in nitrate contamination to groundwater from existing septic systems.
- Urban services can be provided to Malaga. Several entities, including the Port, Chelan County, and MWD, have earmarked funds and are prepared to pursue a planning process for installing sewer and wastewater treatment capabilities in Malaga once the conversion to UGA is approved and this critical urban service can be provided.

- By defining the boundary of the UGA and increasing development potential in town will ease development pressure on surrounding RR5 and RR10 and help preserve the surrounding rural and agricultural resource lands.

Goals/Policies

- Increase density of development in central part of Malaga.
- Zone UGA appropriately, looking to other UGAs for compatible zoning.
- Encourage further economic development in underutilized commercial and industrial lands.
- Plan for and implement utility construction and extensions, especially sewer.
- Coordinate with other providers, including Link Transit, to increase the levels of service in Malaga.
- Adjust rural population allocations commensurate with new UGA and allocated growth in Malaga.
- Add Malaga infrastructure to the capital facilities plan and utilities elements of the Comprehensive Plan.

References

Chelan County, 2026. Chelan County 2026-2046 Comprehensive Plan. Prepared by Anchor QEA, Points Consulting, Facet NW, and CAFÉ Connections for Chelan County.

RH2 Engineering, 2018. *Malaga Water District 2018 Comprehensive Water System Plan*. September 17, 2018.

Points Consulting (Points), 2025. *Draft Chelan County 2026–2046 Comprehensive Plan Land Capacity Analysis*. Prepared for Anchor QEA and Chelan County. June 2025.

Attachment A
Proposed UGA Map

Attachment B
Malaga Vision Plan (2017)

Attachment C
Malaga Land Capacity Analysis

Attachment D
Wellhead Protection from Nitrate Contamination Memorandum (2026)

Attachment E
Revised Code of Washington and Washington Administrative Code UGA Criteria Compliance

Attachment F
Case Law Memorandum (2025)

Attachment G
Soil Mapping and Employment Forecasting Findings (2026)

DRAFT



July 2026
Chelan County Comprehensive Plan

ANCHOR QEA

Stehekin Community Plan
Appendix to the 2026–2046 Chelan County Comprehensive Plan

Prepared for Chelan County

DRAFT

July 2026
Chelan County Comprehensive Plan

Stehekin Community Plan
Appendix to the 2026–2046 Chelan County Comprehensive Plan

Prepared for
Chelan County Natural Resources Dept.
411 Washington Street, Suite 201
Wenatchee, WA 98801

Prepared by
Anchor QEA
14 N Wenatchee Ave Ste 139
Wenatchee, WA 98801

Project Number: 250382-01.02
https://anchorqea.sharepoint.com/sites/ChelanCounty/Shared Documents/Stehekin Community Plan/Community Plan/Deliverable/06292026_Stehekin_Plan_AdvisoryDraft_Clean.docx

DRAFT

TABLE OF CONTENTS

1 Introduction and Plan Framework 1

1.1 Purpose and Authority 1

1.2 Community Vision 1

1.3 Planning Context 2

1.3.1 Background 2

1.3.2 Existing Land Use and Community Character 3

1.3.3 Previous Planning Efforts 5

1.4 Planning Approach 5

1.5 How to Use This Plan 6

1.5.1 How This Plan Is Organized 6

2 Community Profile and Existing Conditions 8

2.1 Environmental and Physical Constraints 8

2.1.1 Fire/Forest Health 8

2.1.2 Flooding 9

2.1.3 Aquatic and Biological Resources 12

2.2 Community Characteristics 14

2.2.1 Community Character 15

2.2.2 Economic Structure 16

2.3 Land Ownership and Land Use 16

2.3.1 Parcel Ownership 16

2.3.2 Residential Occupancy 21

2.3.3 Development Limitations 21

2.4 Infrastructure and Services 22

2.5 Regulatory Framework 23

3 Community Priorities 24

3.1 Environment/Critical Areas 25

3.1.1 Fire/Forest Health 25

3.1.2 Flooding 26

3.1.3 Aquatic and Biological Resources 26

3.2 Public Services and Utilities 26

3.3 Housing 28

3.3.1 Residential Vacancy 29

3.4 Economic Sustainability 30

3.4.1 Property Ownership 30
3.4.2 Economic Opportunities 31
3.4.3 Maintaining Character 32
3.5 Transportation 34
3.5.1 Upper Valley Road 35
3.5.2 Stehekin Landing 36
3.5.3 Boat and Barge Operations 36
3.6 Parks and Recreation 39

4 National Park Service and the Stehekin Valley 41

5 Land Use and Zoning Strategy 44

5.1 Existing Land Use and Zoning 44
5.1.1 Zoning Districts – Permitted Uses 48
5.1.2 Development Standards and Constraints 48
5.1.3 Zoning Issues 50
5.2 Zoning Options 50
5.2.1 Option: Update Zoning to Reflect Current Conditions 50
5.2.2 Option: Rural Recreational/Residential (RRR) Zoning 51
5.2.3 Option: Rural Village Zoning (RV) 53
5.3 Overlays and Tools 54
5.4 Recommended Approach 55

6 Summary of Issues and Community Needs 56

7 Goals and Policies 59

7.1 Environmental/Critical Areas 59
7.1.1 Forests 59
7.1.2 Flooding 60
7.1.3 Fish and Wildlife 60
7.2 Public Services and Utilities 63
7.3 Housing 64
7.4 Economic Sustainability 65
7.5 Transportation 65
7.6 Parks and Recreation 68
7.7 National Park Service 69
7.8 Zoning 69

8 Implementation 72
8.1 Priority Actions 72
8.2 Coordination and Partnerships 73
8.3 Monitoring and Adaptive Management 73
8.3.1 Plan Review and Updates 74
8.3.2 Adaptive Management 74

9 Community Engagement Summary 75
9.1 Engagement Process 75
9.2 Ongoing Engagement 75
9.2.1 Upcoming Engagement and Review Timeline 75

10 References 77

TABLES

Table 5.1.2.1 Zoning Requirements Summary 49
Table 5.1.2.2 Summary of Properties by Zone 49
Table 6.1 Summary of Issues and Community Needs 57

FIGURES

Figure 1.3.2 Sub Areas 4
Figure 2.1.2 Stehekin River Flooding and Wetland Zones 11
Figure 2.3.1-A Parcel Ownership 17
Figure 2.3.1-B Historic Parcel Ownership 19
Figure 2.3.1-C Developable Land Acquired by NPS 20
Figure 2.3.2 Residential Occupancy 21
Figure 3.5.3 Existing Barge Service Locations 38
Figure 5.1-A Privately Owned Parcel Zoning 45
Figure 5.1-B Developable Parcels 47

MAPS

Map 1.3.2 Sub Areas
Map 2.1.2 Critical Areas
Map 2.1.2a Critical Areas: Community Area – Landing to Bakery

Map 2.1.2b	Critical Areas: Community Area – Bakery to Harlequin Bridge
Map 2.1.2c	Critical Areas: Community Area – Harlequin Bridge up Company Creek Rd. and Stehekin Valley Rd.
Map 2.1.2d	Critical Areas: Community Area – Company Creek up Stehekin Valley Rd.
Map 2.3.1A	Parcel Ownership
Map 2.3.1A-a	Parcel Ownership: Community Area – Landing to Bakery
Map 2.3.1A-b	Parcel Ownership: Community Area – Bakery to Harlequin Bridge
Map 2.3.1A-c	Parcel Ownership: Community Area – Harlequin Bridge up Company Creek Rd. and Stehekin Valley Rd.
Map 2.3.1A-d	Parcel Ownership: Community Area – Company Creek up Stehekin Valley Rd.
Map 2.3.1B	Historic Parcel Ownership
Map 2.3.1B-a	Historic Parcel Ownership: Community Area – Landing to Bakery
Map 2.3.1B-b	Historic Parcel Ownership: Community Area – Bakery to Harlequin Bridge
Map 2.3.1B-c	Historic Parcel Ownership: Community Area – Harlequin Bridge up Company Creek Rd. and Stehekin Valley Rd.
Map 2.3.1B-d	Historic Parcel Ownership: Community Area – Company Creek up Stehekin Valley Rd.
Map 2.3.1C	Developable Land Acquired by NPS
Map 3.5.3	Barge Sites
Map 5.1A	Privately Owned Parcel Zoning
Map 5.1A-a	Privately Owned Parcel Zoning: Community Area – Landing to Bakery
Map 5.1A-b	Privately Owned Parcel Zoning: Community Area – Bakery to Harlequin Bridge
Map 5.1A-c	Privately Owned Parcel Zoning: Community Area – Harlequin Bridge up Company Creek Rd. and Stehekin Valley Rd.
Map 5.1A-d	Privately Owned Parcel Zoning: Community Area – Company Creek up Stehekin Valley Rd.
Map 5.1B	Developable Land

DRAFT

1 Introduction and Plan Framework

The Stehekin Community Plan provides a framework to guide land use, development, and public investment in a way that reflects the community's priorities and the unique conditions of the Stehekin Valley. Developed in coordination with Chelan County, partner agencies, and community members, the Plan outlines a shared vision for maintaining a viable, year-round community while recognizing the area's limited infrastructure, environmental constraints, and predominant public land ownership. As a supplement to the *Chelan County Comprehensive Plan*, it is intended to inform decision-making, support coordination among agencies, and help ensure that future actions align with the long-term needs and character of Stehekin.

1.1 Purpose and Authority

The purpose of this Plan is to guide decision-making for the Stehekin community in the years to come. It is intended to be reviewed on a regular basis and remain aligned with the community's vision, including:

- Community Engagement
- Community Priorities
- Goals and Policies

This Plan acknowledges the importance of critical local services and infrastructure, such as the local school, post office, power utility, and daily ferry service and freight barge, as well as the effects of the National Park Service (NPS) policies and decisions on the Stehekin community.

This Plan will be adopted by the Chelan Board of County Commissioners and Planning Commission as an appendix to the *Chelan County Comprehensive Plan*. It supplements Chelan County's Comprehensive Plan with detailed, specific guidance tailored to Stehekin's distinct social, economic, and environmental context. It provides clear policy direction and strategic guidance for land use, interagency partnerships, and public and private investment, serving as both an advocacy tool for the community and a coordination framework for the stewards and agencies who shape Stehekin's future.

1.2 Community Vision

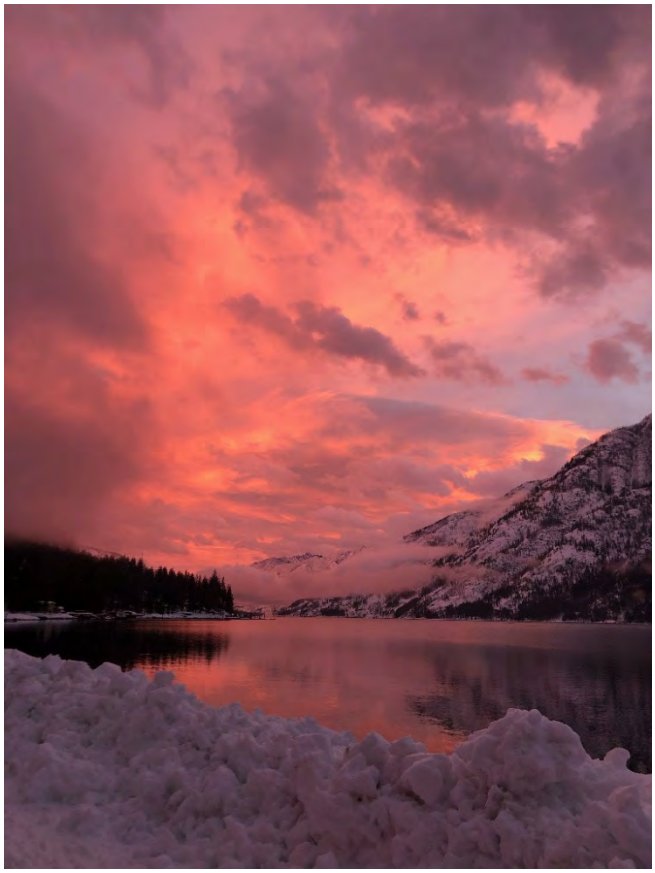
The Stehekin Community Plan exists to support Stehekin's future as a viable, year-round community anchored by permanent and long-term residents and families, and essential community services.

The Stehekin Community Plan outlines the goals that the community has identified to be in their best interest and which support the community priorities in Section 3 of this Plan. Goals of the Plan are as follows:

1. Support the year-round community, including essential community services for permanent and long-term residents and families, and sustain services available to visitors of the valley.

2. Consider zoning alternatives that support the appropriate use of land throughout the community and preserve or increase the existing viable private land base to enable the community to continue to thrive.
3. Proactively work toward long-term measures that address and respond to fire, floods and other natural disasters.
4. Continue to conserve, protect, and maintain scenery and natural resources in the community.
5. Facilitate the adequate provision of public services that align with the needs of the community.

Documenting community priorities, values, and long-term goals informs future decision-making in the Stehekin Valley to remain grounded in a shared vision beyond short-term pressures. By proactively guiding near- and long-term decisions, the Plan helps ensure that choices at every level reflect the community's vision of Stehekin as a safe, resilient, and sustainable place to live and recreate.



1.3 Planning Context

1.3.1 Background

Stehekin developed as a small valley community at the head of Lake Chelan in Chelan County, Washington. The community pre-dates the establishment of the Lake Chelan National Recreation Area (LCNRA) in the North Cascades National Park Service Complex (1968) and has long consisted of private residences, small-scale agriculture, recreation services, and resource-based livelihoods. The valley was located within a trade route between coastal indigenous Tribes and interior Tribes but was not permanently occupied until the late 1800s, when settlement occurred in response to mining, timber harvest, trapping, and early tourism.

The first sail of the “Lady of the Lake” on Lake Chelan was in 1900 to access the mines located in the valley, which initiated land claims and some of the initial homesteads in the area. In 1927, Lake Chelan was dammed and raised 21 feet, which marked the end of the Field Hotel, an elegant tourist destination at the head of the lake. Today, the Stehekin Landing acts as the point of entry for visitors arriving by watercraft.

Stehekin is accessible only by air, boat, or foot; the nearest road access is approximately 18 miles away. Two primary roads (Stehekin Valley Road and Company Creek Road) provide internal access and are managed and maintained by the NPS. Road standards vary, and steep terrain presents evacuation and emergency response challenges. Public infrastructure includes a hydroelectric power plant, distribution lines, visitor facilities, campgrounds, bridges, maintenance facilities, and housing. A 100,000-gallon water tank and hydrants serve the Stehekin Landing area. Water sources include private groundwater wells, Lake Chelan, and the Stehekin River.

Fire protection is provided by Chelan County Fire District #10 (formed in 2006), with support from NPS and other agencies. Fire District #10 encompasses the Stehekin Valley and shoreline down-lake to Lucerne.

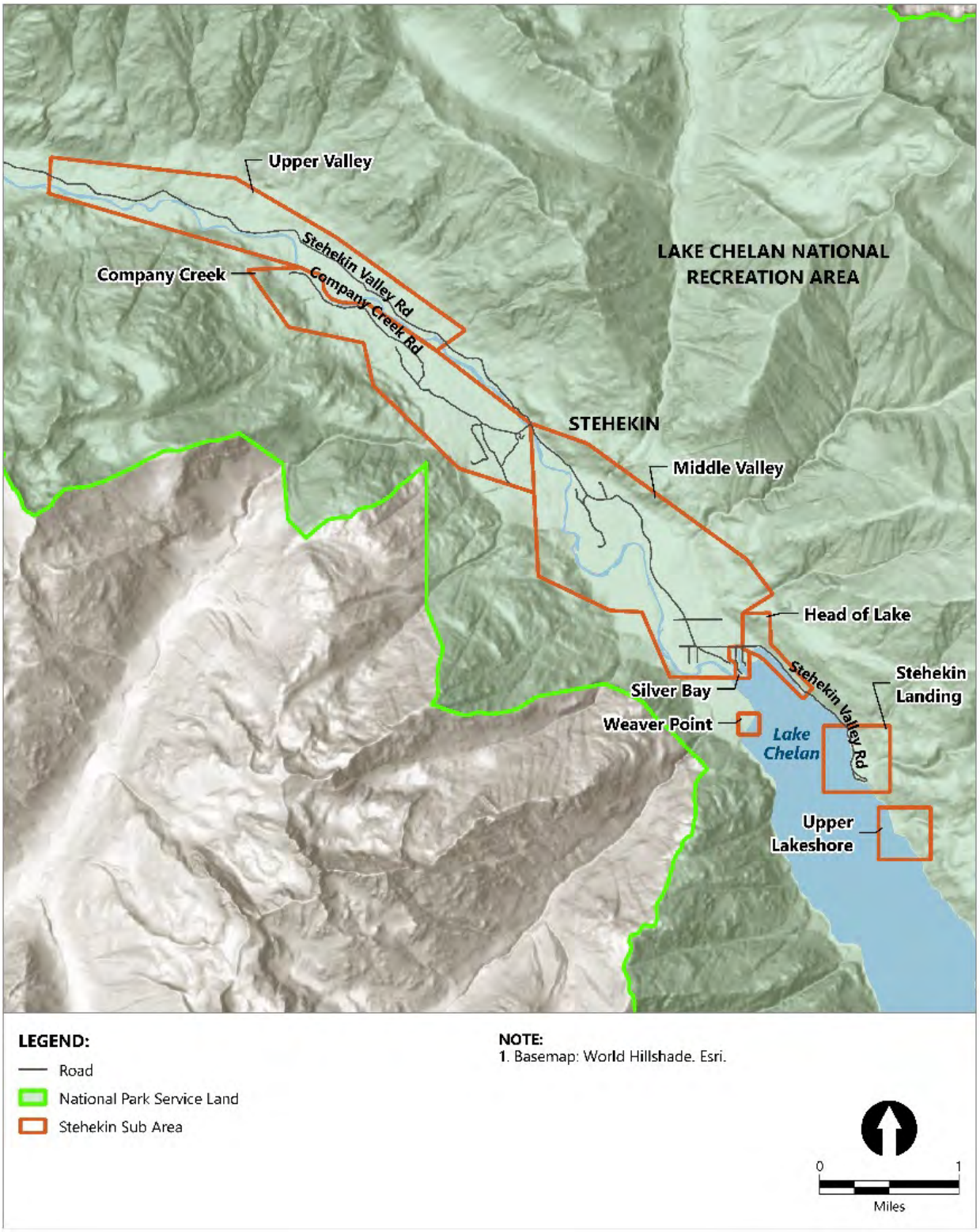
The planning area is surrounded by the Glacier Peak Wilderness, the LCNRA, and the Lake Chelan Sawtooth Wilderness, reflecting Stehekin's embedded relationship within a largely federal land management framework. Governance and services involve coordination among Chelan County, Chelan County Public Utility District (Chelan PUD), the NPS, the U.S. Forest Service (USFS), the U.S. Army Corps of Engineers (USACE), and the Washington State Department of Natural Resources (DNR).

1.3.2 Existing Land Use and Community Character

Existing land-use patterns in the Stehekin Valley reflect a dispersed rural settlement structure shaped by natural constraints and historic development patterns.

The character of residential development is low density and is integrated with the surrounding landscape. Residential development is distributed among several identifiable subareas, including Upper Lakeshore, Stehekin Landing, Head of Lake, Silver Bay, Middle Valley, Company Creek, and Upper Valley (see Figure 1.3.2). Dwelling types consist primarily of single-family homes and cabins, including rental units, along with historic structures and associated accessory outbuildings. The land between each of these distinct subareas is owned by the federal government as public open space. Often this property is encumbered by critical areas (steep slope, the river), further ensuring that the open space will be protected in perpetuity—and that the subareas will remain separate.

Figure 1.3.2
Sub Areas



Commercial and visitor-oriented uses are generally concentrated in Stehekin Landing and in portions of the Middle and Upper Valleys. This includes a resort complex with cabins and a restaurant (Stehekin Valley Ranch), as well as a bakery and rental cabin operations. Visitor attractions include Rainbow Falls, Buckner Orchard Homestead, and small public parks along the lake.

Environmental constraints that substantially influence land use throughout the valley include steep slopes, floodplains, riparian vegetation along streams, and elevated wildfire risk.

1.3.3 Previous Planning Efforts

This section summarizes key prior plans and efforts that have shaped land use, policy direction, and investment decisions affecting the community. These efforts provide context by documenting prior community input, agency actions, and strategic priorities. This is not a comprehensive list of resources.

- Establishment of Lake Chelan National Recreation Area pursuant to 16 U.S.C. § 90a–1 (Public Law 90–544, 1968).
- *Stehekin Comprehensive Plan*, 1980.
- *Lake Chelan Final General Management Plan and Environmental Impact Assessment*, 1995.
- *Stehekin Valley Community Wildfire Protection Plan*, 2008.
- *Lake Chelan National Recreation Area Land Protection Plan*, 2012.
- *Lake Chelan National Recreation Area Stehekin River Corridor Implementation Plan and Final Environmental Impact Statement*, 2012.
- *Chelan County Comprehensive Plan*, 2017.
- *County of Chelan Multi-Jurisdictional Natural Hazard Mitigation Plan*, 2020.
- *Chelan County Climate Resiliency Strategy*, 2020.
- *North Cascades National Park Service Complex Accessibility Self-Evaluation and Transition Plan*, 2023
- *Chelan County Shoreline Master Program*, 2024.
- *North Cascades National Park Service Complex Rehabilitate Stehekin Landing Marina to Improve Visitor Access and Services Plan* (ongoing).

1.4 Planning Approach

Stehekin has a long history of planning efforts from both residents and public lands agencies. Those plans served as background to this current effort, which has been pursued as a collaborative and iterative process with County staff and community stakeholders, as well as with Chelan County (PUD). The effort is based in community conversation and storytelling, focus on key issues and concerns, and consistently returning to the community vision.

In the context of these conversations and this Plan, the following terms are used with the following meanings:

- *Community capacity* refers to both the availability of water and power to serve community members, as well as other public infrastructure such as road capacity, school system, and passenger ferry and barge service. Land availability affects capacity.
- A *viable year-round community* means that there are multiple people (families and individuals) who make Stehekin their primary residence throughout the year. Viability is considered in the sense that Stehekin residents would have access to social, economic, and physical well-being services within the community and would reduce their need to travel down-lake.
- *Compatible development* refers to new buildings or site modifications that preserve the natural environment and the feeling of living in the forest and are compatible with the purposes of the LCNRA General Management Plan. The current zoning ordinances of Chelan County are used to meet the compatibility criteria.

This Plan is meant to be a companion to the *Chelan County Comprehensive Plan*, with goals and policies to be considered over the next 20 years.

1.5 How to Use This Plan

The Plan informs County land-use decisions, zoning interpretations, and capital planning efforts, as well as decisions by partner agencies including the NPS and Chelan PUD. While the Plan does not supersede existing regulations, it clarifies the type, scale, and character of development anticipated in the valley and helps align regulatory and investment decisions with community priorities.

Additionally, the Plan can be used to evaluate proposals, track progress, identify gaps, and adjust strategies in response to changing conditions, ensuring that it remains relevant and useful over time.

This Plan does not create new regulatory authority on its own or override existing laws, but instead guides how existing regulations and agency actions are applied within a specific community context.

1.5.1 How This Plan Is Organized

The Plan is organized differently than the Comprehensive Plan. The Plan starts with a community profile and existing conditions discussing the natural environment and existing development, and providing an overview of the current land ownership and population in Section 2. Section 3 discusses community priorities that have been highlighted through prior planning efforts, community conversations, and recent events in the valley. Given the significant presence of the NPS and the LCNRA in Stehekin and the need for cooperation between NPS and the Stehekin community, Section 4 specifically addresses NPS policies and guidelines with implications for the Stehekin community. The land use and zoning strategy described in Section 5 outlines the existing land use

and zoning and provides potential direction to County government on zoning options, tools, and recommended approaches for the Stehekin community.

All of these subjects are summarized in a short section on key issues in Section 6, which provides the connection between community priorities and the goals and policies that have resulted from this work. The goals and policies are consolidated into Section 7 for ease of reference.

Finally, the Plan offers implementation strategies (Section 8) and a summary of public engagement (Section 9) as the foundation for this effort and for efforts moving forward.

2 Community Profile and Existing Conditions

2.1 Environmental and Physical Constraints

2.1.1 Fire/Forest Health



Stehekin is located in a forested setting where natural wildfires were historically part of the ecosystem. With human settlement came fire suppression activities to protect life and property, resulting in both increased fuel loading and the need to protect human life and structures. Over the past few decades the summer fire seasons have lengthened and wildfires have increased in frequency, intensity, and scale. In addition, Douglas fir forests damaged by insect and disease infestations are less resilient to wildfire. Limited firefighting access, steep topography, high fuel loads, and the lack of defensible space around many structures all increase risks to human life and safety as well as damage to or loss of buildings and crucial utilities in Stehekin. Chelan County defines the Wildland-Urban Interface (WUI) to encompass areas such as Stehekin where wildfire can move between natural vegetation and the built environment with negative impacts to the community. The 2025 *Chelan County Community Wildfire Protection Plan* (CWPP) indicates potential high to extreme

fire behavior in the Stehekin Valley, with the potential for all houses in the area to be exposed to embers from burning vegetation. The Stehekin Valley is designated by the County as a CWPP WUI Planning and Prevention Area.

Several entities provide incident response for wildfires in and around Stehekin. Chelan County Fire District #10 is a volunteer-based district established in 2006 specifically to protect the Stehekin Valley and immediate down-lake areas. The district works with the NPS, DNR, and Chelan County Emergency Management for wildfire response. Since 1990 the NPS has performed prescribed burns and thinning on over 1,000 acres in the Stehekin area to reduce wildfire risk. The 2008 Stehekin Valley CWPP included over 3,000 acres of planned prescribed fire units with perimeters designed to protect the WUI areas of Stehekin. Such mitigation efforts were planned to help reduce fuel buildup, enhance habitat, and create defensible space around infrastructure. However, in more recent years, the NPS has not continued such expansive prescribed burn efforts due to smaller burn windows.

Nevertheless, in 2024 the Pioneer Fire burned nearly 39,000 acres and threatened approximately 500 buildings in Stehekin. Wildfire conditions throughout Chelan County are expected to worsen over the coming decades, resulting in more days with poor air quality, slope destabilization, economic losses, fish and wildlife habitat degradation, reduced recreation access, and damage to utilities.

2.1.2 Flooding

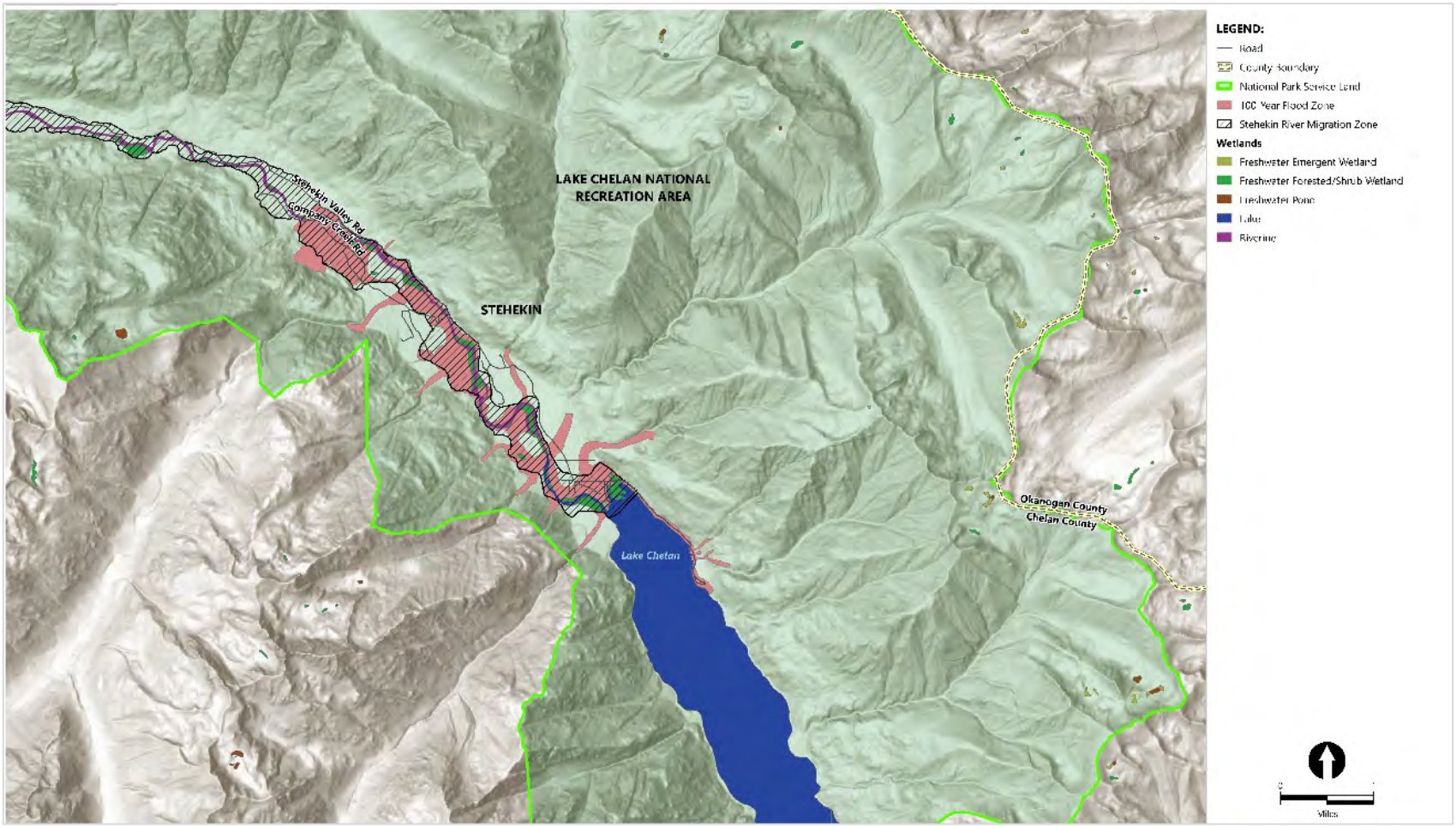
Like other perennial streams in Chelan County, the Stehekin River and its tributary streams have historically followed an annual cycle, with peak flow in April and May and low flow in August and September. Flooding has historically been most likely during spring snowmelt (March to June) and during rain-on-snow events from November to February. Over the past several decades the Stehekin River has experienced large autumn rain-on-snow flooding, with severe floods in 1995, 2003, 2006, and most recently in late 2025. These floods significantly have changed the river channel and the boundaries of the 100-year floodplain.

Stehekin River floods have been growing larger and more frequent in recent years, and scientists predict that Chelan County will continue to experience these patterns in the future. It is likely that more winter precipitation will fall as rain rather than snow, reducing snowpack and increasing winter flow in streams, while less water is available during the summer for human needs as well as to support fish and wildlife. Developed areas that were previously considered safe from damage are now at risk from flooding, bank erosion, debris flows, and migration of the river channel. This creates critical constraints on development and increases risks in community safety from hazardous events.

In 2013, NPS published its Record of Decision for the Stehekin River Corridor Implementation Plan Final Environmental Impact Statement, identifying a suite of actions to address flooding and erosion in the valley. These actions include road maintenance, improvements, and relocations; Company Creek Road levee maintenance; slope stabilization; relocation of NPS facilities; riparian restoration

and bank protection using bioengineered techniques; and enhancement of recreational facilities. Another key component was the adoption of the revised 2012 Land Protection Plan (LPP), which includes several criteria NPS uses to prioritize land exchanges and as well as acquisition of land and easements from willing sellers. These criteria were expanded beyond the 100-year floodplain to include other areas where the river channel is moving and depositing sediments.

Figure 2.1.2
Stehekin River Flooding and Wetland Zones



2.1.3 Aquatic and Biological Resources



Stehekin is located in a unique natural setting where the Stehekin River joins the head of Lake Chelan. The Stehekin River drains a watershed of approximately 218,000 acres of mountainous terrain, and the river provides more than half of the annual inflow to Lake Chelan. Several tributary streams flow down the valley walls to join the river mainstem. The Stehekin River meanders across its floodplain, providing high-quality fish and rearing habitat, good spawning gravels, and abundant large woody debris that benefit fish and other aquatic organisms.

Human activities such as removal of shoreline vegetation and installation of bank stabilization structures directly affect aquatic habitats in limited areas, particularly in the lower valley. Erosion control structures installed using large wood may benefit aquatic habitat, while others (such as riprap) provide no direct habitat benefits and can have negative impacts.

Operation of the Lake Chelan Hydroelectric Project also affects shoreline vegetation and aquatic habitats. The Chelan PUD manages the lake as a reservoir, balancing multiple needs such as flood protection, power generation, fish habitat, irrigation, and recreation, with annual water level fluctuations of approximately 10 feet. The reservoir is drawn down during winter and spring each year for power generation and storage of spring snowmelt. Water levels are kept higher during the summer and early fall. Inundation of the lake shoreline near the mouth of the Stehekin River for long periods during the growing season shapes the plant communities that can grow in these areas. As part of its hydroelectric licensing agreements with FERC, Chelan PUD developed a plan for controlling reed canary grass, an invasive species that tolerates seasonal flooding, and replanting native species on NPS parcels along the lakeshore in the Stehekin Landing area.

The Stehekin River supports numerous fish species, including kokanee, rainbow trout, mountain whitefish, and westslope cutthroat. Westslope cutthroat have experienced declining populations as a result of factors such as past overharvesting, hatchery practices, and introduction of non-native species. Bull trout have not been observed in Lake Chelan or its tributaries for several decades, perhaps as a result of overharvesting, flooding damage to spawning areas, and competition with other native and introduced fish species. In contrast, the population of kokanee fluctuates from year to year but appears to be expanding, with tributaries of the Stehekin River providing most of the

kokanee spawning in the basin. Kokanee are a native species but were introduced to Lake Chelan beginning in the early 1900s and are a popular game fish.

The Stehekin Valley provides extensive coniferous and mixed forests, wetlands, and shoreline (riparian) trees and shrubs that provide habitats for mammals, birds, reptiles, amphibians, and invertebrates. Birdwatchers have recorded more than 150 different bird species at Stehekin, including waterfowl, songbirds, herons, raptors, gulls, woodpeckers, hummingbirds, and others. The Washington Department of Fish and Wildlife (WDFW) has recorded several state priority species in the Stehekin area, including western gray squirrel, western toad, mountain goat, and mule deer.



The U.S. Fish and Wildlife Service (USFWS) indicates that several wildlife species listed under the federal Endangered Species Act (ESA) may occur in the Stehekin Valley and surrounding lands, including the Canada lynx, gray wolf, North American wolverine, Mt. Rainier white-tailed ptarmigan, and northern spotted owl.

In 2024, the NPS and USFWS finalized a plan to reintroduce grizzly bears, another federally listed species, to the North Cascades. The agencies plan to release a few grizzly bears per year for the first 5 to 10 years of the program to establish a founder population, with an eventual population goal of 200 bears within 60 to 100 years. The population would be designated as "nonessential and experimental," allowing for more flexibility in managing bears should conflicts with humans occur. Release sites are intended to be largely roadless areas with little human use and the presence of high-quality habitat and food sources for grizzly bears. During agency drafting of the Plan, local residents expressed concern about bear habitat and food availability, potential bear attacks, hiker safety, additional government regulation, and impacts to tourism.

The gray wolf is a native Washington species that was nearly eradicated from the state in the early 1900s. Wolves have not been actively reintroduced but have returned to Washington by dispersing from populations in nearby states and from Canada. Gray wolves are federally listed as endangered in the western two-thirds of Washington including Chelan County. They are classified as endangered under state law (Washington Administrative Code [WAC] 220-610-010) throughout the state, regardless of their federal ESA classification. WDFW is managing gray wolf recovery statewide in accordance with a plan to address conflicts with humans and livestock. WDFW biologists conduct an

annual wolf population survey to obtain a minimum count of wolves in the state. As of December 2024, WDFW documented two gray wolf packs in the Stehekin area with a combined (estimated minimum) pack size of less than 20 individuals.

Human activities and changing environmental conditions pose challenges to fish and wildlife habitats and populations. Removing native vegetation for development reduces habitats for native species. Loss of woody vegetation along shoreline reduces the shade needed to keep waters cool for native fish species. Other human activities can have more subtle but still important impacts on fish and wildlife. Water pollution from boats or improperly maintained septic systems can be toxic to wildlife or result in damaging algal blooms. Recreation activities outside of designated areas can cause trampling of vegetation or disturb wildlife.

On a broader scale with changing environmental conditions, the natural seasonal patterns of stream flows are shifting, affecting habitat for native fish species and potentially making conditions better for invasive aquatic species. Forest health is challenged by insects, diseases, and very intense wildfires.

2.2 Community Characteristics

An informal census shows about 160 residents in the valley, with about 95 residents using Stehekin as their primary home year-round. Residents are a mixture of families with young children (enrollment at the one-room school is around 15 children per year), local and remote employees, and retirees. During the summer, about 70 seasonal workers



arrive to support the visitor services at the landing, the Stehekin Bakery, and other recreational properties.[1]

2.2.1 Community Character

Stehekin is a remote, close-knit community defined by its geographic isolation, seasonal population shifts, and strong culture of self-reliance. Year-round residents form the core of the community, with additional seasonal residents, NPS staff, business owners, and visitors contributing to the social and economic fabric throughout the year.

The community is characterized by:

- A resilient, self-reliant population with a strong commitment to sustaining a year-round community in a remote environment
- A culture of cooperation and mutual support, rooted in long-term residency, shared stewardship, and neighbors relying on each other, particularly during emergencies
- Limited access to traditional infrastructure and essential services, resulting in a strong reliance on local knowledge, community cohesion, resilience, and forward-thinking approaches to meet community needs
- A shared appreciation for Stehekin's natural environment and wildlife, outdoor recreation, and services that support visitor experiences

Community gathering spaces and institutions—including the school, community center, local businesses, and NPS facilities—serve as important hubs for connection and information sharing.



The community wanted to emphasize the importance of preserving the unique and longstanding character of Stehekin's homes, structures, and settlement patterns. Many homes and community features reflect historic development patterns that pre-date the establishment of the national recreation area. The Courtney Homestead on Company Creek Road serves as a classic example of early pioneer settlement of Stehekin and has been surveyed by NPS as a potential interpretive site. The community layout and the design of Stehekin's homes and settlements contributes to the identity and heritage of Stehekin and should be recognized and preserved as part of the community's history and continued viability. Economic stability in this context does not imply large-scale growth or

[1] This number is based on anecdotal estimation from residents of the valley.

expansion but rather a stable, resilient community that can sustain essential services, provide opportunities for residents, and support visitors without degrading the environmental and visual qualities that make the valley unique.

2.2.2 Economic Structure

Economic stability in Stehekin has historically reflected the community's remote location, limited land base, and close relationship with the surrounding natural landscape. Since the early 1900s, the local economy has evolved from a primarily subsistence and resource-based system to one that relies heavily on recreation and tourism. Early residents supported themselves through activities such as small-scale agriculture, fishing, guiding, and services for travelers arriving by boat along Lake Chelan. While these activities still influence the character of the valley, the modern economy centers largely on visitor services, hospitality, transportation, and recreation related businesses.

Today, Stehekin's economy depends on a mix of seasonal tourism, essential community services, and the presence of permanent residents who provide labor, management, and stewardship of local businesses and infrastructure. Many jobs in the valley relate directly or indirectly to visitor activity during the peak summer season. At the same time, the community requires year-round residents to operate businesses, maintain infrastructure, and support critical services. Because Stehekin is located within the LCNRA and accessible only by boat, aircraft, or trail, economic activity remains small in scale and closely tied to the natural environment that attracts visitors.

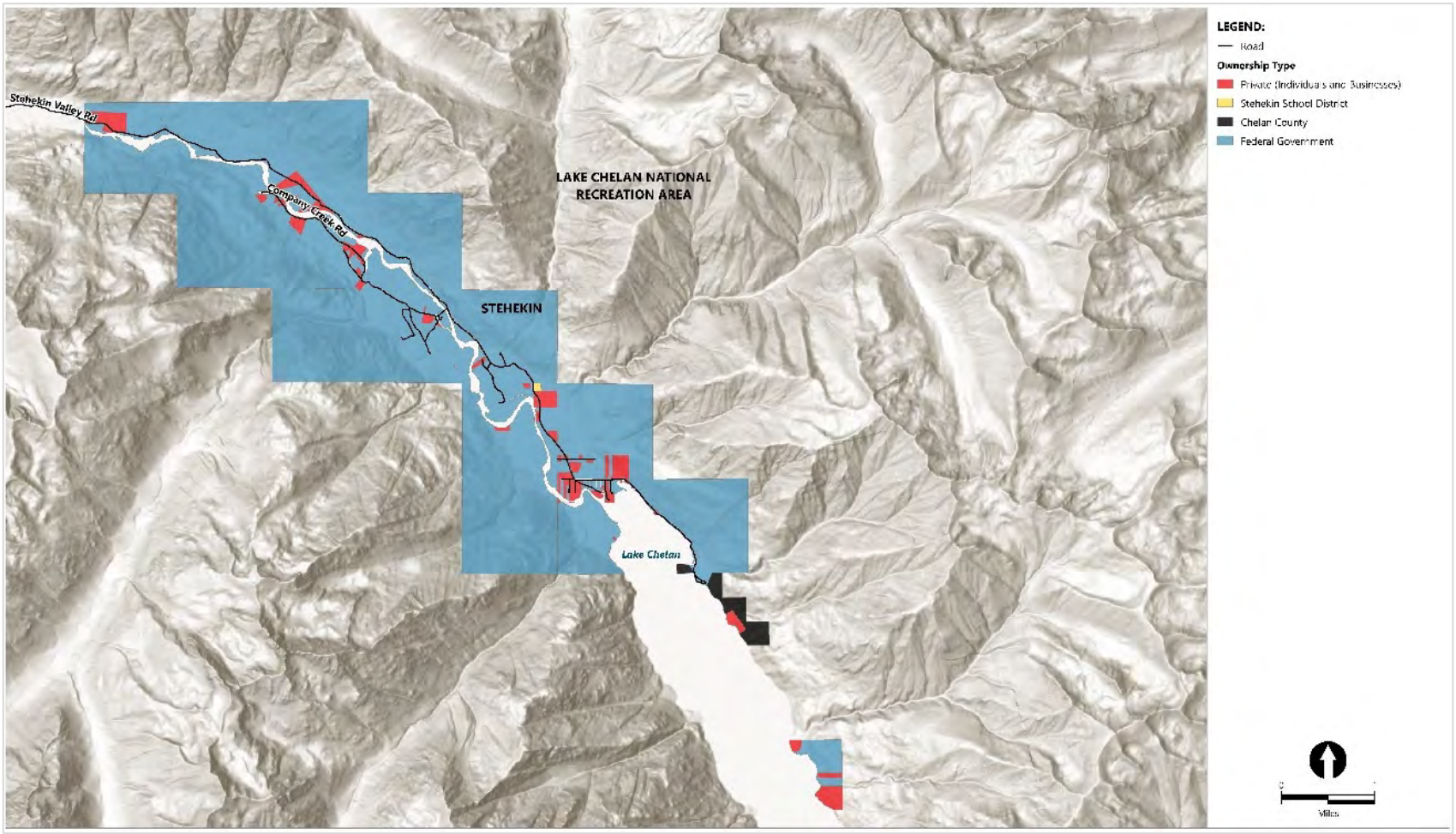
Several public entities also play a significant role in sustaining the local economy and community infrastructure. The NPS is responsible for maintaining roads, trails, and facilities and provides essential services such as garbage and recycling collection at no cost to the valley's residents. Chelan PUD supplies electricity through the community's local hydropower system and provides power at relatively low cost compared to many remote communities. These services reduce operating costs for residents and businesses and help sustain basic community functions.

2.3 Land Ownership and Land Use

2.3.1 Parcel Ownership

Currently, private parcel ownership within the Stehekin Valley amounts to approximately 294 acres (Figure 2.3.1-A). Nearly all of the privately owned parcels are currently zoned Rural Residential (RR), ranging from RR2.5 to RR20, with a few parcels zoned Rural Waterfront (RW) and two parcels embedded in the Rural Public (RP) zoning.

Figure 2.3.1-A
Parcel Ownership



The NPS and the Chelan PUD also own multiple parcels in the valley. Many of the parcels are in the floodplain or along the steep slopes on the edges of the valley, but the NPS also owns approximately 68 acres of land zoned RP near Stehekin Landing and the Golden West Visitor Center and about 95 acres of RR20 and RR5 property on Company Creek Road. The NPS also owns all but one of the parcels on the water side of Stehekin Valley Road near Stehekin Landing, with the barge dock privately owned and the ferry landing owned by Chelan PUD. While the federal government is not subject to local regulation for federal activities on federally owned land, this underlying zoning would apply to any private activity or if the NPS were to sell or otherwise transfer property ownership.

Private land ownership in the Stehekin Valley has declined since the establishment of the LCNRA in 1968 as the NPS began private property acquisition. As of 2026, approximately 294 acres of land remain under private ownership compared to approximately 1,700 acres in 1968. These lands are divided among approximately 170 parcels, the majority of which support residential uses. Approximately 120 of the privately owned parcels contain one or more residential units. Privately owned land represents a limited but important component of the community's housing base and overall development capacity.

Over time, the amount of privately owned land in the Stehekin Valley has declined as parcels have been acquired by or transferred to the federal government and incorporated into the surrounding public lands managed as part of the LCNRA (Figure 2.3.1-C). These acquisitions have helped support long-term resource protection and the management goals of the NPS.

Figure 2.3.1-B
Historic Parcel Ownership

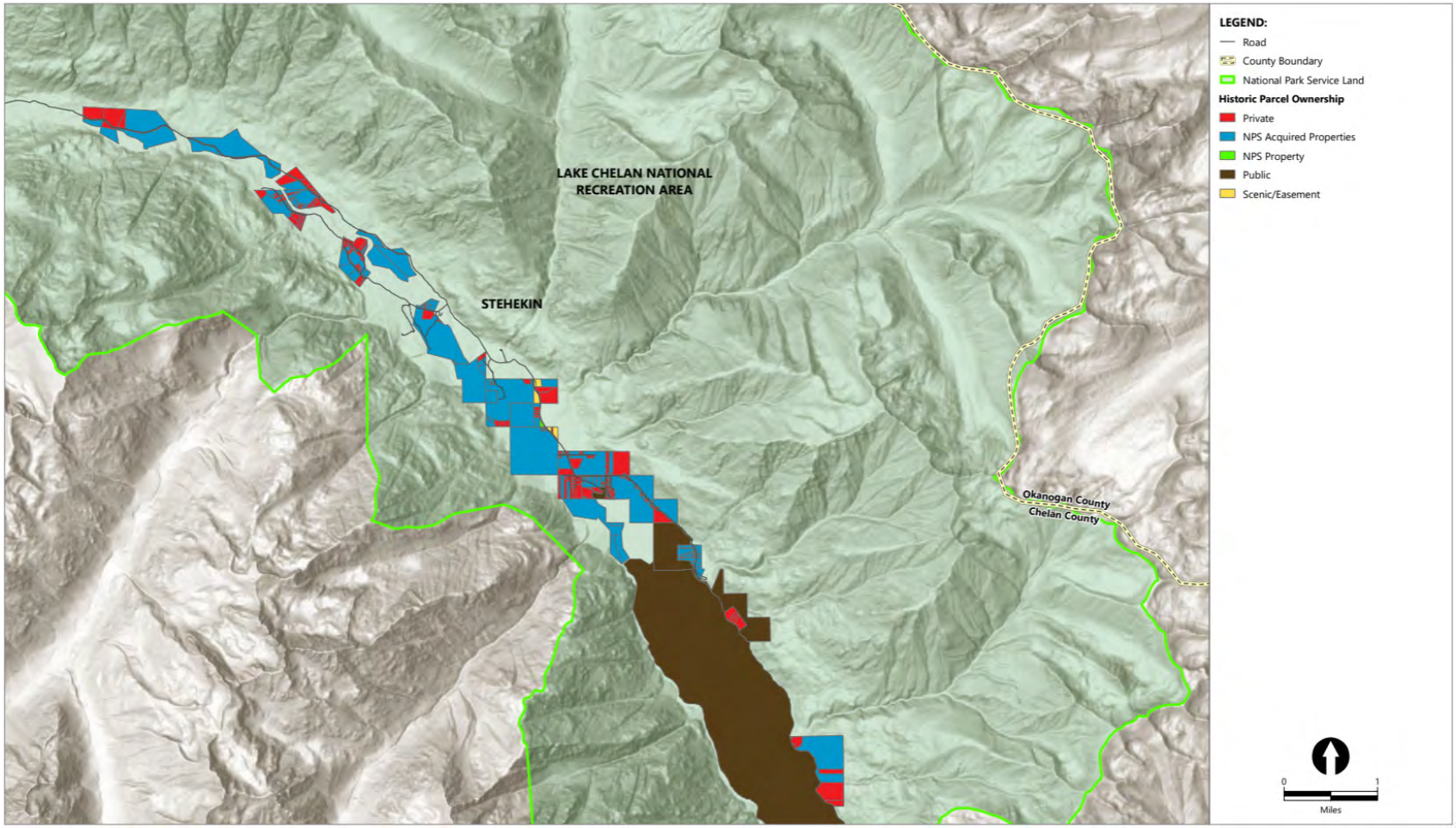
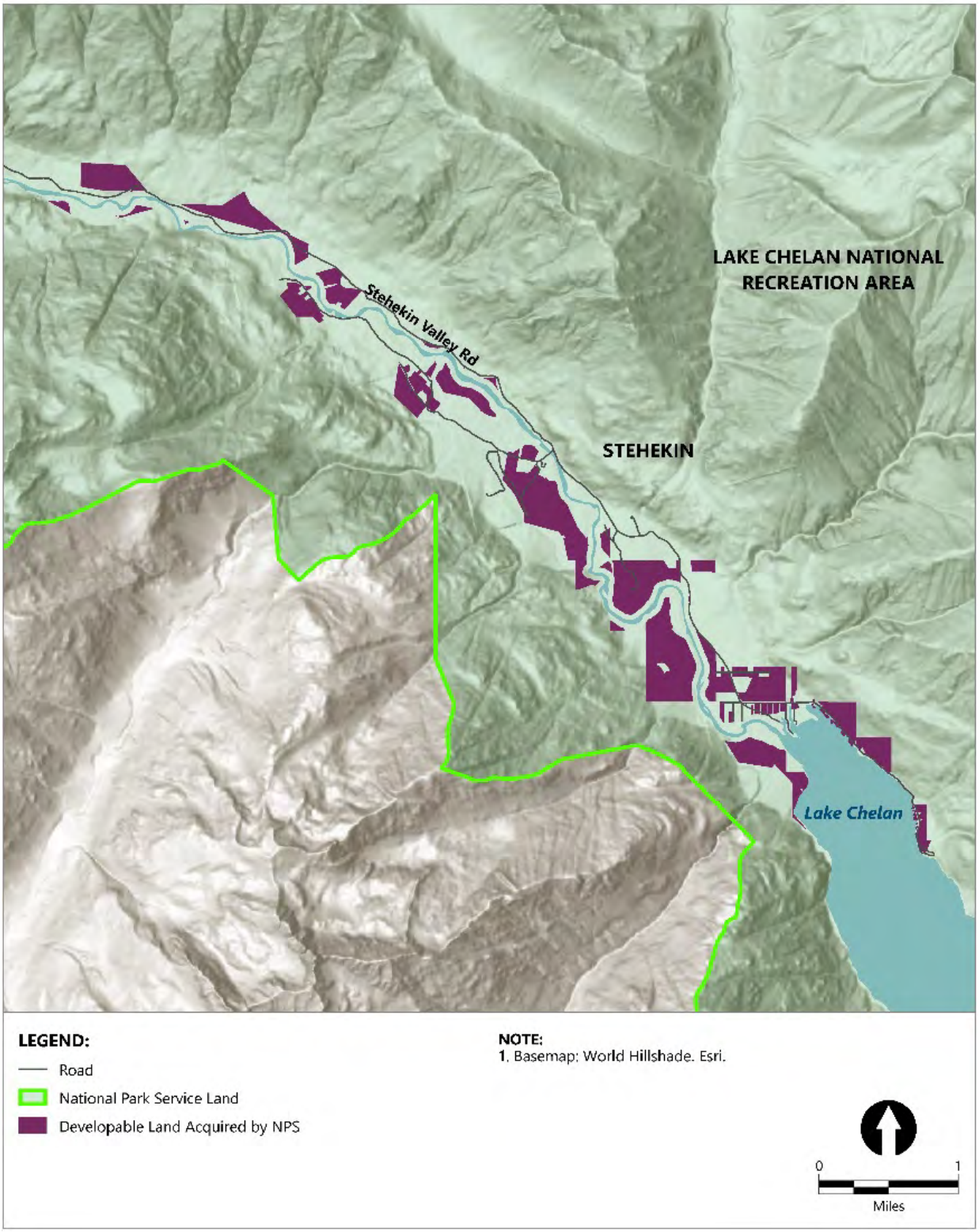


Figure 2.3.1-C
Developable Land Acquired by NPS

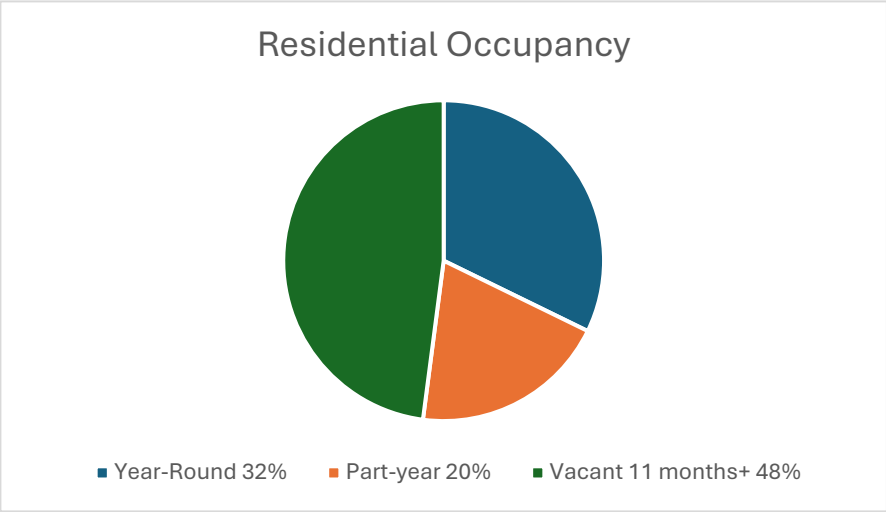


2.3.2 Residential Occupancy

There are approximately 121 primary residential units in Stehekin today (not including accessory units or multi-unit rentals). Historical housing data indicate that residential development continued after the establishment of North Cascades National Park (NOCA) despite reductions in the total acreage of privately owned land. A 1980 case study documented 101 completed dwellings in the valley, including 57 constructed prior to 1968 and 44 constructed between 1968 and 1980, indicating substantial residential growth during that period. Since 1980, the number of residential units has continued to increase, reaching the number of approximately 121 residential units today, with additional accessory dwelling units (ADUs) and rental units also present in the valley.

An informal census completed by valley residents estimates that nearly half of the houses are not occupied on a regular basis, and only about 40 units are occupied year-round. The breakdown from that census is shown in Figure 2.3.2.

Figure 2.3.2
Residential Occupancy



2.3.3 Development Limitations

Of the 170 privately owned parcels, approximately 117 are located, at least partially, within the 100-year floodplain of the Stehekin River. Flood hazard areas can limit the ability to construct new structures or expand existing development, particularly where flood risk or regulatory requirements restrict building. Flooding has historically affected residential areas in the valley and continues to influence both the location and durability of housing in the community.

Additional constraints reduce available developable land. Some parcels include title restrictions that limit their use, while others contain critical areas such as steep slopes that restrict or preclude

construction. When these limitations are considered alongside floodplain constraints, only a portion of the remaining private land base can realistically support new residential development. In total, approximately 275 acres of privately owned land are considered buildable or usable. These constraints are further discussed in Chapter 5. While this is about 90% of the private land base (294 acres), this does not account for existing development on the parcels, which may preclude additional housing.

2.4 Infrastructure and Services



Utilities in the Stehekin community reflect the valley's remote location and small population. Core services such as electricity, water supply, wastewater treatment, and solid waste management are provided through a combination of public infrastructure, local utility providers, and individual systems. Because Stehekin is not connected to regional utility networks, most infrastructure operates at a small scale and serves a limited number of customers. As a result, the capacity and reliability of these systems can influence the location and amount of future development, including housing.

Electric service in Stehekin is provided by Chelan PUD through a hydroelectric facility on Company Creek. The system supplies power to most residences, businesses, and public facilities in the

community. While the hydroelectric facility generally meets current demand, its limited scale means capacity is constrained without improvements and upgrades. In 2025, Chelan PUD installed advanced metering infrastructure (AMI) to collect high resolution data to inform future upgrades in the Stehekin electric system to meet community demands.

Water supply in the Stehekin Valley is provided through a combination of private and public systems. Residents obtain water from individual groundwater wells, small shared community water systems, and surface water sources. The NPS operates a water treatment facility that serves NPS facilities and other users in the Stehekin Landing area.

Wastewater management primarily relies on individual septic systems, which must be designed according to Chelan-Douglas Health District standards.

Solid waste services are managed by the NPS through local collection and transfer systems that handle waste from residents, businesses, and visitors. Because Stehekin is accessible only by boat or aircraft, waste must be transported out of the valley by barge for final disposal.

Overall, utility systems generally function at a scale appropriate for the community, though future housing or development will require coordination with utility capacity to ensure reliable and sustainable services.

Chapter 7 of the *Chelan County Comprehensive Plan* provides a brief description of the public and private utility purveyors that operate in Stehekin and the larger Chelan County area and encourages these purveyors to align their capital improvements with the goals and policies of the Comprehensive Plan.

2.5 Regulatory Framework

Private property in Stehekin is regulated under Chelan County Code, including the zoning code, Shoreline Management Act, critical areas code, building code, and site development code. Limited staffing resources for the County also limit the amount of development oversight in the valley, and development/land use is largely self-regulated.

The NPS manages federal lands in the Stehekin Valley under direction established by Public Law 90-544 (1968), which created the LCNRA and NOCA. This framework requires NPS to protect the area's scenic, natural, and recreational values while accommodating the Stehekin community and existing private uses. Chapter 4 further expands on the role of the NPS in the Stehekin Valley.

3 Community Priorities

The Community Priorities section establishes the framework for guiding future decision-making in Stehekin. Stehekin exists within the LCNRA, a gateway community, in the North Cascades National Park Service Complex, and its wild landscape, ecological integrity, and relative remoteness define both its identity and its economic foundation. The valley's natural beauty attracts permanent residents, seasonal workers, and visitors from across the nation and world. At the same time, these assets create a challenge. As interest in living, working, and investing in Stehekin grows, there is perceived conflict between land development and the protection of the natural environment that sustains the community and its economy.

Stehekin is also a place with clear physical and resource limits. Access and private land is limited, infrastructure is small scale, and the surrounding landscape is environmentally sensitive. Some Community members have raised concerns that residential development may be approaching or exceeding what the valley can support, especially when higher intensity uses place greater demands on land, utilities, and services. The community has also identified the need to evaluate how existing public land ownership and activity may subsidize development at a cost to public assets and the natural environment. Input also highlights the need to examine how development aligns with long-term public and environmental interests.

The subsections below expand on the main topics identified by the Stehekin community as part of the outreach efforts; they summarize the current reality faced by the community, pressing community needs, and potential solutions to be considered and adopted with this Plan.

The Plan will affirm the intent for Stehekin to remain a viable, year-round community with a core of permanent resident families and the necessary community support services.

3.1 Environment/Critical Areas



The wild, natural beauty of the North Cascades draws permanent residents and visitors to Stehekin and is the foundation of the local economy. The valley provides habitat for native plants, fish, and wildlife. However, living in a natural setting poses risks to the human life, safety, and infrastructure of Stehekin due to hazards such as wildfire, flooding, and debris flows.

3.1.1 Fire/Forest Health

Wildfires will continue to be part of life in the North Cascades and will likely become a greater risk for Stehekin in the coming decades. The community needs additional proactive fire prevention measures to reduce fuel loads, particularly along major roads and near primary structures and utilities. Emergency evacuation planning and adequate boat transport capacity are needed for residents and tourists during the summer wildfire season.

3.1.2 Flooding

Major flooding, debris flows, and erosion pose risks to human safety, structures, and critical infrastructure, as well as reducing recreational access. While the National Weather Service issues flood watches and warnings as rivers reach critical flood stages, the community needs more proactive measures to reduce risks before an emergency occurs.

Improved monitoring of river stages and better understanding of how increased sediment (bedload) and changing precipitation patterns are affecting flood risk are necessary to support floodplain management, maintenance decisions, and long-term investments. More resilient infrastructure is needed to prevent emergencies related to road and utility damage as well as potential future summer droughts. However, NPS, as the dominant land manager and primary governing authority in the Stehekin Valley, faces persistent budget constraints that limit its ability to adequately maintain roads and levees in the community. As a result, maintenance is often deferred and flood control infrastructure relies on incremental repairs rather than comprehensive infrastructure upgrades. The community seeks a clear long-term strategy for maintaining critical public facilities in the face of both flood and drought conditions.

3.1.3 Aquatic and Biological Resources

The community seeks to balance growth with protection of fish and wildlife, shorelines and streambanks, water quality, wetlands, and views. Clustering development to retain larger tracts of undisturbed habitats is a key tool to achieve this goal. In addition, visitor access and behavior should be managed to allow enjoyment of the river and surrounding landscapes without causing erosion, habitat degradation, overfishing, water pollution, or wildlife disturbance. Reducing flood-related pollution and debris, especially from properties located near the river, is another concern.

3.2 Public Services and Utilities

Given the limited utility capacity and the remote setting of Stehekin, several community needs emerge related to maintaining reliable infrastructure while supporting long-term community sustainability. One key need is ensuring reliable and resilient power supply. Because electricity is generated locally by a small hydropower facility with limited capacity, the community will benefit from continued investment in system upgrades, modernization, and maintenance. Efforts such as the Chelan PUD Stehekin Powerhouse Modernization project are important for improving reliability and ensuring the system can meet both current demand and modest future growth. The community would also benefit from exploring energy conservation measures, efficient building practices, and small-scale renewable energy options that reduce strain on the local power system.

The community would also benefit from improvements to water, wastewater, and waste management systems that support long-term public health and environmental protection. Upgrading aging infrastructure, improving water storage or treatment capacity, and ensuring septic systems are

appropriately sited in areas outside of flood-prone zones can help maintain reliable service. Because the Stehekin River floodplain and groundwater conditions can limit where septic systems are feasible, continued evaluation of wastewater solutions may be necessary as housing needs evolve.

Finally, a key community need is maintaining dependable service in a remote location where infrastructure maintenance and supply delivery are inherently challenging. The ability to transport equipment, materials, and waste by boat or barge is essential to maintaining utility systems. Continued coordination between residents, Chelan PUD, the NPS, and other partners will be important to ensure that infrastructure remains reliable while supporting a stable resident population and visitor economy. Thoughtful planning that aligns infrastructure capacity with community needs will help sustain Stehekin as a viable year-round community.

3.2.1.1 Chelan PUD

Chelan PUD is making significant investments in the Stehekin power system, with planned improvements totaling more than $11 million, in addition to ongoing maintenance of existing infrastructure. Together, these efforts will modernize the system and improve reliability; however, they also reinforce the need for continued coordination among Chelan PUD, Chelan County, NPS, and the Stehekin community. Long-term success will depend on balancing energy demand, infrastructure capacity, and community needs to ensure a safe, reliable, and sustainable power system for the future.

Currently, Chelan PUD is working toward reducing peak demand due to Stehekin's limited generation capacity. Chelan PUD works with the community to provide educational and other resources to promote energy conservation. Chelan PUD is reviewing energy usage via AMI data to develop efficiency programs for all customers.

3.2.1.1.1 Stehekin Powerhouse Modernization

Chelan PUD is currently undertaking improvements to modernize the Stehekin Powerhouse. The following summarizes key project phases for the Stehekin Powerhouse Modernization and D2 Replacement projects in support of the Community Plan; timelines are subject to change.

Phase 1 of the Stehekin Powerhouse Modernization focuses on upgrading aging electrical infrastructure and control systems to improve overall safety, reliability, and wildfire resilience. Planned improvements include replacing outdated switchgear, installing modern protective relay systems, and implementing a new control system that enables remote monitoring and automated operation of the hydro and diesel generation systems. These upgrades are intended to strengthen system performance by improving outage response, reducing manual operations, enhancing protection against weather and environmental impacts, and establishes the foundational infrastructure needed to support future energy improvements.

The D2 Replacement project involves upgrading the community's primary backup and grid-forming diesel generator with a new, more efficient system designed to improve overall reliability and performance. The new generator will be equipped with modern controls and monitoring capabilities and will integrate with the upgraded electrical infrastructure implemented in earlier phases of the modernization effort. This replacement will support continued system stability and complement future energy improvements, including integration with battery storage and other renewable energy resources.

Phase 2 of the Stehekin Powerhouse Modernization includes the design and installation of a Battery Energy Storage System (BESS) to support load balancing, improve system stability, and reduce reliance on diesel generation within the isolated microgrid.

Phase 3 of the Stehekin Powerhouse Modernization focuses on improving the reliability and performance of the hydroelectric system by addressing constraints at the headworks. Phase 3 will enhance the system's resilience and operational flexibility under varying conditions while reducing maintenance needs and supporting long-term infrastructure performance.

While these planned improvements will enhance system reliability and provide modest increases in capacity, they are not expected to support significant long-term growth on their own. As a result, additional strategies may be needed to ensure the long-term sustainability of the Stehekin power system. These may include measures such as promoting energy efficiency, encouraging conservation through rate structures, addressing high energy uses through policy, and exploring opportunities for distributed energy generation.

3.3 Housing

Private land ownership in the Stehekin Valley has declined since the establishment of the LCNRA, to the current private land inventory of about 294 acres. The amount of land available for development is further constrained by natural hazards and other limitations. These land limitations, in addition to limited available housing units and limited job opportunities for year-round residents, contribute directly to ongoing housing challenges in the Stehekin community. Residents have identified a lack of housing options necessary to sustain the community both seasonally and year-round. Housing supply is particularly limited for younger residents and lower wage–earning workers who seek to live and work in Stehekin or raise families in the valley. The limited amount of buildable land, combined with flood risk and other development constraints, continues to affect the community's ability to maintain and expand its housing stock. Housing costs are exacerbated by the number of homes that are vacant nearly year-round, using limited land supply and utilities to essentially "store" residences that aren't occupied.

The Stehekin community has identified a clear need to make additional housing available to support both year-round residents and seasonal workers. Housing demand exists for several groups,

including families who live in the valley full time, young people who wish to remain in or return to Stehekin, and seasonal employees who support the tourism-based economy and agricultural practices. In recent years, community members have noted that the limited availability of housing has made it difficult for younger generations and lower wage–earning workers to live and work in the valley or raise families there. Expanding housing opportunities will help sustain the long-term vitality of the community by allowing a broader range of residents to remain in or relocate to Stehekin.

Additional housing is also needed to support critical services that residents rely upon. Key positions such as employees of the Stehekin Post Office and Chelan PUD require stable housing in order to maintain essential community infrastructure. Without adequate housing options, it can be difficult to recruit or retain staff needed to operate these services. Ensuring that housing is available for critical personnel represents an important component of maintaining a functioning and resilient community.

Seasonal housing needs also play a significant role in Stehekin. Tourism is a central component of the local economy, and seasonal workers support lodging, food service, recreation, and other visitor-oriented businesses. Housing options for seasonal employees are currently limited, which can constrain the ability of businesses and organizations to operate at full capacity during peak visitor periods. In addition, the community has identified a potential need for expanded lodging options to accommodate visitors and support tourism-related economic activity. It is beneficial for the economy as well as guests to accommodate overnight visitors, creating a more immersive experience than a day trip.

Meeting these needs will likely require a variety of housing types rather than a single solution. Potential options include shared housing units for seasonal staff, small multi-family structures, ADUs, and single-family homes that can accommodate year-round residents and families. Providing a mix of housing types can help address the needs of different households while making efficient use of the limited buildable land and utilities available in the valley.

In the near term, the community anticipates the need for additional housing within the next 5 years to address immediate workforce and service related needs. Over the longer term, within a 10-year or greater planning horizon, additional housing will likely be necessary to support community stability, accommodate new families, and sustain the workforce that supports tourism and essential services. Planning for both short-term and long-term housing development will help ensure that Stehekin remains a viable place to live, work, and visit.

3.3.1 Residential Vacancy

Vacant and underutilized residences affect the housing available in Stehekin. Housing prices are elevated because of the reduced number of units available for short-term rentals (STRs), longer-term seasonal housing, and permanent year-round residences. Chelan County currently allows one ADU

per lot in rural areas of the County. ADUs can be constructed on lots to increase available housing for family members, accommodate seasonal housing needs, or be used for the long term or STRs.

STRs support tourism in Stehekin and some community members have suggested that year-round residents should be exempt from potential STR caps or similar restrictions in order to support affordability and provide flexibility for local families. This approach would allow residents who live in the community full time to rent portions of their homes or properties while ensuring that restrictions primarily address investment properties or non-resident operators. Other community members expressed the view that STR regulations should be carefully evaluated before adoption. While some residents view STR regulation as a tool to preserve housing availability for year-round residents, others note that Stehekin's limited private land base, existing development constraints, and small housing market may limit the effectiveness of additional regulation. These residents emphasize the importance of allowing property owners flexibility to generate tourism-related income while maintaining housing opportunities for the resident community.

3.4 Economic Sustainability

3.4.1 Property Ownership

The small number of privately owned parcels creates inherent limits on the scale of economic development that can occur within the community.

As a result, economic activity in Stehekin largely occurs within the existing built environment. Businesses tend to be small, locally owned operations that provide lodging, food service, guiding, transportation, and other visitor-oriented services. The limited supply of private land also means that decisions about land use, housing, and development have a direct influence on the community's economic opportunities and long-term sustainability.

Consistent and substantial reduction of the private land base has also limited the amount of land available to support housing, small businesses, and other community resources. This condition creates a planning context in which a fixed or declining supply of private parcels must accommodate housing, local services, and economic activity over time, instead of a more typical planning context that assumes more growth and expansion of developable land to address community needs. As a result, the community has to rely more on making better use of existing properties, sharing space, and maintaining what is already in place, rather than expanding outward. As Stehekin considers its long-term sustainability, it may be appropriate to periodically review the current distribution of public and private lands within the valley to better understand how land ownership patterns influence community viability.

In some cases, parcels that were historically privately owned and later sold or transferred to federal ownership may be located in areas that are relatively suitable for development when compared to

other portions of the valley. Where appropriate and consistent with federal policies, and the purposes of the LCNRA, there may be opportunities to evaluate whether certain parcels could be considered for land exchanges or other cooperative arrangements. Such efforts could potentially return limited areas of suitable land to private ownership in order to support housing, essential services, or small-scale community development, while maintaining the overall goals of resource protection and park stewardship.

Land exchanges between willing landowners and the NPS, or similar mechanisms, could also provide opportunities to consolidate federal ownership in environmentally sensitive or undevelopable areas while allowing for a sustainable private land base that supports the community. Exploring these options may help maintain the longevity of the Stehekin community while continuing to protect the natural landscape that defines the valley.

3.4.2 Economic Opportunities



Maintaining a stable economy in Stehekin requires sustaining opportunities for full-time residents while also supporting the visitor economy that provides much of the community's income. Permanent residents play a central role in operating local businesses, maintaining facilities, providing services, and supporting community institutions. Ensuring that these residents can live and work in the valley requires access to housing, stable employment opportunities, and the infrastructure necessary to operate businesses and essential services.

Several services function as indicators of a viable and functioning community. These "indicator services" include basic retail and food services, transportation connections to Chelan, lodging and

visitor services, emergency and medical response capability, postal services, utility operations including telecommunications, and maintenance of roads and infrastructure. Creating and maintaining these core services requires both a sufficient resident workforce and a stable economic base.

Public sector activity also plays an important role in sustaining Stehekin's economy. Chelan PUD's provision of relatively inexpensive electrical power helps reduce operating costs for households and businesses throughout the County. The NPS maintains roads, trails, and other public facilities and provides garbage and recycling services that support both residents and visitors. While privately owned property is taxed by the County and those taxes help support County-provided public facilities, the presence of the NPS guarantees that those services will always be provided.

At the same time, the community faces a fundamental tension between economic development and preservation of the natural landscape that defines the valley. The wild and scenic character of Stehekin is the primary reason visitors travel to the area and an essential component of the community's identity. Increased development can provide economic opportunities but would need to be in harmony with the area's natural qualities that attract visitors and sustain the local economy. Maintaining this balance is a central challenge for long-term economic planning.

Visitors and seasonal residents also play an important role in supporting the local economy. Spending by visitors supports local businesses, creates employment opportunities, and helps sustain services that may otherwise be difficult to maintain in a small rural community. At the same time, permanent residents provide the labor, capital, knowledge, and stewardship necessary to operate these services and support the visitor experience. Recognizing the interdependence between residents and visitors will remain an important element of the community's economic future.

The long-term economic health of Stehekin depends on maintaining a balance between community vitality and protection of the valley's natural character. Preserving a private land base, supporting full-time working residents, maintaining essential services, and managing development in a way that respects the surrounding landscape can help ensure that Stehekin remains both a thriving community and a place valued for its unique natural setting.

3.4.3 Maintaining Character

Local stewardship plays a central role in maintaining both economic stability and community character. Residents of Stehekin have historically served as diligent stakeholders in their landscape while providing services that support visitors and seasonal residents supporting the local economy through local services and businesses. Planning efforts that empower local residents and recognize their role in maintaining the community can help ensure that economic decisions reflect local knowledge and priorities. Supporting resident operated businesses, maintaining housing opportunities for full-time community members, and enabling residents to participate in planning

and decision-making processes can strengthen both the local economy and the long-term sustainability of the community.

The limited number of privately owned parcels in the valley plays an important role in maintaining this balance. Preserving and protecting these existing parcels helps sustain the historic community of Stehekin and contributes to its permanence and long-term viability. Because the private land base is small and constrained by NPS land acquisition goals and environmental conditions such as floodplains and steep terrain, economic activity is restricted to a small private land base. This limitation can help prevent uncontrolled expansion while encouraging use of existing properties to support housing, small businesses, and essential services.

Additionally, community input emphasized the importance of establishing clear development standards that address building scale, location, and site impacts in order to maintain the visual landscape. Existing development standards already help protect the Stehekin River and other natural resources that are central to the area's ecological health and scenic value. Limiting the scale of development, encouraging site design that reflect the rural character of the community, and ensuring compliance with environmental protections can help maintain the wild character of the valley while allowing residents to sustain viable businesses and services.

Ultimately, economic stability in Stehekin may best be achieved through a model that prioritizes small-scale, locally supported economic activity. This model would preserve the limited private land base, maintain development within an appropriate scale, and align community planning with the policies and protections established for the LCNRA.

3.5 Transportation



Stehekin's transportation system reflects the community's remote location and limited access. The community is not connected to the regional road network and can only be reached by passenger ferry or private boat via Lake Chelan, by small aircraft using the Stehekin airstrip, or by trail through the surrounding North Cascades wilderness. As a result, the movement of people, goods, and services relies heavily on water transportation and a small internal road system within the valley. The Stehekin Landing area functions as the primary transportation hub, where passengers, freight, and visitors transition from lake travel to other modes of transportation within the valley. Parking, visitor orientation, and transportation management at the landing are important considerations due to the concentration of activity during peak visitor periods.

Within the valley, transportation occurs primarily along a small network of local roads that connect the landing with residential areas, community services, and recreational destinations. Many residents own vehicles that were barged to the valley for personal or commercial use. Stehekin Valley Road and Company Creek Road forms the backbone of this system, extending north and west through the lower valley and into the Upper Stehekin Valley. The road serves both residents and visitors,

providing access to homes, businesses, trailheads, campgrounds, and other destinations. Because the road network is limited and shared by multiple users, seasonal increases in visitor traffic can contribute to congestion and create safety considerations along portions of the corridor.

Non-motorized transportation also plays an important role in the community. Walking and bicycling are common for travel between the landing, nearby services, and residential areas, and they contribute to the small-scale character of the valley. However, the limited width of valley roads and the mix of vehicles, bicycles, and pedestrians can create safety challenges in some areas. In the Upper Valley, portions of Stehekin Valley Road have also been affected by flooding and channel migration of the Stehekin River, which can influence long-term access and maintenance needs. Together, these factors highlight the importance of managing transportation in a way that supports community mobility while maintaining the natural and rural character of Stehekin.

3.5.1 Upper Valley Road

Transportation access in the Upper Stehekin Valley remains an important and sometimes debated topic within the community. The historic 22.8-mile road to Cottonwood Camp washed out at mile 12.9 in 2003, reducing the road length by nearly 10 miles. Portions of the Upper Valley Road have been damaged or lost due to flooding and channel migration of the Stehekin River, limiting vehicle access to some areas farther up valley. Community members have expressed varying perspectives regarding whether efforts should continue to encourage the NPS to rebuild an Upper Valley Road.

Some community members indicate support for continued evaluation of options to restore Upper Valley Road access, citing benefits such as improved access to trailheads, recreation areas, historic sites, and greater accessibility for visitors with limited mobility. Other community members oppose rebuilding a road, raising concerns regarding the financial, environmental, and long-term feasibility challenges associated with reconstructing and properly maintaining a road in the dynamic floodplain of the Stehekin River.

Restoring vehicle access would require a new road alignment, most likely on the Pacific Crest Trail (PCT) alignment, displacing the PCT, which currently provides a source of visitors and economic activity in Stehekin. Notably, in a 2009 assessment, NPS found no difference in the number of visitors to the Upper Stehekin Valley before and after the road was washed out. However, plans to rebuild the road remain a salient topic as the only current access to the Upper Stehekin Valley is by foot.

Decision-making regarding the Upper Valley Road is within the NPS jurisdiction and extends beyond the scope of the Stehekin Community Plan. Before the LCNRA establishment, Chelan County played a role in the ownership and management of the road corridor, and its policies and decisions may influence future actions related to road access. Because this Plan primarily provides community guidance rather than direct regulatory authority, the Plan may acknowledge the range of community

perspectives while recognizing that final decisions regarding the Upper Valley Road may be determined through other processes involving the NPS, and other relevant agencies.

3.5.2 Stehekin Landing

The Stehekin Landing area functions as the primary transportation hub for the community and experiences concentrated activity when passenger boats arrive and depart. During these periods, increased vehicle, bicycle, and pedestrian activity can create congestion and circulation challenges. Community members have identified the need to improve traffic flow and overall circulation within the landing area to enhance safety and efficiency for both residents and visitors. Potential considerations include establishing one-way traffic patterns in certain locations, such as the road behind the Golden West Visitor Center, or implementing temporary one-way circulation patterns during boat arrival and departure times. These measures may help reduce conflicts between vehicles, bicycles, and pedestrians while improving the overall movement of people through the area.

Non-motorized transportation and access to the waterfront are also important considerations. Walking and bicycling are common modes of travel near the landing, particularly for visitors arriving by boat who move between docks, businesses, and nearby facilities. Improving conditions for pedestrians and cyclists, including clearer circulation routes and safer shared spaces, may help reduce congestion and improve the overall visitor and community experience. Maintaining convenient and safe access to the waterfront is also important, as this area serves as the primary point of arrival and gathering space within the community.

Parking management has also been identified as a key need in the landing area. Community members have noted the loss of long-term parking options due to the wastewater treatment plant and the increasing demand for parking during peak visitor periods. Potential strategies may include identifying areas for short-term, mid-term, and long-term parking; improving parking organization through measures such as diagonal parking; and reducing informal roadside parking that can contribute to congestion and safety concerns. Clear parking regulations and consistent enforcement may also help ensure that available parking is used efficiently and supports both residents and visitors.

3.5.3 Boat and Barge Operations

Boat and barge transportation is essential to the sustainability of the Stehekin community. Because Stehekin is not connected to the regional road system, nearly all goods, materials, equipment, and many services must arrive by water via Lake Chelan. Barges support the needs of full-time residents, part time residents, property owners, seasonal workers, local businesses, Chelan PUD, and NPS operations. Construction materials, fuel, equipment, emergency services, and other essential supplies rely on barge access, making this service a critical component of maintaining homes, businesses, infrastructure, and community services. Barge service is a critical part of the Lake Chelan transportation system, supporting the movement of freight, equipment, fuel, construction materials,

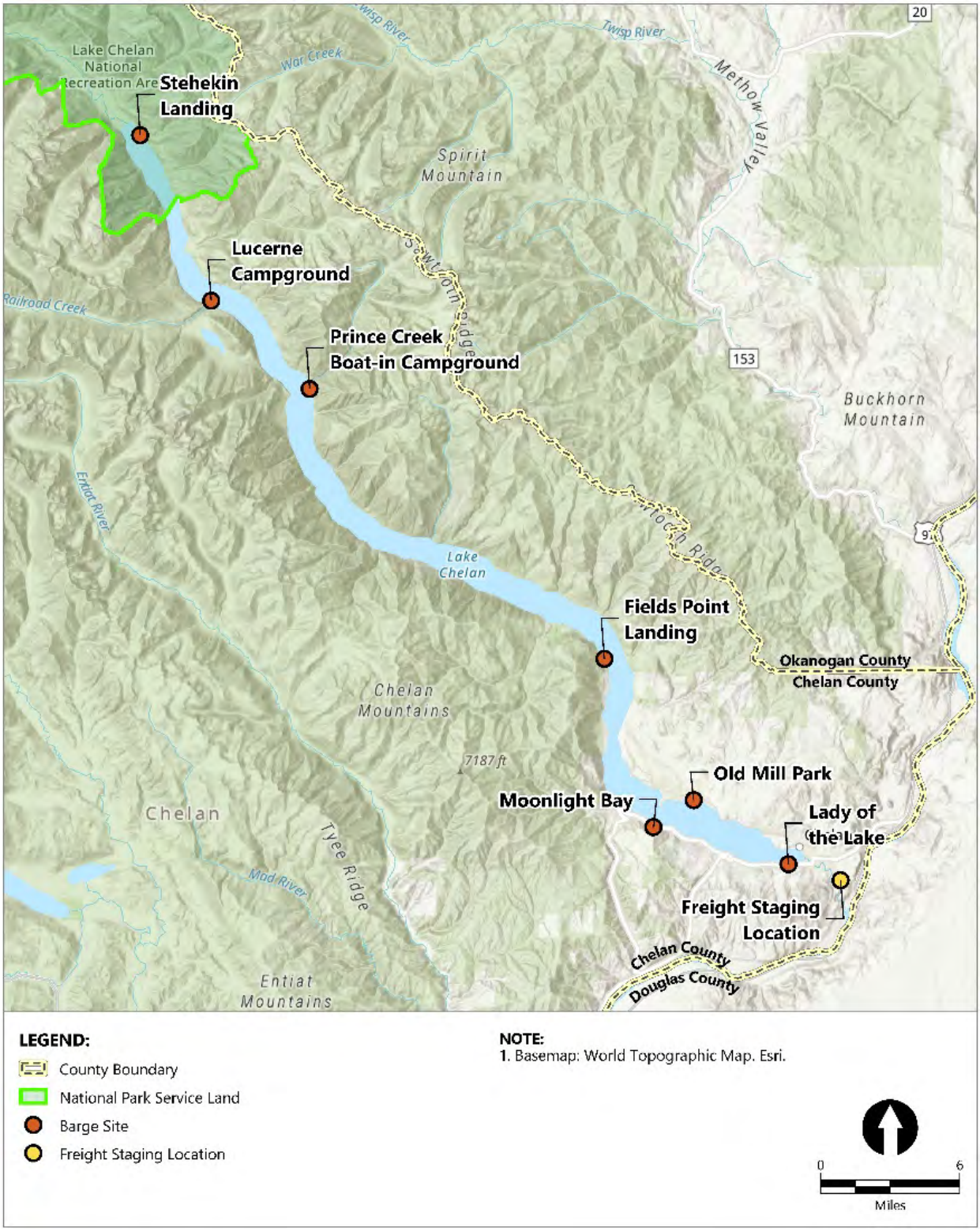
and other goods between down-lake facilities and Stehekin. Mountain Barge Services has provided for Lake Chelan-wide barge needs since 1976, including standard freight barge runs, bulk material barge hauling, marine construction, shoreline work, and dock construction.

Maintaining reliable passenger boat and barge service is therefore fundamental to the long-term viability of Stehekin. Public Law 90-544 and associated House and Senate reports recognized the importance of the Stehekin community and the role it plays in providing visitor services within the LCNRA. Consistent water-based transportation ensures that residents, workers, and visitors can access the community while allowing goods and supplies to reach the valley. Continued support for these transportation services is necessary to sustain both the local economy and the community's ability to serve visitors to the area.

Existing County zoning definitions may not clearly distinguish between marine freight operations, shipping terminals, and water-dependent uses. This lack of clarity creates uncertainty about where barge facilities may be allowed and whether industrial zoning would be required at Stehekin Landing, in the City of Chelan, Lucerne or at other down-lake sites, and may affect the relocation, continuation, or expansion of barge service facilities over time. Because barge service is essential to access and supply movement in Stehekin, Chelan County should review and clarify zoning definitions related to shipping terminals, marine freight facilities, and water-dependent uses to support future land-use decisions. Unclear zoning definitions may constrain barge service that is necessary for the Lake Chelan transportation system, including service to Stehekin. The County should support regulations that allow barge-related operations in appropriate shoreline and transportation-serving locations without automatically treating them as industrial uses where the activity is primarily marine access and short-term freight transfer. Policy direction should address both Stehekin Landing and other sites as part of a coordinated Lake Chelan-wide transportation strategy. Figure 3.6 maps the down-lake locations in Stehekin that have the potential to accommodate barge service.



Figure 3.5.3
Existing Barge Service Locations



3.6 Parks and Recreation

Stehekin and surrounding lands serve as an important component of the North Cascades National Park Service Complex. Recreation is central to the community's identity and economy, with visitors drawn to the valley for its access to wilderness, scenic landscapes, and outdoor activities. The Stehekin Valley provides opportunities for hiking, camping, boating, wildlife viewing, bicycling, hunting, and recreational angling. Most of these activities occur on lands managed by the NPS, USFS, and other public agencies, while the Stehekin community provides services that support visitor access to these experiences.

Recreational opportunities and visitor services continue to evolve as conditions in the valley change. The recent closure of the Golden West Visitor Center has affected how visitors receive information and orient themselves upon arrival in Stehekin. At the same time, there is ongoing interest in expanding visitor accommodations and recreational opportunities that allow people to experience the valley while maintaining its natural character. Activities such as hunting and recreational angling remain important traditions for residents and visitors and contribute to the area's cultural and recreational heritage. Balancing visitor access with the protection of natural resources and the character of the Stehekin community remains an important consideration for parks and recreation planning in the valley.

The 2022 Stehekin Opportunities Matrix noted the following needs and desires for parks and recreation, largely dependent on NPS presence in the valley, noting that Stehekin's visitor services and recreation opportunities are central to both the visitor experience and the character of the community.

- As services formerly provided at the Golden West Visitor Center have evolved, there is an opportunity to improve how visitors receive clear information about recreation, safety, transportation, fire awareness, and stewardship. Visitor accommodations should support access while preserving Stehekin's small-scale, rural character, remaining compatible with the natural landscape and community identity. Expanding winter access and recreation can enhance year-round opportunities, provided these efforts align with environmental protection and community values.
- Reliable access to trails, campgrounds, and recreation areas is essential for both visitors and residents. Maintaining and restoring infrastructure, including damaged trails, and strengthening transportation connections will help sustain access while reducing impacts on heavily used areas. Traditional activities such as angling and hunting should continue where appropriate, recognizing their importance to local heritage. Thoughtful, adaptive management—supported by scientific studies such as fish habitat assessments and creel surveys—can help sustain these uses while protecting ecological health.
- Protecting natural resources must guide all recreation planning in the valley. Management should safeguard the Stehekin River, surrounding wilderness, wildlife habitat, and scenic

landscapes while ensuring increased visitation does not degrade environmental conditions or the visitor experience. Preserving Stehekin's quiet, remote character requires avoiding large-scale infrastructure and emphasizing low-impact, non-motorized recreation. Stewardship and education, including promoting Leave No Trace principles and strengthening partnerships between residents, visitors, and the NPS, will help ensure recreation continues to support the local economy while maintaining the valley's unique character for future generations.

In the early stages of development of a Stehekin Community Plan, stakeholders and prior planning efforts were consulted in 2022 about potential projects and improvements in the Valley. That work resulted in a list of potential capital improvements, including:

- Reopening roads and paths that support bicycles, personal vehicles, and shuttle service
- Rerouting Upper Stehekin Valley Road to Wagon Road to address loss of access due to road closures
- Developing a new PCT alignment
- Providing infrastructure, funding, and maintenance of visitor support services, including search and rescue services
- Scoping new locations for medium- and long-term parking
- Removing existing parking away from the side of the road
- Developing a Lower Stehekin Valley "frontage" Trail/Bike Path to relieve congestion on the Lower Stehekin Valley Road
- Opening or improving Lower Valley Loop Hikes, including hiking from Purple Point to Rainbow Loop or behind Buehler's Bluff and Rainbow Loop to the Ranch
- Constructing either a pedestrian suspension bridge or a protected climbing/traversing route to allow hikers to cross the river at the location where the U.S. Geological Survey cableway currently exists
- Establishing a new right-of-way (ROW) for power supply along Company Creek Road
- Improving winter recreational opportunities by providing yurts and additional cabins at Bridge Creek
- Constructing shoreline access points, including shoreline regrading, installation of sand or fine gravel beach materials, accessible lake-entry features, and related site infrastructure to improve public swimming access and recreational use

4 National Park Service and the Stehekin Valley



The relationship between the NPS and the Stehekin Valley was established in the LCNRA Enabling Legislation (Public Law 90-544), enacted by congress in 1968. This legislation recognized the LCNRA as distinct from the NOCA and created the North Cascades National Park Service Complex. This distinction designated the LCNRA as an area where recreation, access, and the historic Stehekin community could continue to coexist with resource protection and to balance national conservation goals with the continued existence and function of the Stehekin Valley. Section 202 of Public Law 90-544 states that the LCNRA was established "[i]n order to provide for the public outdoor recreation use and enjoyment of portions of the Stehekin River and Lake Chelan, together with the surrounding lands, and for the conservation of the scenic, scientific, historic, and other values contributing to public enjoyment of such lands and waters." The Public Law placed federal lands in the Stehekin Valley (within the LCNRA), and the NOCA, within the management jurisdiction of the NPS to be administered in a manner that includes environmental, visitor service, and community concerns.

Since the establishment of the LCNRA, there have been different interpretations of what the Public Law intended regarding the compatibility of preservation, conservation, and the public enjoyment. The authority and jurisdiction that NPS has over the valley has also been subject to different

interpretations. Over time, agencies have pursued efforts to clarify the intent of the original legislation, including:

- In 1981, a report was issued by the U.S. Government Accountability Office examining the land acquisition practices of the NPS at LCNRA. The report concluded that the congressional intent was that a private community in the recreational area should continue to exist, that commercial development should not be eliminated, and that additional compatible development should be permitted to accommodate increased visitor use.
- In 1981 and 1982, the NPS issued an Environmental Assessment (EA) and Finding of No Significant Impact (FONSI), respectively, evaluating compatibility standards for the Stehekin Valley. The standards were developed to guide NPS management decisions regarding compatible private land uses within the LCNRA while protecting natural and cultural resources, recreational opportunities, and the continued residential growth and development of the Stehekin community.

Following disputes over land acquisition and compatibility standards during the 1970s and early 1980s, the ***Lake Chelan National Recreation Area Land Protection Plan*** **(1988)** established a framework for protecting recreation area resources while preserving the Stehekin community. The plan emphasized voluntary land acquisition, continued private ownership, and reliance on Chelan County land-use regulation, reinforcing the NPS's primary role as manager of federal lands rather than regulator of private property. Consistent with this framework, NPS currently exercises management jurisdiction over federally owned lands within the Stehekin Valley that are part of the LCNRA, while private lands remain subject primarily to state and local jurisdiction. Although NPS has no general land-use or zoning authority over private parcels in Stehekin, it may exercise regulatory authority where federal permits, property interests, access rights, or resource protection requirements are involved.

The ***North Cascades General Management Plan*** **(GMP 1995)** builds on the Public Law 90-544 (1968) and the management framework for the LCNRA and NOCA. The plan emphasizes the role of the NPS in establishing limits on development and resource use to avoid significant adverse effects on the scenic, scientific, historic, and recreational values of the LCNRA. The General Management Plan further outlines specific policies in the following resource-specific implementation plans:

a. Sand, Rock, and Gravel Plan
b. Forest Fuel Reduction/Firewood Management Plan
c. Wilderness Management Plan
d. Transportation Plan
e. Stehekin Landing and Valley Development Concept Plans
f. LPP (Updated in 2012)

Together, the implementation plans established the framework through which the General Management Plan would be carried out in the Stehekin Valley. While some plans focus on the stewardship of wilderness, natural resources, and ecological processes, others address transportation, infrastructure, visitor services, and land use. This combination of resource stewardship and community planning established many of the management practices and development patterns that continue to guide modern-day decision-making in the Stehekin Valley. NPS policies and the General Management Plan recognize the importance of balancing national conservation goals with the continued existence and function of the Stehekin community. These policies emphasize that development, land use, and infrastructure should remain modest in scale and compatible with the valley's natural setting, visual character, and environmental constraints, while still supporting local livelihoods.

Within this framework, the community's ongoing role is integral to management and planning processes, contributing stewardship, local knowledge, visitor services, and a sustained year-round residential presence.

After the creation of the park complex, there was an increase in visitation and resource demands and increase in the number of private residences and population. Since the 1980s, the NPS's role in Stehekin has gradually shifted from active involvement in both private land policy and visitor services toward a more limited focus on managing federal lands and maintaining essential infrastructure. Over time, this transition has been marked by reduced staffing levels, diminished interpretive programming, reliance on remote visitor services, and the closure of the Golden West Visitor Center in 2024. By 2024, NPS reported a 28% decline in overall staffing across the North Cascades Complex over the preceding decade and cited funding challenges as reasons for reducing its on-the-ground presence in Stehekin.

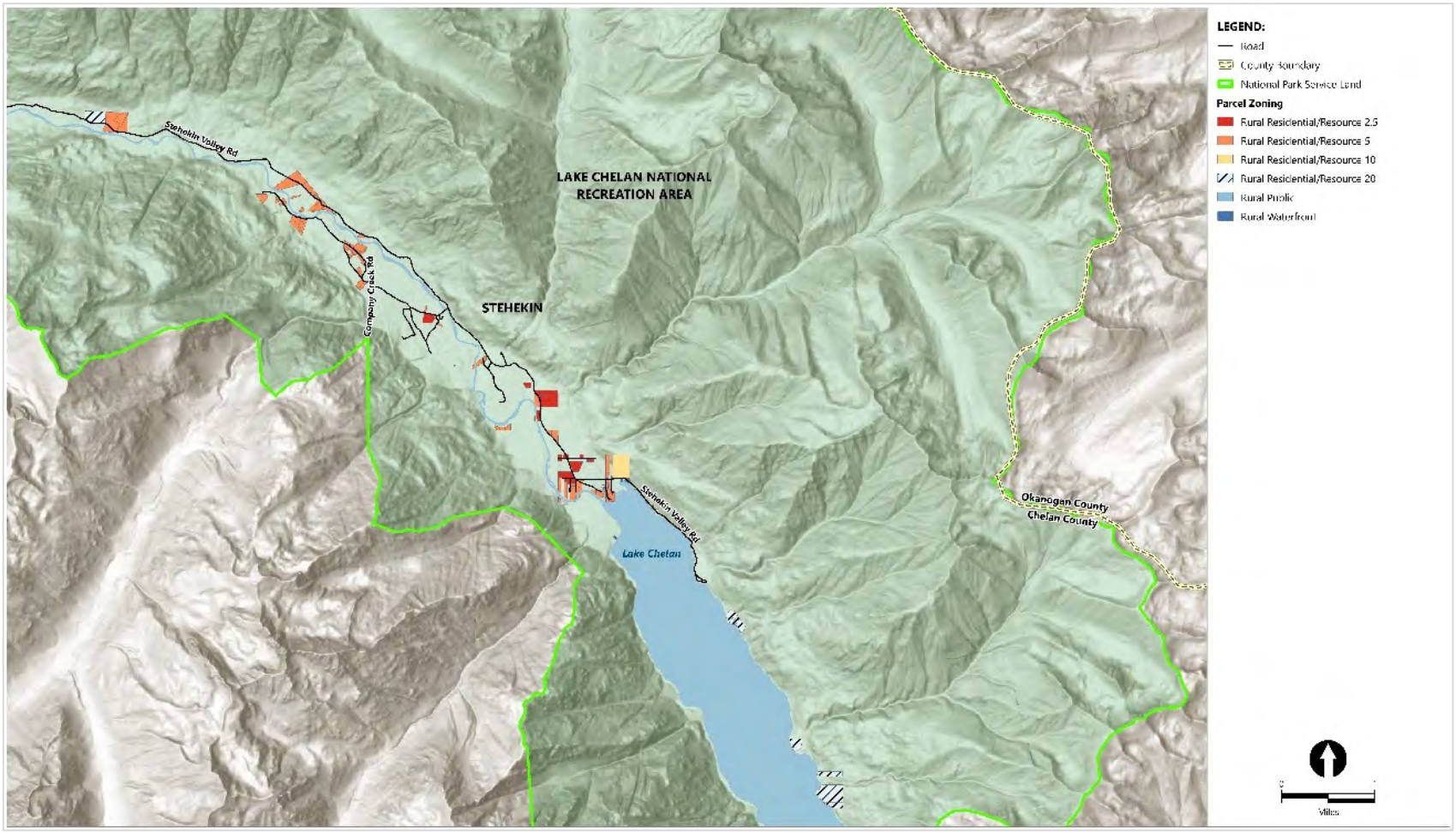
The community, and Chelan County as a whole, recognizes the important role that the NPS has played in maintaining the viability of Stehekin. Residents and other stakeholders, albeit at varying extents, all expressed a desire for the NPS to return staffing and amenities to pre-2024 levels to the extent practicable.

5 Land Use and Zoning Strategy

5.1 Existing Land Use and Zoning

Parcel ownership in Stehekin currently includes approximately 294 acres of privately owned parcels. Nearly all of the privately owned parcels are currently zoned as RR, ranging from RR2.5 to RR20, with a few parcels zoned RW and two parcels embedded in the RP zoning. Figure 5.1-A provides a zoning overview of privately owned property in the valley.

Figure 5.1-A
Privately Owned Parcel Zoning



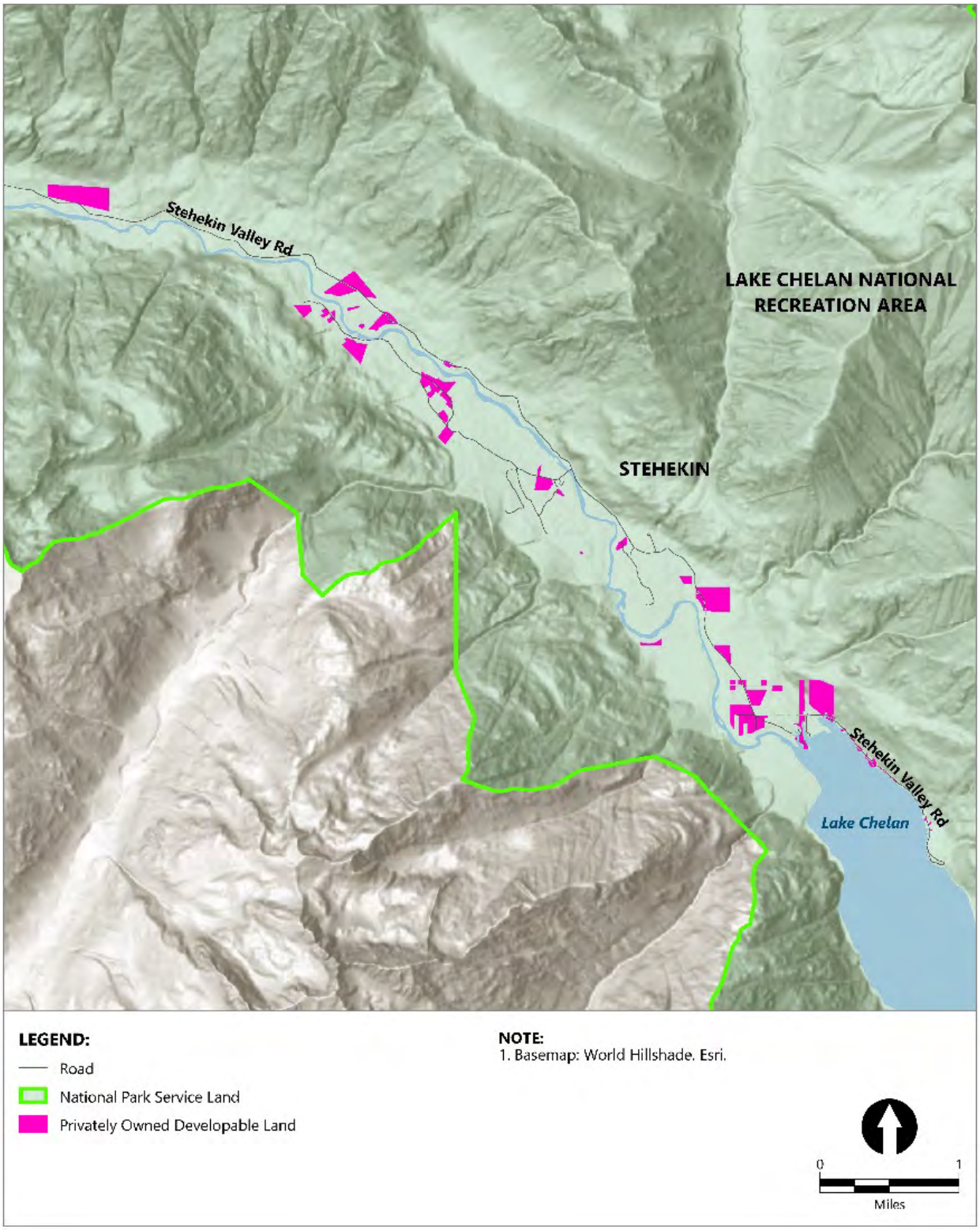
In the "developed" areas of the valley, most non-private parcels are federally owned. This includes approximately 68 acres of RP-zoned land near Stehekin Landing and the Golden West Visitor Center, about 95 acres of RR20- and RR5-zoned property along Company Creek Road, and a patchwork of other parcels throughout the valley. The NPS also owns all but two of the RP parcels and all but one of the RW parcels near Stehekin Landing, with the seasonal barge dock privately owned and the ferry landing owned by Chelan PUD. Some of the publicly owned property is likely difficult to develop due to critical areas constraints; however, several of the large parcels owned by the NPS do have the potential for developable sites outside of mapped steep slopes, floodways, or landslide hazard areas. Should NPS decide to make that property available, there could be increased development potential, especially along Stehekin Valley Road.

Figure 5.1-B shows an approximation of developable parcels in the valley. All property in the valley was reviewed, and areas in steep slopes (>40%), mapped landslides, wetlands, and shoreline buffers were excluded. Then property was divided into privately owned acreage and publicly owned acreage. This resulted in approximately 275 acres of privately owned property that is appropriate for development. This does not account for parcels that are already developed, potentially reducing future development potential, or do not have road access (or where road access is cut off by intervening natural features).

Zoning regulations in the Chelan County Code address both the use of the property (e.g., residential, commercial, institutional) and how that property is developed (e.g., building size, setbacks, lot coverage). Additional regulations apply within 200 feet of the Stehekin River and the tributaries Agnes, Company, Rainbow, and Boulder Creeks, as they are regulated under Chelan County's Shoreline Master Program. The community has expressed interest in reviewing the applicable use and development standards, with the potential of changing the zoning in the valley to help achieve community priorities. This might include application of different RR standards to some or all of the properties, and it might include applying Rural Recreational/Residential (RRR) or Rural Village (RV) zoning to some or all of the properties. In the shoreline or other identified critical areas, development will still be limited by environmental factors and the ability to provide utility services, including septic.

Note: The following sections about zoning do not extensively consider critical areas. It is assumed that any new development would take place consistent with both shoreline and critical areas regulations, regardless of how and when a parcel was created or the improvements constructed. In addition, restrictive covenants may result in fewer developable parcels.

Figure 5.1-B
Developable Parcels



5.1.1 Zoning Districts – Permitted Uses

While the existing zoning districts differ in some respects, they are largely consistent in the types of uses they permit. In general, the RR20 zoning allows for fewer uses than the other RR districts. For example, isolated cottage industries, planned developments, recreational vehicle parks, and mobile home parks are not allowed in this district. On the other end of the zoning continuum, larger agricultural uses (e.g., processing facilities, forestry operations) are not allowed in RR2.5.

The RRR and the RV zoning districts allow a few more activities outright or through conditional use permits, with the RRR allowing more recreation and tourist-serving uses and the RV allowing more "town" type uses, including multi-family residential. However, it should be noted that all zones allow small-scale recreation and tourism uses with a conditional use permit (CUP). The Chelan County Code, Section 14.98.1795, defines recreational uses:

> "Small scale recreation and tourism" means a land use that relies on a setting to provide recreational or tourist use, including recreational center and commercial facilities to serve those uses, but that does not include new residential development. It includes activities and facilities such as, but not limited to, cultural/religious camps, retreat centers, campgrounds, [recreational vehicle] parks, lodges and cabin rentals, camping units, outdoor equipment rentals, guide services, trails and trailhead facilities, and similar uses. Small scale recreational and tourist uses are of a size or intensity which has minimal impacts on the surrounding area and which makes minimal demands on the existing infrastructure and public service.

The conditional use criteria for recreation and tourism uses are established in Section 11.93.370 of the Chelan County Code. In summary, the code limits buildings to 6,500 square feet per 10 acres of land and requires an applicant to demonstrate both that the use will be compatible with its surroundings and that all public services will be provided to the use.

The full table of allowed uses is in Section 11.04 of the Chelan County Code.

5.1.2 Development Standards and Constraints

Table 5.1.2 shows a summary of development standards in the zoning districts. Other than minimum parcel size and the minimum parcel width, the development standards for all rural zoning districts are nearly identical.

Table 5.1.2.1
Zoning Requirements Summary

Zone	Min. Parcel Size	Min. Parcel Width	Max. Bld. Height	Coverage %	Front Yard	Rear Yard	Side Yard
RR20	20 acres*	200	35	35	25	20	5
RR10	10 acres*	150	35	35	25	20	5
RR5	5 acres*	100	35	35	25	20	5
RR2.5	2.5 acres*	100	35	35	25	20	5
RW, RRR, RV	12,000 square feet**	70	35***	35	25	20	5

*Includes 1/2 of adjacent public ROW **or minimum for septic ***RV allows 45-foot buildings

Except for the RV, all zones allow for a "lot split," in which a parcel that cannot be legally subdivided may be split into two parcels. These zones also allow clustered development at the same base density, with some bonuses available in RR5, RR10, and RR20. A simple example would be that a 100-acre parcel in the RR10 could be divided into one 90-acre open space parcel and ten 1-acre developable parcels, as long as the development could meet all other standards for septic, access, and other requirements. The regulations for clustered subdivisions are located in the Chelan County Code, Section 12.12.

Of the privately owned property that is zoned RR, most of the parcels do not meet the minimum parcel size for the zone in which they are located. None of the parcels are part of a clustered subdivision.

Table 5.1.2.2
Summary of Properties by Zone

Zone	No. of Parcels	Total Acres	Average Parcel	No. of Undersized Parcels	% Undersized
RR20	3	22.4	5.6	3	75%
RR10	1	27.37	27.4	0	0%
RR5	120	180.75	1.51	111	93%
RR2.5	30	60.39	2	24	80%
RW	12	2.97	0.25	0	0
RP	2	0.24	0.12	0	0

Since 2011, six new parcels have been created in the Stehekin area. These included three parcels created through exemptions from the subdivision code based on various factors and one three-lot short plat that was submitted in 2014 and recorded in 2016. The 2016 short plat appears to be the most recent subdivision approved in the Stehekin Valley.

About 117 parcels (69% of privately owned parcels), containing about 134 acres (about 46% of total private land area), are at least partially within the 100-year floodplain of the Stehekin River; of those, approximately 70 of the parcels have a dwelling unit on the site. While development is allowed in the 100-year floodplain (as long as it meets elevation and other pass-through requirements), all of these parcels are at least partially within the buffers of rivers or streams (150–200 feet), where development is subject to critical areas requirements.

This combination of large minimum lot sizes with environmental constraints further limits the potential for locating residential structures in Stehekin.

5.1.3 Zoning Issues

Community conversations have identified additional concerns with the zoning that has been applied in the Stehekin Valley. First, prior subdivisions and development patterns have resulted in the majority of residential lots being smaller than required per the zoning code. While this may be more of a perceived constraint than an effective constraint (the zoning code is permissive when addressing nonconforming residential lots), it does show that the County zoning and planning scheme does not reflect the built reality of Stehekin. For any new development to be compatible with (i.e., like) existing development, it should be allowed on smaller individual lots.

Other zoning and development constraints, such as large minimum lot sizes, interact with critical area regulations to further limit development flexibility. While these constraints cannot be removed because they are natural assets that are protected, changing zoning can provide more flexibility in working with the natural environment in developing new houses or relocating houses located in hazardous areas.

5.2 Zoning Options

This section provides information on some of the ways zoning might be changed in the Stehekin Valley in order to remove some of the barriers to additional housing construction. Zoning modifications are included here to address both the difficulty in supplying new housing as well as the options to relocate housing away from hazardous areas. While zoning changes wouldn't compel additional development, they can be used to ease restrictions, particularly when it comes to minimum parcel sizes.

5.2.1 Option: Update Zoning to Reflect Current Conditions

Under this option, the zoning would be updated to more closely reflect current conditions for the existing parcels, using the available zoning districts in the Rural Element of the Comprehensive Plan. In general, this would involve applying the RR2.5 district to most of the private property in the Stehekin Valley. (Only 14 of the privately owned properties are more than 2.5 acres.) Zoning could be applied

consistently in each residential area, which may provide for some additional subdivision opportunities for those larger lots, and, on the larger parcels, the potential for clustered development.



The uses and basic development standards are generally the same, other than minimum lot size, so this option would not result in more conforming uses in the valley, but it may result in more conforming parcels. Additional development would be possible; however, there may be real or perceived conflicts in "upzoning" parcels that are in critical areas or their buffers. Overall density may not increase, as a substantial percentage of the parcels (especially the developed parcels) are smaller than 2.5 acres.

5.2.2 Option: Rural Recreational/Residential (RRR) Zoning

A second option is to apply RRR zoning to all or part of the properties in the Stehekin Valley. In order to be compliant with the Comprehensive Plan land-use designations and associated zoning, part of Stehekin would have to be designated a Local Area of More Intensive Rural Development (LAMIRD) in the County's Comprehensive Plan. (Note that "intense" or "intensely developed" imply residential development that precludes use of land for agricultural or resource purposes—it does not mean levels of density that might be found in a town or city.) LAMIRDS in Chelan County include Malaga and Monitor. As of publication of this plan, Malaga is being considered for conversion to an Urban Growth Area, which would apply higher density zoning and opportunity for the County to provide urban services, such as sewer.

The regulations and process for designating a LAMIRD are in the Growth Management Act, Revised Code of Washington (RCW) 36.70A.070(5) under the Rural Element section. The rules are set out in WAC 365-196-425, and the Chelan County policies for designation are in Chapter 3 of the Comprehensive Plan. In short, LAMIRDs are to be defined by the boundaries of existing development

and to allow infill development within those boundaries. LAMIRDs may not be created to allow entirely new developed areas or increase sprawl.

The RRR zoning purpose statement is set forth in Section 11.06.010 of the Chelan County Code and reads as follows (emphasis added):

> (A) Purpose. This designation will provide the opportunity for the development, redevelopment and infill of **existing intensely developed rural recreational/residential areas for residential, recreational and tourist development consistent with the rural character and rural development provisions outlined in the goals and policies of the Comprehensive Plan**. These areas provide a distinct rural lifestyle closely associated with the many natural amenities found within Chelan County. Potential impacts to the surrounding area, critical areas, and water quality shall be addressed. These areas must be clearly identifiable as existing intensely developed rural recreational development; where a logical boundary can be delineated and set by the built environment. Such a boundary shall not permit or encourage a new pattern of sprawling low density or urban type development.
>
> (B) Uses appropriate for these areas include: open space and developed open space; residential; agriculture; and forestry. Additional uses may be considered with supplemental provisions. These provisions shall address performance standards, impacts to the surrounding area, and be consistent with the goals and policies of the Comprehensive Plan. Such uses may include: **intensification of existing development or new development of small-scale recreational or tourist uses**, including commercial facilities to serve those recreational or tourist uses, that rely on a rural location or setting but that do not include a new residential component; intensification of development on lots containing existing isolated nonresidential uses; home occupations; bed and breakfasts; and community facilities.

Within that framework, lot sizes may be as small as 12,000 square feet as long as septic can be provided and as long as all critical areas can be avoided; cluster subdivisions are not allowed (no lot reduction beyond 12,000 square feet is available). With this parcel limit and RRR applied over all private property in the valley, about 90 properties or over 250 acres would be eligible for subdivision. On parcels that are partially constrained by critical areas, RRR zoning may provide greater flexibility for subdivision or development by allowing the remaining buildable area to be utilized more efficiently.

5.2.3 Option: Rural Village Zoning (RV)

A third option is to apply RV zoning to all or part of the properties in the Stehekin Valley. As with the RRR designation, Stehekin would have to be designated a LAMIRD before this zoning could be applied.

The RV zoning purpose statement is set forth in Section 11.06.020 of the Chelan County Code and reads as follows (emphasis added):

> (A) Purpose. This designation recognizes the existence of **intensely developed rural residential developments and communities, with densities less than two and one-half acres per dwelling unit, which typically will not have sewer service**. This designation will provide the opportunity for the development, redevelopment and infill of existing intensely developed rural residential areas for residential and other rural development consistent with the rural character and rural development provisions outlined in the goals and policies of the Comprehensive Plan. Potential impacts to the surrounding area, critical areas, and water quality shall be addressed. These areas must be clearly identifiable as existing intensely developed rural residential development; where a logical boundary can be delineated and set by the built environment. Such a boundary shall not permit or encourage a new pattern of sprawling low density or urban type development.
>
> (B) Uses appropriate for these areas include: developed open space; residential; agriculture; and forestry. Additional uses may be considered with supplemental provisions. These provisions shall address performance standards, impacts to the surrounding area, and be consistent with the goals and policies of the Comprehensive Plan. Such uses may include: **intensification of existing small-scale recreational or tourist uses that rely on a rural location or setting but that do not include a new residential component**; intensification of development on lots containing existing isolated nonresidential uses; home occupations; bed and breakfasts; and community facilities.

As with RRR zoning, the RV district allows lot sizes as small as 12,000 square feet, or to whatever limit is supported by on-site sewer. However, the intent of the RV is to allow for commercial infill and growth and not to support additional residential development. RV may be appropriate for areas

around Stehekin Landing[2], or if the community decides to have a "center," but otherwise does not encourage residential growth.

In either case, the RRR or RV zoning would require that Chelan County designate that part of Stehekin proposed to be RRR or RV as a LAMIRD. The goals and policies for LAMIRDs are contained in the Comprehensive Plan's Rural Element. The goal for LAMIRDs is to recognize areas of residential or commercial activity that (generally) existed before 1990, to allow for uses to serve the existing and projected rural population (including tourist uses), and to draw logical boundaries around the more intensive development. Because development in Stehekin occurs in several distinct clusters rather than in a single continuous settlement pattern, additional analysis would be needed to determine the appropriate extent and configuration of any LAMIRD designation. As a result, application of a single zoning district across all private lands may not be appropriate, and a combination of zoning approaches may ultimately be warranted based on current or anticipated future land uses.

5.3 Overlays and Tools

Zoning districts, with their associated use and development standards, apply to the entire County, and no one zoning district may meet all of the desires or respond to the concerns of the community. Zoning overlays are a tool that can help customize a zoning district to a unique community, without creating an entirely new zoning designation. Overlays should be used sparingly and should be focused on one or two key issues. They can be added to any zoning district (or community-wide) and generally add restrictions to the applied zoning district; an example in Chelan County is the Icicle Valley Design Review Overlay. For Stehekin, the County might consider the following enhancements to the zoning code. If the RRR or RV districts are applied to Stehekin, overlays could also be considered to more fully align the County-wide zoning with Stehekin's desires. Some examples include:

- **Landscaping and screening standards.** In general, landscaping requirements do not apply to residential uses in the rural areas. Stehekin could consider street-side screening and landscaping to reduce the visibility of residential development, including accessory development like parking areas or garage structures. This would assist in the overall community goal of retaining a natural feel.
- **Prohibition on lot splitting.** Icicle Valley does not allow lot splitting. The County could make similar findings in Stehekin given the amount of land with critical areas and given the limited public services available in the valley. In this case, if a parcel was not configured to allow subdivision, no additional residential parcels could be created.
- **Maximum building footprint.** All districts allow 35% lot coverage and, given the large size of lots in Stehekin, that can result in some very large buildings. An overlay could limit maximum

[2] This area is currently zoned RP, which does not permit residential uses and is based on public ownership of the land. Otherwise the zoning uses and development standards are similar to the RV district, except taller buildings are allowed.

building footprint or overall square footage. This would support more open space on any given lot, supporting the community's goals for incorporating nature into design.

- **Restricting recreational vehicles.** An overlay could state that recreational vehicle parking is limited to public campgrounds, or one recreational vehicle per parcel associated with a residential dwelling, or some measure in between, to address community concerns about informal campgrounds in the Stehekin Valley.
- **Limiting driveways.** One of the visual indicators of residential density is the number of driveways accessing a public roadway. An overlay could prohibit new driveways or require shared driveways for a certain number of houses. Likewise, an overlay could limit the number of new public or private streets, or require pedestrian pathways rather than streets within clustered development.
- **Limits on commercial development.** An overlay could provide additional limits on commercial development that is otherwise allowed or conditionally permitted in the zoning districts. For example, guest houses could be limited to four rooms only, to be confirmed during the permitting process. Tourist-serving restaurants could be limited to 3,000 square feet instead of 5,000, or parking reduced.

Overlay options will depend on the zoning applied to Stehekin but can be useful if there are one or two provisions that would make a zoning district desirable for the community.

5.4 Recommended Approach

Given the community needs and desires for more flexibility in housing provisions, coupled with the desire to provide a minimal amount of more business opportunities and the requirement to protect critical areas, the following recommendations are included as goals and policies in this Plan.

- **Rezone the Landing from Rural Public to Rural Village.** This allows continued economic activity in the vicinity of the landing without requiring public ownership. The NPS can continue to own and operate the businesses, but they are not restricted to the NPS. The RV zoning would allow for moderate redevelopment and a small amount of increased activity in the area.
- **Rezone the area from the head of the lake to the Stehekin School from the current RR districts to RRR – Rural Residential/Recreational.** This would allow for smaller lots on the developable land in this area, creating potential for infill development and fostering the sense of a full community at the head of the lake.
- **Rezone the remainder of the private property in the valley to RR2.5.** This is the smallest lot size allowed in the rural zoning designations and still allows cluster subdivisions. This means that larger parcels could cluster housing on the developable portions of their land.

DRAFT

6 Summary of Issues and Community Needs

Table 6.1 lists the existing conditions, key issues, and community needs as identified by the Stehekin community and described in detail in Sections 2 through 5 of this Community Plan and informs the proposed goals and policies outlined in the following section.

Table 6.1
Summary of Issues and Community Needs

Current Conditions	Key Issues	Community Needs
Fire/Forest Health		
• Forest fuel loads have increased due to fire suppression and insect/disease infestations. • Summer fire seasons are becoming longer, with more frequent and intense wildfires; the situation is expected to worsen with changing environmental conditions.	• Structures, roads, and people are at increasing risk from wildfires. • Many structures do not have defensible space around them. • Firefighting access is limited and challenging. • Existing agency vegetation thinning and prescribed burn programs face constraints.	• Additional proactive fire prevention measures to reduce fuel loads, particularly along major roads and near primary structures and utilities • Emergency evacuation planning and adequate boat transport capacity for residents and tourists during the summer wildfire season
Flooding		
• Historic streamflow patterns have changed with large autumn rain-on-snow flood events causing extensive damage.	• Major flooding, debris flows, channel migration, and erosion pose risks to human safety, structures, and critical infrastructure, as well as reducing recreational access. • Developed areas previously considered safe from damage are now at risk. • NPS has persistent budget constraints that limit its ability to adequately maintain roads and levees.	• Improved monitoring of river stages and better understanding of changing flood risks • More resilient infrastructure to prevent emergencies related to road and utility damage • Clear long-term strategy for maintaining critical public facilities in the face of both flood and drought conditions
Aquatic and Biological Resources		
• The Stehekin area provides high-quality fish and wildlife habitat. • Changing environmental conditions are expected to change streamflow patterns and affect forest health.	• Natural resources are vital to fish and wildlife populations, local quality of life, and attracting visitors. • Recreation/tourism and future development may impact these resources.	• Balance growth with protection of fish and wildlife, shorelines and streambanks, water quality, wetlands, and views. • Cluster development to retain larger tracts of undisturbed habitats. • Manage visitor access and behavior to allow enjoyment of the river and surrounding landscapes without causing damage. • Reduce flood-related pollution and debris, especially from properties located near the river.
Public Services and Utilities		
• Electricity, water supply, wastewater treatment, and solid waste management systems are small in scale. • Services are provided through a combination of public infrastructure, local utility providers, and individual systems.	• Service capacity and reliability can influence the location and amount of future development, including housing.	• Ensure a reliable and resilient power supply. • Make investments in system upgrades for aging infrastructure (such as the Stehekin Powerhouse Modernization project). • Coordinate housing and development with utility capacity.
Housing		
• Privately owned land represents a limited and important component of the community's housing base and overall development capacity. • The amount of land available for future development is also constrained by natural hazards (e.g., critical areas).	• There is a lack of housing options for seasonal and year-round residents. • The housing supply is very limited for younger residents and lower wage–earning workers seeking to live and work in Stehekin. • Limited amount of buildable land, combined with flood risk and other development constraints, continues to affect the community's ability to maintain and expand its housing stock.	• Provide more housing to support a broader range of both year-round residents and seasonal workers. • Provide housing for critical service employees (e.g., post office and PUD). • Expand lodging options to accommodate visitors and support tourism. • Create a mix of housing types such as shared units, small multi-family, ADUs, and single-family homes.

Current Conditions	Key Issues	Community Needs
Economic Stability		
• Recreation and tourism are key to local economy and closely tied to the natural environment. • Year-round residents operate businesses, maintain infrastructure, and support critical services. • NPS and Chelan PUD provide significant services and infrastructure to sustain basic community functions.	• Balance economic stability with protection of the valley's natural character. • Preserve the identify and heritage of the community.	• Establish clear development standards that limit the scale of development, encourage compatibility with community character, and protect natural resources. • Prioritize small-scale, locally supported economic activity. • Preserve the limited private land base. • Align community planning with policies for the national recreation area.
Transportation		
• Stehekin can only be reached by passenger ferry, private boat, small aircraft, or trails. • Barge service is critical to support movement of goods between Stehekin and areas down the lake. • Stehekin Landing functions as the primary transportation hub. • The limited local road network is shared by multiple users. • Upper portions of Stehekin Valley Road are damaged by flooding and river channel migration.	• Lack of clarity in zoning definitions may affect the relocation, continuation, or expansion of barge service facilities over time. • Local road networks can be congested and unsafe during the peak season. • Community opinions differ about reopening of Upper Stehekin Valley Road, which is under NPS jurisdiction. • Stehekin Landing experiences congestion during arrival/departure of passenger boats. • Long-term parking options at the Landing are limited.	• Support regulations that allow barge-related operations in appropriate shoreline and transportation-serving locations without automatically treating them as industrial uses. • Create a coordinated Lake Chelan-wide transportation strategy. • Improve traffic flow/circulation within the Landing area; for example, through establishing one-way traffic patterns in certain locations or at busy times. • Improve conditions for pedestrians and cyclists on the waterfront through clearer circulation routes and safer shared spaces. • Improve parking organization, regulations, and enforcement in the Landing area.
Parks and Recreation		
• Recreation is central to Stehekin's identity and economy. • NPS Golden West Visitor Center was recently closed.	• Expanding visitor accommodations and recreational opportunities must be balanced with protection of natural resources and community character.	• Maintain and improve visitor orientation and information services. • Provide lodging and recreational facilities at an appropriate scale. • Improve winter access and opportunities. • Maintain reliable recreation access and transportation connections. • Ensure that increased visitation does not degrade environmental conditions, community character, or visitor experiences. • Support walking, bicycling, and other low-impact recreation. • Strengthen stewardship and education (e.g., Leave No Trace).
Land Use and Zoning		
• Most land in Stehekin is owned by private owners and NPS. • The amount of privately owned land has declined over time as parcels have been acquired by or transferred to the federal government and incorporated into the LCNRA. • Most privately owned parcels are zoned RR (RR2.5 to RR20).	• A limited amount of land is available to accommodate housing, local services, and economic activity. • Current zoning code does not reflect past subdivisions and development patterns that resulted in smaller residential lots.	• Evaluate opportunities to return limited areas of suitable land from federal to private ownership in order to support housing, essential services, or small-scale community development while maintaining resource protection and park stewardship. • Review land use and development standards to help achieve community priorities; for example, through zoning changes and overlays.

7 Goals and Policies

7.1 Environmental/Critical Areas

7.1.1 Forests

Goal 1: Implement and Coordinate Comprehensive Fire and Forest Health Planning.

Policy 1.1: Educate residents and public. Update, integrate, and implement applicable planning documents, including the Stehekin Valley Forest Management Plan, Wilderness Stewardship Plan, Fire Management Plan, Forest Fuels Reduction Plan, and evacuation and safety zone planning efforts.

Policy 1.2: Ensure consistency among federal, state, and County wildfire planning documents, including incorporation of relevant mitigation measures identified in the Chelan County CWPP.

Policy 1.3: Streamline interagency and public communications regarding prescribed burns and fuel treatment activities to improve transparency, preparedness, and community awareness.

Goal 2: Reduce Wildfire Risk Through Proactive Fuels Management.

Policy 2.1: Pursue coordinated fuel load reduction measures with the NPS, DNR, Chelan County, the Cascadia Conservation District, and private landowners.

Policy 2.2: Implement FirewiseUSA® and related wildfire preparedness measures, including mitigation strategies identified for Zone A (Stehekin area) in the Chelan County CWPP. Work with NPS to create defensible space if not possible on private property.

Policy 2.3: Prioritize fuels reduction treatments on valley walls, along current firelines established during 2024 Pioneer Fire, along access roads, and in areas where topography and vegetation conditions increase wildfire intensity or threaten evacuation routes.

Policy 2.4: Incorporate annual mechanical thinning and other appropriate treatment methods, where consistent with environmental protections and wilderness policy, to complement prescribed fire and reduce hazardous fuel accumulations.

Policy 2.5: Encourage development patterns that allow firebreaks, fuel treatments, and emergency response resources to be concentrated in defined areas, reducing fragmentation and improving defensible space effectiveness.

Goal 3: Reduce Long-Term Exposure of Development to Wildfire Hazard.

Policy 3.1: Discourage new development in areas identified as having extreme wildfire hazard where mitigation is infeasible or would result in significant ecological or public safety tradeoffs.

7.1.2 Flooding

Goal 1: Reduce Flood Risk Through Land Use and Development Siting.

Policy 1.1: Encourage elevation, floodproofing, or other retrofits of existing structures located in flood-prone areas where relocation is not feasible.

Goal 2: Strengthen Infrastructure Resilience to Flooding and Changing Hydrology.

Policy 2.1: Evaluate the long-term viability of floodproofing, elevating, or relocating maintenance yards, service facilities, and other critical infrastructure based on lifecycle cost, public safety, and climate resilience considerations.

Policy 2.2: Coordinate with the Federal Highway Administration and relevant agencies to implement recommendations from the Long-Term Access and Resiliency Strategy, consistent with community safety and watershed protection goals.

Policy 2.3: Maintain road alignments in existing locations where relocation would increase risk to private lands or exacerbate floodplain impacts, unless comprehensive analysis demonstrates a net public and environmental benefit.

Goal 3: Improve Floodplain Management, Monitoring, and Planning.

Policy 3.1: Coordinate with and support the NPS in the review and update of the Stehekin River Comprehensive Implementation Plan to reflect current flood risks, sediment transport dynamics, and projected climate trends affecting hydrology and geomorphic conditions.

Policy 3.2: Implement regular topographic and geomorphic monitoring, including LiDAR and/or Structure-from-Motion surveys, to track changes in channel position, floodplain elevation, and erosion patterns.

Policy 3.3: Collect and archive aerial imagery and ground-based photographs following major flood events to document impacts, inform post-event analysis, and improve future planning and hazard mitigation.

Policy 3.4: Clarify and maintain a distinction between land protection planning and river management functions to ensure that floodplain management decisions are based on current risk, science, and watershed conditions.

7.1.3 Fish and Wildlife

Goal 1: Conserve Aquatic and Riparian Systems.

Policy 1.1: Reduce land consumption and limit sprawl by encouraging clustered development patterns that preserve open space, intact floodplains, and connected natural systems.

Policy 1.2: Protect and restore riverine and floodplain habitats by maintaining undeveloped areas that function as fish spawning, rearing, and nursery habitat, including areas suitable for salmon redd formation.

Policy 1.3: Provide designated river access points, boat launches, and trails designed to minimize bank erosion, protect riparian vegetation, and prevent intrusion into wetlands and other sensitive habitats.

Policy 1.4: Preserve and manage sandbar and shoreline habitats that support migratory birds by limiting development, seasonal disturbance, and incompatible recreational uses in these areas.

Policy 1.5: Restrict placement and long-term storage of mobile homes, trailers, and recreational vehicles within river corridors and flood-prone areas to reduce contamination risks, debris hazards during flood events, and visual impacts on natural shorelines.

Policy 1.6: Educate property owners of the valley on the Shoreline Management Act and applicable local shoreline requirements and enforce these regulations to ensure that development and land-disturbing activities near water bodies meet established environmental protection standards.

Goal 2: Protect Fish and Wildlife from Human Disturbance.

Policy 2.1: Develop and distribute educational materials at boat launches, river access points, and visitor facilities describing the effects of human presence on wildlife, including the impacts of off-leash dogs on bird nesting and foraging behavior.

Policy 2.2: Enforce existing leash requirements within river corridors, sandbars, and other sensitive wildlife habitats to reduce disturbance and displacement of birds and other species.

Policy 2.3: Implement fishing management and education strategies to reduce ecological impacts, including outreach on cumulative effects of harvest pressure and repeated catch-and-release on fish health, size structure, and population resilience.

Policy 2.4: Evaluate voluntary guidelines or regulatory measures to limit repeated boat access to the same fishing locations within a single day in order to reduce stress on fish populations and localized habitat degradation.

Goal 3: Prevent Water Pollution and Reduce Runoff.

Policy 3.1: Establish standards and conduct regular inspections for fuel storage and handling to ensure spill prevention measures are maintained and effective.

Policy 3.2: Require spill prevention plans and accessible spill response kits at all fuel storage and fueling locations throughout the valley to enable rapid containment of accidental releases.

Policy 3.3: Encourage the planting of native trees and shrubs between agricultural fields, lawns, and river corridors to filter runoff, stabilize soils, and enhance riparian habitat.

Policy 3.4: Limit expansion of nonpermeable surfaces and encourage low-impact development techniques that reduce stormwater runoff and protect water quality.

Policy 3.5: Ensure on-site wastewater treatment (septic) systems are properly designed, maintained, and functioning to prevent contamination of groundwater and surface waters.

Goal 4: Reduce Wildfire Risk to Aquatic and Biological Resources.

Policy 4.1: Promote adoption of FirewiseUSA® management principles across residential, commercial, and public lands to reduce risks to life, property, and adjacent natural habitats.

Policy 4.2: Support prescribed burning, thinning, and other forest treatments on public and forest lands to reduce surface fuels, restore forest health, and limit the severity of seasonal wildfires and associated post-fire impacts to watersheds.

Policy 4.3: Establish and maintain strategic firebreaks around residential areas and other high-risk zones to reduce the likelihood of high-intensity fire spreading into critical habitat areas.

Policy 4.4: Discourage development in areas most vulnerable to wildfire, post-fire flooding, and debris flows and require structures to be sited and designed to minimize encroachment into natural habitat and wildlife interface areas.

Policy 4.5: Encourage use of fire-resistant building materials for new construction and substantial renovations, including non-combustible roofing, siding, protected soffits, decks, and vents according to WUI standards.

Goal 5: Coordinate Long-Term Habitat Protection and Resilience.

Policy 5.1: Pursue long-term protection and enhancement of critical natural habitat areas through multi-jurisdictional planning and implementation efforts that include enforceable safeguards and monitoring mechanisms.

Policy 5.2: Encourage interagency collaboration among federal, state, and local agencies; environmental organizations; timber interests; and private landowners to establish shared goals and long-term agreements focused on wildfire mitigation, habitat conservation, and community resilience.

7.2 Public Services and Utilities

Goal 1: Ensure Public Services and Utilities in Stehekin Operate Safely and Reliably While Minimizing Demand Growth.

Policy 1.1: Encourage investment in residential weatherization measures, including insulation, air sealing, and high-performance windows, to reduce energy demand and improve indoor comfort. Encourage efficient building design including site orientation and passive house strategies.

Policy 1.2: Encourage development and remodels that incorporate non-electric or alternative fuel systems for pumping, water heating, space heating, cooling, and cooking to reduce reliance on the electric grid.

Policy 1.3: Promote the efficient use of electric heating, ventilation, and air conditioning (HVAC) systems.

Policy 1.4: Promote the use of high-efficiency lighting, including LED fixtures and bulbs, to minimize overall system load.

Policy 1.5: Support utility planning and infrastructure to maintain reliable service.

Policy 1.6: Support Chelan PUD on the implementation of efficiency programs and potential behavior-based energy reduction strategies for all user groups. Encourage voluntary participation by all user groups in energy conservation and demand reduction measures.

Policy 1.7: Leveraging AMI data, support the deployment of programs available to all customers that will reduce energy use and demand, inform demand management strategies, and enable potential demand response programs.

Policy 1.8: Encourage coordination between Chelan PUD, Chelan County, and the NPS to assess system-wide energy needs and develop strategies for high energy users and high-demand facilities, including rate structures, policies, and distributed energy options to better manage demand and system constraints.

Policy 1.9: Encourage programs to reduce energy use in underutilized structures.

Policy 1.10: Identify, develop, and maintain public and temporary adaptation spaces available during emergencies, including designated shelters during weather-related hazard events.

Policy 1.11: Relocate or construct critical water supply and treatment facilities outside of areas subject to flooding, channel migration, or landslide hazards, and upgrade systems to address changing streamflow patterns, including higher winter flows and reduced summer baseflows.

7.3 Housing

Goal 1: Provide Flexible and Context-Sensitive Housing Opportunities that Adapt to the Needs and Character of the Stehekin Community.

Policy 1.1: Adopt zoning classifications and/or overlay districts that clearly define and regulate habitation of recreational vehicles and other rural residential (RRI/RRR) uses in a manner consistent with community character and infrastructure capacity.

Policy 1.2: Maintain a regulatory framework with minimal and targeted restrictions, ensuring that housing standards preserve local character and protect health, safety, and environmental resources while avoiding unnecessary barriers to housing availability.

Goal 2: Increase Housing Availability for Residents and Local Workers While Maintaining the Character of the Community.

Policy 2.1: Pursue collaborative strategies with public agencies and private property owners to address housing needs without necessarily requiring the creation of new structures, including options like reusing existing buildings, increasing occupancy of existing homes, and allowing additional ADUs.

Policy 2.2: Consider incentives for shared facilities or common areas (e.g., gardens, workshops) and other shared housing models that efficiently utilize existing land and infrastructure while supporting affordability and community cohesion.

Policy 2.3: Coordinate with the NPS to evaluate opportunities for temporary or seasonal use of underutilized NPS housing to support local workforce needs and seasonal workers.

Policy 2.4: Encourage contracting and employment practices that prioritize hiring local residents who already have housing in the valley, where consistent with agency policies and equal opportunity requirements.

Goal 3: Support a Stable, Year-Round Residential Community.

Policy 3.1: Evaluate non-regulatory approaches to discourage long-term absentee ownership where it contributes to housing scarcity or reduced year-round occupancy.

Policy 3.2: Monitor housing market and use trends to inform adaptive management strategies that support a stable, year-round residential community.

7.4 Economic Sustainability

Goal 1: Sustain a Viable, Year-Round Community Through Strategic Parcel Management.

Policy 1.1: Support parcel ownership patterns and land-use regulations that enable economic activity necessary to sustain the community, including small-scale and visitor-serving uses compatible with local capacity and environmental constraints.

Policy 1.2: Preserve opportunities for full-time residents to live and work within the community by maintaining an adequate supply of developable parcels consistent with environmental constraints and infrastructure capacity.

Policy 1.3: Ensure that land use and ownership decisions account for the provision and long-term viability of critical services and facilities.

Goal 2: Preserve Rural Character and Natural Systems Through Conservation-Oriented Design.

Policy 2.1: Encourage cluster development to conserve larger areas of undeveloped land on large parcels.

Policy 2.2: Limit land trades that would convert non-buildable parcels into buildable parcels in a manner that increases environmental risk or undermines conservation goals.

Policy 2.3: Establish high visual sensitivity areas and apply development standards to new development to protect scenic quality, including tree retention along roadways and protection of key view corridors.

Policy 2.4: Allow flexible setbacks and siting standards where appropriate, including reduced setbacks adjacent to public lands, in order to preserve open space and minimize fragmentation, while considering defensible space.

Goal 3: Protect Priority Lands and Manage Public Ownership Transitions.

Policy 3.1: Evaluate mechanisms for land exchanges with private property owners and transfers of federal property to maintain a viable private land base and advance LCNRA land protection goals.

Policy 3.2: Discourage land acquisitions by the NPS to avoid reduction in the supply of developable parcels necessary to sustain the resident community.

7.5 Transportation

Goal 1: Reduce Reliance on Single-Occupancy Motor Vehicles During High Season.

Policy 1.1: Encourage increased use of shared transportation services, bicycles, and electric bicycles to reduce the number of private vehicles on the road and decrease parking demand.

Policy 1.2: Develop a community map for recommended routes for public transportation, bicycles, and electric bicycles.

Policy 1.3: Evaluate the feasibility of a shared vehicle system with designated parking areas to consolidate vehicle use and limit dispersed parking impacts.

Policy 1.4: Coordinate with the NPS and other partners to assess potential financial support or subsidies for public transportation services serving the valley.

Policy 1.5: Promote a visitor experience in which vehicles are not necessary after arrival by boat and supported by expanded walking, bicycling, and e-biking connections between arrival points and key destinations.

Goal 2: Maintain Rural Character and Low-Impact Transportation Conditions.

Policy 2.1: Retain low speed limits and existing roadway character to support safety, preserve rural conditions, and reduce environmental and community impacts.

Policy 2.2: Limit the number of private vehicles associated with rental properties and visitor accommodations in order to manage traffic volumes and reduce impacts from traffic.

Policy 2.3: Develop and improve non-motorized infrastructure, including a Lower Stehekin Valley frontage trail or multi-use path, to provide safe alternatives to vehicular travel while preserving the community's character.

Policy 2.4: Promote a year-round mobility service through public-private partnerships, subsidies, or other funding mechanisms to provide alternatives to private car travel while preserving the community's character and supporting local services.

Goal 3: Promote Safe and Responsible Transportation Practices.

Policy 3.1: Establish community-wide safe-use standards, including speed compliance, helmet use for bicyclists, and road-sharing expectations.

Policy 3.2: Require renters and visitors operating motor vehicles or bicycles to acknowledge and adhere to safe-use standards, including speed compliance, helmet use for bicyclists, and road-sharing expectations.

Policy 3.3: Enforce prohibition of bicycle use on designated park hiking trails and other areas where resource protection or safety concerns warrant restrictions.

Policy 3.4: Provide clear visitor information regarding emergency response limitations, including distance to hospital facilities and evacuation timeframes, to support informed decision-making and risk awareness.

Goal 4: Recognize Barge Service as an Essential Component of the Transportation Network in Stehekin and Lake Chelan.

Policy 4.1: Support a Lake Chelan-wide approach to planning for marine freight access, terminal functions, and barge service locations, including both Stehekin and down-lake sites.

Policy 4.2: Coordinate with Chelan County to clarify zoning definitions for transportation or shipping terminals, water-dependent uses, and marine freight facilities to avoid unintended barriers to barge operations.

Policy 4.3: Evaluate zoning and shoreline regulations that distinguish short-duration marine freight transfer and barge loading activities from heavier industrial land uses; modify shoreline designations as necessary and appropriate.

Policy 4.4: Support identification and preservation of appropriate sites for barge service and freight transfer to maintain long-term reliability of lake-based transportation.

Goal 5: Establish a Coordinated Parking System that Supports Residents, Visitors, and Service Providers While Reducing Congestion, Protecting the Waterfront, and Aligning with Stehekin's Scale and Access Constraints.

Policy 5.1: Develop and adopt a community-informed parking management plan that defines parking locations, durations, user priorities, and enforcement mechanisms.

Policy 5.2: Identify and designate additional long-term and medium-term parking areas in locations that minimize conflicts with core activity areas and shoreline access.

Policy 5.3: Prioritize relocation of parking away from the waterfront side of the road to improve safety, circulation, and public access to shoreline areas.

Policy 5.4: Establish limits on the number and duration of concessionaire and NPS seasonal vehicles to reduce peak-season congestion.

Policy 5.5: Implement clear parking duration standards (short-, medium-, and long-term) and enforce them through locally appropriate mechanisms.

Policy 5.6: Improve tour bus circulation by formalizing and upgrading turnaround areas to reduce roadway conflicts and idling.

Policy 5.7: Coordinate parking management with transportation providers to align parking supply with actual access modes and demand patterns.

Goal 6: Maintain and Improve Existing Transportation Infrastructure for Multiple Users.

Policy 6.1: Work with the NPS to design and construct a permanent repair of Company Creek Road.

Policy 6.2: Incorporate non-motorized transportation into road improvements.

7.6 Parks and Recreation

Goal 1: Develop a Safe and Connected Trail System.

Policy 1.1: Collaborate with the NPS and Chelan PUD to plan and evaluate a community trail system that supports non-motorized travel for residents and visitors.

Policy 1.2: Prioritize trail alignments that improve safety by separating pedestrians and cyclists from vehicle traffic where feasible.

Policy 1.3: Incorporate site-specific improvements, such as slope stabilization, to ensure long-term trail durability and user safety.

Policy 1.4: Coordinate with utility providers to explore opportunities for undergrounding power lines along trail corridors where feasible to reduce visual impacts.

Goal 2: Improve Connectivity Between Key Destinations in the Valley to Expand the Network of Recreational and Transportation Routes.

Policy 2.1: Identify and evaluate opportunities to extend and connect existing trails to key destinations, including residential areas, recreation sites, and visitor facilities.

Policy 2.2: Assess the feasibility of new river crossings, including a pedestrian bridge near the former Boulder Creek bridge abutments, to enhance access to areas such as the Stehekin River Trail, Rainbow Falls, and the Harlequin Bridge area.

Policy 2.3: Support development of multi-season trail uses, including opportunities for winter recreation such as cross-country skiing, when conditions allow and where consistent with environmental conditions and maintenance capacity.

Goal 3: Pursue Coordinated and Informed Recreation Planning.

Policy 3.1: Engage the local community in identifying priorities, design considerations, and phased implementation strategies for recreation improvements.

Policy 3.2: Coordinate planning and implementation of trail and recreation improvements with the NPS, Chelan PUD, Chelan County, and the Stehekin community.

Policy 3.3: Pursue joint funding and partnership opportunities to support feasible, cost-effective recreation projects.

Policy 3.4: Align recreation improvements with environmental protections, regulatory requirements, and the rural character of the valley.

Policy 3.5: Identify and integrate relevant elements of past proposals into current planning and feasibility assessments that are adaptable to current community needs and environmental conditions.

Policy 3.6: Explore opportunities to pursue historic designation of the Courtney Homestead and evaluate its potential use as an interpretive resource managed by the NPS, the local community, or through a collaborative partnership.

7.7 National Park Service

Goal 1: Take Leadership at the County Level to Encourage the NPS to Follow Adopted Implementation and Coordination Plans as Guidance for Future Policy- and Decision-Making Regarding Environmental Management.

Policy 1.1: Incorporate NPS staff at the Park or Regional level in a Stehekin Roundtable for collaboration, decision-making, and adaptive management.

Policy 1.2: Consider leveraging community assets, including the work behind this Community Plan, in launching a "gateway planning" effort with the NPS.

Policy 1.3: Encourage the NPS to re-establish its historic presence in the valley and continue its support for the economic well-being of the community, including through the public services it provides.

7.8 Zoning

Goal 1: Establish a Rural-Scaled Zoning Framework Consistent with Community Capacity.

Policy 1.1: Apply zoning standards that reflect Stehekin's rural character and limited access, rather than suburban development norms.

Policy 1.2: Determine appropriate boundaries for residential infill that is outside of critical areas and apply zoning accordingly.

Policy 1.3: Consider applying RV zoning surrounding the Stehekin ferry landing rather than the RP district to encourage smaller buildings, bigger setbacks, and the potential for residential use of properties where there is sewer and water available.

Policy 1.4: Support clustered housing and site design concepts that preserve open land, reduce infrastructure extensions, and maintain rural character.

Policy 1.5: Encourage phased, small-scale improvements that align with community need and service capacity.

Policy 1.6: Incorporate clear guiding principles within the zoning code that emphasize rural character, environmental limits, and community values, avoiding unnecessary regulatory complexity.

Policy 1.7: Consider applying RRR zoning from the head of the lake to the Stehekin School, allowing for additional residential infill, provided other standards for screening and structure size are in place.

Policy 1.8: Consider applying RR2.5 zoning throughout the remainder of the valley to provide flexibility in land development, while complying with all other regulations.

Goal 2: Protect Environmental Resources and Hazard Areas Through Zoning.

Policy 2.1: Limit development within floodplains, channel migration zones, and areas at high risk of wildfire, mudflows, or other natural hazards.

Policy 2.2: Encourage clustered development patterns to reduce environmental impact.

Policy 2.3: Apply development standards to protect scenic quality, including tree retention along roadways and preservation of key view corridors.

Policy 2.4: Limit the development of new marinas and expansion of water-dependent facilities where such development would adversely affect shoreline conditions or visual character.

Policy 2.5: Require that public facilities and associated structures be sited, designed, and operated to minimize visibility from public viewpoints and integrate landscaping that visually connects new development with the surrounding environment.

Goal 3: Promote Compatibility and Balanced Use of Private and Public Lands.

Policy 3.1: Ensure adjacent land uses are compatible in scale, intensity, and function to prevent conflicts and preserve community cohesion.

Policy 3.2: Require that structures and site design protect both private use and adjoining public spaces, ensuring that activities on private property do not detract from appropriate public use and that public uses are regulated to respect adjacent private development.

Goal 4: Support Visitor Accommodations While Encouraging Compact Development and Diverse Housing Options.

Policy 4.1: Recognize that visitor accommodations, including STRs, play an important role in Stehekin's visitor economy and provide supplemental income for many property owners. Any future regulations should balance these economic benefits with the community's need for long-term housing, year-round residency, and essential workforce housing.

Policy 4.2: Develop Stehekin-specific STR regulations through a future public process rather than applying the County's general STR regulations. Future regulations should reflect Stehekin's unique access constraints, limited housing supply, infrastructure capacity, seasonal economy, and the goals of this Community Plan.

Policy 4.3: Encourage future STR regulations that support compact development by allowing greater flexibility for visitor accommodations within designated village, mixed use, or other appropriate development areas where housing and services are intended to be concentrated.

Policy 4.4: Consider allowing additional flexibility for STRs or other visitor accommodations when they are incorporated into new development that increases the overall supply of housing or lodging without displacing existing long-term residences.

Goal 5: Advance Sustainable Economic Activity Compatible with Natural Resources.

Policy 5.1: Acknowledge the uniqueness of Stehekin’s natural resources and ecologically oriented recreational amenities in zoning decisions.

Policy 5.2: Support ecotourism and community-led tourism initiatives that enhance economic viability while maintaining environmental sustainability and resource protection.

Policy 5.3: Apply building and development standards that address energy efficiency, fire safety, and site design features that preserve the forested community.

Policy 5.4: Permit seasonal or temporary visitor-serving uses that support local economic activity and ecotourism, provided they operate at a scale consistent with environmental carrying capacity and community infrastructure limitations.

Policy 5.5: Consider applying RV zoning in the areas surrounding the Stehekin Landing to allow for private recreation-based commercial development.

8 Implementation

The Stehekin Community Plan provides policy guidance to inform decisions by Chelan County, partner agencies, and the community. Implementation will occur through a combination of regulatory actions, capital planning, interagency coordination, and community-led efforts. Because land ownership, infrastructure, and services in Stehekin are distributed across multiple entities, successful implementation depends on clearly defined roles and ongoing coordination.

This Plan does not assign regulatory authority beyond existing jurisdictional responsibilities. Instead, it is intended to guide how existing authorities, programs, and investments are applied within the Stehekin Valley. This section describes initial priorities for funding planned improvements, based on community input in the development of this Plan.

This section is intended to be further developed as local changes are made so that it can be used in the preparation of County capital facilities plans, annual budgeting and other funding decisions affecting the Stehekin Community. The primary responsibility for implementation will be Chelan County, in compliance with compliance with RCW 36.70A and the WAC 365-196 provisions. However, the ownership of the Plan and the primary responsibility for plan maintenance, review, and monitoring lies with the community—residents, the NPS, the PUD, business owners, property owners, and other stakeholders in addition to Chelan County.

8.1 Priority Actions

To achieve the goals of this plan, several planning efforts must be pursued in the near, medium, and long term.

- Near-term Actions (0 to 6 years)
  - Establish a Stehekin Roundtable and strengthen ongoing communication and further develop Plan implementation.
  - Integrate the Stehekin Community Plan into the Chelan County Comprehensive Plan.
  - Evaluate and, if appropriate, adopt zoning updates or overlays consistent with community priorities.
  - Continue coordination with Chelan PUD on power system upgrades and capacity planning.
  - Improve clarity around development constraints, including floodplain and critical areas requirements.
  - Support efforts to assess housing needs, including:
    - Number and type of units needed
    - Workforce and seasonal housing demand
  - Identify opportunities to improve transportation and circulation at the Stehekin Landing.

  - Maintain and support reliable passenger and barge transportation services.
  - Coordinate with NPS on near-term infrastructure and facility needs.
- Medium-term Actions (6–10 years)
  - Implement zoning or policy changes adopted through the Comprehensive Plan process.
  - Support development of housing solutions appropriate to the Stehekin context.
  - Evaluate opportunities for infrastructure improvements, including:
    - Water and wastewater systems
    - Transportation circulation and safety
  - Continue coordination with NPS regarding land management, access, and facility planning.
  - Explore potential partnerships or pilot projects (for example, shared housing or infrastructure improvements).
- Long-term Actions
  - Monitor long-term trends in:
    - Housing availability
    - Population and workforce
    - Land ownership patterns
  - Evaluate the effectiveness of zoning and policy changes.
  - Continue to align infrastructure capacity with community needs.
  - Reassess long-term opportunities related to:
    - Land-use patterns
    - Housing supply
    - Economic sustainability

8.2 Coordination and Partnerships

Effective implementation of this Plan requires ongoing coordination among agencies and the community. No single entity has full control over land use, infrastructure, and services in Stehekin, making collaboration with Chelan PUD, NPS, and other parties essential. Interagency coordination should emphasize information sharing, alignment of planning and investment decisions, and avoidance of conflicting policies or actions.

8.3 Monitoring and Adaptive Management

The Stehekin Community Plan is intended to be a living document that can respond to changing conditions over time. Monitoring progress and adapting strategies will help ensure that the Plan remains relevant and effective.

Progress may be evaluated using qualitative and, where available, quantitative indicators such as:

- Housing availability and occupancy trends

- Changes in land ownership patterns
- Infrastructure capacity and reliability
- Community feedback and engagement
- Implementation of priority actions

A combination of formal data and community input may be used to assess progress.

8.3.1 Plan Review and Updates

The Plan should be reviewed periodically in coordination with updates to the Chelan County Comprehensive Plan, which is on a 10-year cycle. A general review cycle of approximately every 5 to 10 years may be appropriate, or sooner if significant changes occur (for example, major infrastructure changes, natural hazards, or shifts in land ownership).

8.3.2 Adaptive Management

Adaptive management allows the County, agencies, and community to:

- Adjust strategies based on new information.
- Respond to changing environmental, economic, or regulatory conditions.
- Refine implementation approaches over time.

This approach recognizes that conditions in Stehekin are dynamic and that flexibility is necessary to support long-term community viability. The work from the Community Advisory Group that was formed to provide recommendations and oversight for this plan could be supported in the long term by the creation of a Stehekin Roundtable. The Roundtable would include representatives from Stehekin residents, property owners, the Chelan PUD, the County, and the NPS to participate in this adaptive management strategy. The Roundtable should prepare an annual written report or verbal presentation to the County Council by June 30 each year. The report should include recommended projects for timely consideration in the annual budgeting process.

9 Community Engagement Summary

Community input has been a fundamental part of the Community Plan drafting process to identify community priorities, early goals and policies, and directions for the Comprehensive Plan. Due to Stehekin's remote location, engagement often occurs through a mix of in-person interactions, posted notices, word-of-mouth, and, increasingly, through digital communication.

9.1 Engagement Process

Community engagement for the Stehekin Community Plan has been an iterative process shaped by coordination between Chelan County, Chelan PUD, and the Stehekin community. The effort originated from a shared need to plan for the future of the electrical system alongside the County's broader comprehensive planning process, resulting in a jointly funded initiative.

Initial outreach began in 2024 but was delayed due to the Pioneer Fire. Engagement efforts resumed in May 2025, beginning with a public meeting to reintroduce the planning process, provide an overview of the project, and initiate community dialogue. Following this meeting, the project team began building an email distribution list, identifying key stakeholders, and preparing for more structured community engagement.

A broader community meeting was held in October 2025 to gather input on key topic areas and priorities and to share the project team's approach to forming a community advisory group. The advisory group was formally established and began meeting in November 2025. While flooding in December created minor delays, the advisory group continued to meet regularly with the project team and Chelan PUD through early 2026.

Ongoing engagement has included regular coordination with project partners, consistent collaboration with the advisory group, and periodic updates to the broader community, including a public update in February 2026. Input gathered through the October and November community engagement efforts, along with ongoing advisory group discussions and feedback, directly informed the development of the draft Plan, which was prepared in March 2026.

9.2 Ongoing Engagement

Following the release of the draft Plan, the community engagement process will continue through multiple opportunities for review and input, including advisory group feedback, broader community outreach, and formal public processes associated with Plan adoption.

9.2.1 Upcoming Engagement and Review Timeline

- March 31, 2026 – Draft Plan shared with Advisory Group for review and feedback
- April 17, 2026 – Deadline for Advisory Group feedback
- Late April/Early May 2026 – Project team incorporates feedback and refines Plan

- Early May 2026 – Final draft shared with Advisory Group and broader community (via website)
- Mid-May 2026 – Community meeting to present final Plan and outline additional comment opportunities
- Late May/Early June 2026 – Plan submitted to Chelan County Planning Commission and Board of County Commissioners
- Early July 2026 – Plan submitted to Washington State Department of Commerce for 60-day review
- July/August 2026 – State Environmental Policy Act (SEPA) environmental review and 30-day public comment period
- September–December 2026 – Comprehensive Plan adoption process, including public meetings with the Planning Commission

While the formal planning process for the Stehekin Community Plan will conclude following submission to the Washington State Department of Commerce, the Plan itself is intended to serve as an ongoing resource for the community. The joint funding provided by Chelan County and Chelan PUD supports the development of the Plan through this phase; however, long-term implementation and continued engagement will extend beyond the duration of the project.

The Plan represents a compilation of community input, technical analysis, and collaborative discussion. While not all elements of the Plan will be directly incorporated into Chelan County's Comprehensive Plan, the document provides a foundation of ideas, priorities, and strategies that can be used by community members, local organizations, and partner agencies moving forward.

Ongoing community engagement will rely on the same values that shaped this planning process—local leadership, collaboration, and shared stewardship. Community members, organizations, and partners are encouraged to continue discussions, advance priority projects, and use the Plan as a guiding resource for future efforts. Opportunities for engagement may include community-led initiatives, coordination with Chelan County and other agencies, and participation in future planning or implementation processes as they arise.

By providing a clear record of community priorities and perspectives, the Stehekin Community Plan is intended to support continued dialogue, informed decision-making, and community-driven action over time.

10 References

Chelan County, 2017. *2017–2037 Chelan County Comprehensive Plan*. Chelan County, Wenatchee, Washington.

Chelan County and Cascadia Conservation District, 2025. *Chelan County & Cascadia Conservation District, Washington Community Wildfire Protection Plan: 2025 Update*. Prepared by The Ember Alliance, Fort Collins, Colorado.

GAO (U.S. General Accounting Office), 1981. *Lands in the Lake Chelan National Recreation Area Should Be Returned to Private Ownership*. Report No. CED-81-10. Comptroller General of the United States. Washington, DC.

Georgette, S.E., and A.H. Harvey, 1980. *Ten Years of National Park Service Administration in the Stehekin Valley, Washington: A Case Study*. Publication No. 4. Environmental Field Program, University of California, Santa Cruz, California.

North Cascades National Park Service Complex, 2009. *Background Information Upper Stehekin Valley Road.* August 2009.

North Cascades National Park Service Complex, 2024. "Golden West Visitor Center in Lake Chelan National Recreation Area to Remain Closed This Season: Park, Partners Will Continue to Offer Visitor Information, Services in Remote Stehekin." March 19, 2024. Accessed June 18, 2026. https://www.nps.gov/noca/learn/news/golden-west-visitor-center-in-lake-chelan-national-recreation-area-to-remain-closed-this-season.htm.

NPS (National Park Service), 1995. *Lake Chelan National Recreation Area Final General Management Plan*. Chelan County, Washington. U.S. Department of the Interior, National Park Service, Denver Service Center. June 1995.

NPS, 2012. *Lake Chelan National Recreation Area Land Protection Plan*. North Cascades National Park Service Complex, Lake Chelan National Recreation Area. July 2012.

Stehekin Valley Community, Cascadia Conservation District, North Cascades National Park, Washington State Department of Natural Resources, Chelan County Fire District #10, and U.S. Forest Service, 2008. *Stehekin Valley Community Wildfire Protection Plan*. Prepared by Concerned Citizens of the Stehekin Valley and the Cascadia Conservation District. April 2008.

Related and Informative Documents:

Chelan County, 2017. *Comprehensive Plan 2017–2037*. Adopted December 19, 2017 (Resolution 2017-119). Chelan County Community Development. https://www.co.chelan.wa.us/community-development/pages/comprehensive-plan-2017-2037.

Chelan County, 2021. *Shoreline Master Program*. Chelan County Community Development. https://www.co.chelan.wa.us/community-development/pages/shoreline-master-program.

Chelan PUD (Chelan County Public Utility District), 2026a. *Stehekin Energy Demand*. Chelan County Public Utility District Learning Center. https://www.chelanpud.org/learning-center/in-your-neighborhood/stehekin-energy-demand.

Chelan County, 2026b. *Chelan County Code*. Chelan County, Washington. https://ecode360.com/CH4329.

NPS (National Park Service), 1981. Lake Chelan National Recreation Area (N.R.A.), Stehekin Valley Compatibility Standards: Environmental Assessment. U.S. Department of the Interior.

NPS, 1982. *Lake Chelan National Recreation Area (N.R.A.), Stehekin Valley Compatibility Standards: Finding of No Significant Impact*. U.S. Department of the Interior, National Park Service.

NPS,1988. *Lake Chelan National Recreation Area Land Protection Plan*. U.S. Department of the Interior, National Park Service, Denver Service Center. March 1988. https://archive.org/details/doi-report_i-29111l14c.

NPS, 1989. *The Stephen Mather Wilderness Management Plan*. U.S. Department of the Interior, National Park Service, North Cascades National Park Service (NPS). Park Service Complex. https://parkplanning.nps.gov/showFile.cfm?sfid=177266&projectID=50900.

NPS, 1995. *Sand, Rock, and Gravel Plan: Lake Chelan National Recreation Area, Washington*. U.S. Department of the Interior, National Park Service. https://archive.org/details/sandrockgravelpl00nati.

NPS, 2012. *Stehekin River Corridor Implementation Plan and Final Environmental Impact Statement*. North Cascades National Park Service Complex, Lake Chelan National Recreation Area. July 2012. https://www.govinfo.gov/content/pkg/GOVPUB-I29-PURL-gpo75371/pdf/GOVPUB-I29-PURL-gpo75371.pdf.

NPS, 2013. *Record of Decision: Stehekin River Corridor Implementation Plan, Lake Chelan National Recreation Area, North Cascades National Park Service Complex.* U.S. Department of the Interior, Pacific West Region. March 14, 2013. https://parkplanning.nps.gov/document.cfm?parkID=327&documentID=48366.

NPS, 2024. *Courtney Cabin Historic Structure Report*. U.S. Department of the Interior, National Park Service, Pacific West Region. Prepared by Hennebery Eddy Architects. April 2024. https://npshistory.com/publications/noca/hsr-courtney-cabin.pdf.

NPS and USFWS (National Park Service and U.S. Fish and Wildlife Service), 2024. *Joint Record of Decision: Grizzly Bear Restoration Plan/Environmental Impact Statement, North Cascades Ecosystem*. U.S. Department of the Interior, National Park Service and U.S. Fish and Wildlife Service. https://npshistory.com/publications/noca/grizzly-bear/jrod-2024.pdf.

Technical Data

LCNRA Parcels, 2026

(Source: Chelan County Assessor)

NAME	ADU	SF	PRIMARY	SF2	LOCATION	# RESIDENTS	YEAR ROUND	FEMA FLOOD ZONE	LTR	STR	ACRES	ZONING
Warren Courtney					Ranch	1					17.48	RR20
Peggy Courtney			1	340	Ranch	1	1				3.67	RR5
Simon Courtney			1	292	Ranch	1					6.92	RR5
Mark Courtney			1	886	Ranch	2	2				6.4	RR5
Stehekin Valley Farms					Ranch					14	7.58	RR5
Clifford Courtney	2	308	1	1459	Ranch					1	5.6	RR5
Jake and Mistaya Johnston			1	768	McGregor Meadows	5	5				10.44	RR5
Logan Courtney	1	351	1	1400	McGregor Meadows	2	2		1		7.98	RR5
Myra Ramos			1	999	McGregor Meadows	1					3	RR5
Stephen and Helen Bowles			1	1048	McGregor Meadows	2					1.74	RR5
Daniel Neuzil			1	1232	McGregor Meadows	1					1.15	RR5
Laurie Thompson and Ana Maria Spagna			1	1232	McGregor Meadows	2	2				2.17	RR5
Loretta Duke			1	704	McGregor Meadows	2					2.15	RR5
Doug Woodward			1	128	McGregor Meadows	2					0.69	RR5
Kirk and Janet Thomson			1	1120	McGregor Meadows	2					0.59	RR5
Bob Leaf	1?		1	1132	McGregor Meadows	1		Y			2.31	RR5
Sheri and Bob Lehman			1	1560	McGregor Meadows	1		Y			1.04	RR5
Tristi Nielsen					McGregor Meadows	1		Y			3.25	RR5
Danielson				2272	McGregor Meadows	2		Y			2.43	RR5
Carolyn McConnell	1		1	943	Company Creek North	4					4.36	RR5
Mike and Nancy Barnhart			1	1232*	Company Creek North						0.61	RR5

NAME	ADU	SF	PRIMARY	SF2	LOCATION	# RESIDENTS	YEAR ROUND	FEMA FLOOD ZONE	LTR	STR	ACRES	ZONING
Mike and Nancy Barnhart			1	1296	Company Creek North	2	2				1.01	RR5
Allan Walker	1?		1	1024	Company Creek North	4					0.65	RR5
Anne Mundal			1	1211	Company Creek North	4					0.66	RR5
Charles Turner and Cynthia Nawlinski			1	1188	Company Creek North	2					0.89	RR5
Clifford Courtney	1	396	1	720	Company Creek North	2					0.59	RR5
Jim and Rene Courtney			1	1872	Company Creek North	2	2	Y			2.82	RR5
Reed Courtney			1	1176	Company Creek North	5	4	Y			3.2	RR5
Mark Courtney			1	1552	Company Creek North	8	8	Y			2.11	RR5
Jim and Rene Courtney			1	558	Company Creek North			Y			2.14	RR5
Joe and Mandy Kitchell	1	468	1	1464	Company Creek North	4	3	Y			2.14	RR5
Jim and Rene Courtney					Company Creek North			Y			1.06	RR5
Linda Parlette					Company Creek Mid			Y			0.11	RR5
Terrie O'Neal			1	600	Company Creek Mid			Y			2.07	RR5
Thomas Pitts					Company Creek Mid			Y			0.53	RR5
Thomas Pitts	1	1258	1	1416	Company Creek Mid	1	1	Y			0.97	RR5
Thomas Pitts			1	480	Company Creek Mid			Y			0.71	RR5
Aaron Robinson					Company Creek Mid			Y			0.67	RR5
Thomas Pitts					Company Creek Mid			Y			0.32	RR5
Aaron and Alexandria Robinson			1	1032	Company Creek Mid	2	2	Y	1		0.43	RR5
Aaron and Alexandria Robinson			1	768	Company Creek Mid	1	1	Y	1		0.41	RR5
Aaron Robinson	1	1020			Company Creek Mid			Y			0.37	RR5
Aaron Robinson			1	1040	Company Creek Mid	2	2	Y			0.4	RR5
William Burhen			1	598	Company Creek Mid			Y			2	RR5
Alvy and Debborah Winkel			1	620	Company Creek Mid			Y			0.46	RR5

NAME	ADU	SF	PRIMARY	SF2	LOCATION	# RESIDENTS	YEAR ROUND	FEMA FLOOD ZONE	LTR	STR	ACRES	ZONING
Alvy and Debborah Winkel					Company Creek Mid			Y			0.25	RR5
Carol Winkel			1	1320	Company Creek Mid			Y			2.46	RR5
Carol Winkel					Company Creek Mid			Y			2	RR5
Carol Winkel					Company Creek Mid			Y			1	RR5
Ron and Kim Scutt	1	256	1	2040	Company Creek Mid	3	3	Y			1	RR5
Ron and Kim Scutt					Company Creek Mid			Y			1	RR5
Dick and Adelle Bingham	1	1094	1	1525	Company Creek Mid	2		Y			0.97	RR5
Teresa Lavendar			1	1001	Company Creek Mid			Y			1.47	RR5
David and Jeannetta Kurth	1	288	1	904	Company Creek Mid	2	2	Y			0.58	RR5
David and Jeannetta Kurth			1	1051.5	Company Creek Mid			Y		1	0.53	RR5
Wendy Garfoot	1	832	1	1225	Company Creek Mid	1	1	Y*			3	RR5
Trapper Robbins	1	368	1	1400	Company Creek Mid	2	2				1.4	RR5
Trapper Robbins					Company Creek Mid						0.41	RR5
Jonathan Scherer	1	612	1	1596		2	2	Y			7	RR5
Ron Valenti and Vicki Gempko			1	982	Company Creek South	2	2				0.7	RR5
Danny and Kelsey Sweet			1	540	Company Creek South						6.7	RR2.5
Stehekin Six LLC					Company Creek South			Y			0.32	RR5
Stehekin Six LLC					Company Creek South			Y			0.24	RR5
Michael Miles			1	1688	Company Creek South	2		Y			0.18	RR5
Casey Boyd					Company Creek South			Y			0.21	UNK
Nathan Thomas	2	672 and 1936	1	2429	Orchard		2	Y	1		4.8	RR5
Adrienne Carpenter			1	800	Orchard			Y			1.18	RR5
Herb Sargo			1	600	Orchard			Y			1.19	RR5
Carl Gans					Orchard						1.71	RR5

NAME	ADU	SF	PRIMARY	SF2	LOCATION	# RESIDENTS	YEAR ROUND	FEMA FLOOD ZONE	LTR	STR	ACRES	ZONING
Phillip Gans	1	462	1	1430	Orchard		2		1		2	RR2.5
Stehekin School District					School						3.9	RR20
Mike Sherer		2520		2720	School						5.35	RR2.5
Mike Sherer	2	384 and 1120	1	1740	School			Y	2		20.21	RR2.5
Charlie Raymond			1	1211	School			Y		1	0.95	RR2.5
Charlie Raymond					School			Y			0.49	RR2.5
True North (Raye and Tyler Evans)			1	768	School			Y		1	0.53	RR2.5
Stephen Weagant			1	1098	School			Y			0.55	RR2.5
Ron and Kim Scutt	1	244	1	1977	School	2	2	Y			0.57	RR2.5
Barbara Gross and Blaine Snow					Boulder Creek						0.7	RR5
Barbara Gross and Blaine Snow			1	826	Boulder Creek	2					0.65	RR5
Richard Goodwin			1	1712	Boulder Creek						3	RR5
Seth and Joanna Shaw			1	929	Keller Park				1		0.85	RR2.5
Chelsea Courtney	1	600	1	1146	Keller Park	3	3		1		0.43	RR2.5
Tom and Liz Courtney			1	1610	Keller Park	2	2				0.83	RR2.5
James Staley			1	392	Keller Park			Y			0.83	RR2.5
Renee Hudak					Keller Park	2	2				0.85	RR2.5
Michael Denning					Keller Park			Y			0.85	RR2.5
Reed Courtney			1	907	Keller Park					1	0.14	RR2.5
Adrienne Carpenter			1	752	Keller Park						0.42	RR2.5
Rocky and Christie Libbey					Keller Park						0.21	RR2.5
Rocky and Christie Libbey			1	1252	Keller Park	2					0.21	RR2.5
Clancy and Paul Divis			1		Bakery	3	3				7.15	RR2.5
Cragg and Robbie Courtney	6		1		Bakery		2		6	1	5	RR2.5

NAME	ADU	SF	PRIMARY	SF2	LOCATION	# RESIDENTS	YEAR ROUND	FEMA FLOOD ZONE	LTR	STR	ACRES	ZONING
Cragg and Robbie Courtney	1	600	1	1258	Bakery						1.37	RR2.5
Cragg and Robbie Courtney			1	1448	Bakery	2	2				0.18	RR2.5
Randy and Nancy Piper					Bakery			Y			1.47	RR5
Randy and Nancy Piper			1	432	Bakery			Y			1.63	RR5
Caroline Libbey					Bakery						0.2	RR2.5
James Ellis	1	432	1	1928	Bakery	2				1	0.37	RR2.5
Sally Parsons					Bakery						0.66	RR2.5
Sally Parsons			1	768	Bakery	1					0.52	RR2.5
Sally Parsons					Bakery			Y			0.48	RR5
Jim Bishop			1	640	Bakery	2		Y			0.59	RR2.5
Caroline Libbey			1	725	Bakery	2					0.38	RR2.5
Laura and Sean Corkern	1		1	1808	Bakery	3	2				1	RR2.5
Virginia Darvill			1	696	Bakery			Y			3.43	RR5
Richard Goodwin					Bakery			Y			0.48	RR5
Christine Theubet			1	1428	Bakery	2	2	Y			0.48	RR5
Greg Peterson			1	1224	Bakery			Y			1.97	RR5
Collin McGinness			1	1125	Bakery			Y			1.85	RR5
Richard and Eileen Murphy			1	792	Bakery	2		Y			0.48	RR5
Jim and Jill Burbery			1	1033	Bakery	2		Y			0.48	RR5
Joseph Seemiller					Bakery			Y			0.48	RR5
Griffith Family Trust			1	1200	Bakery			Y			0.48	RR5
John Blomberg					River	1		Y			0.23	RR5
John Blomberg					River			Y			0.18	RR5
Judy Clark			1	1680	Bakery	1		Y			3.88	RR5
WeavTel			1	580	Bakery	3	3	Y			1.68	RR5

NAME	ADU	SF	PRIMARY	SF2	LOCATION	# RESIDENTS	YEAR ROUND	FEMA FLOOD ZONE	LTR	STR	ACRES	ZONING
Jeremy Clark			1	480	Bakery			Y			1.69	RR5
Bethany Porter and Gary Oyler					Bakery	2		Y			0.14	RR5
Morse Resort (River Resort)					River Resort	1	1	Y			0.96	RR5
Morse Resort (River Resort)					River Resort			Y			3.7	RR5
Stehekin River Resort, Inc.					River Resort	1	1	Y			0.03	RR5
John and Patty Wilsey	1	880	1	1764	Silver Bay	5	4	Y		1	0.69	RR20
Carole Gordon			1	1002	Silver Bay			Y			0.34	RR5
Lewis Davis			1	1475	Silver Bay			Y		1	0.2	RR5
Nick and Nancy Davis					Silver Bay			Y			0.15	RR5
Nick and Nancy Davis			1	1352	Silver Bay	5	5	Y			0.2	RR5
Nick and Nancy Davis					Silver Bay			Y			0.17	RR5
Bethany Gerhard			1	896	Silver Bay	1	1	Y		1	0.17	RR5
Bethany Gerhard					Silver Bay			Y			0.16	RR5
Teka Sellers					Silver Bay			Y			0.21	RR5
Teka Sellers			1	1449	Silver Bay	4		Y			3.59	RR5
Carole Gordon					Silver Bay			Y			0.14	RR5
Corey and Dylan Sloan					Silver Bay			Y			0.36	RR5
Tristi Nielsen					Silver Bay			Y			0.16	RR5
Jimmy Griffith			1	1280	Silver Bay			Y			0.18	RR5
Silver Bay Cabin, LLC			1	1280	Silver Bay			Y			0.2	RR5
William Griffiths Etal			1	1008	Silver Bay			Y			0.2	RR5
Allen Freeman			1	1296	Silver Bay			Y			0.22	RR5
Silver Bay Road, LLC			1	1808	Silver Bay			Y		1	0.36	RR5
Shawn and Mary Haynes			1	576	Silver Bay			Y			0.36	RR5
Peter and Elizabeth Crozier			1	864	Silver Bay			Y		1	0.15	RR5

NAME	ADU	SF	PRIMARY	SF2	LOCATION	# RESIDENTS	YEAR ROUND	FEMA FLOOD ZONE	LTR	STR	ACRES	ZONING
Dan Noble			1	2448	Silver Bay			Y			0.21	RR5
William Breeze			1	1666	Silver Bay			Y			0.28	RR5
Stewarts			1	1152	Silver Bay	5	5	Y			0.18	RR5
Karl Gaskill	1	168	1	256	The Garden	1	1	Y			1.21	RR5
Karl Gaskill					The Garden			Y			1.65	RR5
Karl Gaskill					The Garden			Y			3.03	RR5
Charlie and Tiffani Jones					The Garden			Y			0.36	RR5
Stehekin Joint Venture			1	1300	Silver Bay			Y			0.24	RR5
Sheri Harvey					Silver Bay			Y			0.21	RR5
Lewis Davis			1	960	Silver Bay			Y			0.42	RR5
Tom Beuhler			1	576	Head of Lake			Y			0.53	RW
Tom Beuhler					Head of Lake			Y			27.37	RR10
Jim and Lorinda Bohn			1	840	Head of Lake	2		Y			0.18	RW
Jan Liberty				512	Head of Lake	1		Y			0.4	RW
First United Methodist Church					Head of Lake			Y			0.3	RW
Higgins Madden Enterprises			1	1215	Head of Lake	2		Y			0.21	RW
Gavin Gaukroger					Head of Lake			Y			0.07	RW
Ryan Gaukroger					Head of Lake			Y			0.07	RW
Adrienne Carpenter					Head of Lake			Y			0.09	RW
Andrew Easley			1	858	Head of Lake			Y			0.2	RW
Nick Glenn			1	672	Head of Lake	1		Y			0.25	RW
Patty Stifter			1	854	Head of Lake	1		Y			0.56	RR20?
Mark Mclean			1	834	Weaver Point						0.53	RW
Stehekin Legacy					Landing			Y			0.14	RW
Purple Creek Corp				1372	Landing			Y			0.15	RP

NAME	ADU	SF	PRIMARY	SF2	LOCATION	# RESIDENTS	YEAR ROUND	FEMA FLOOD ZONE	LTR	STR	ACRES	ZONING
Stehekin Six LLC			1	2448	Landing			Y			0.09	RP
John McDaniel					Weaver Point			Y			0.7	RR5
Roxanne and Robert Duniway			1	983	Lakeshore			Y			5.12	RR20
Last Cast, LLC			1	1200	Lakeshore						2.13	RR20
Last Cast, LLC			1	1456	Lakeshore						1.76	RR20
McMurry			1	1493	Lakeshore						5.2	RR20
Marilyn Kinman			1	744	Lakeshore						0.2	RR20
Michael Pinnow			1	1736	Lakeshore						17.9	RR20
C & M I LLC					Lakeshore						1.03	RR20
Mike and Nancy Barnhart			1	1538	Lakeshore				1		8.38	RR20
Darrel Lewman			1	516	Lakeshore						30.72	RR20
Karen McKellar			1	576	Lakeshore						6.39	RR20

Historic NPS Parcel Purchases

(Source: Chelan County Natural Resources)

TRACT_ID	NPS_DATEU	DEED	Interest	Date_NPS_A	Owner_Name	Acres
05-154	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH55.pdf	Fed. Land (Fee)	1973	Robert and Carmen Wood	5.268646879
04-161	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH54.pdf	Fed. Land (Fee)	1973	Dennis and Peggy Ann Lund	0.115281149
04-159	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH33.pdf	Fed. Land (Fee)	1972	Ora and Henrietta Thomas	0.124535115
05-137	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH58.pdf	Fed. Land (Fee)	1973	Paul Bergman	0.228918057
04-159	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH33.pdf	Fed. Land (Fee)	1972	Ora and Henrietta Thomas	0.263591008
04-168	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH29.pdf	Fed. Land (Fee)	1972	Paul Kinzel	24.99662833
05-115	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH51.pdf	Fed. Land (Fee)	1973	Evan and Ada Griffith	0.053866005
05-108	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH77.pdf	Fed. Land (Fee)	1998	John Bowles	0.131079173
05-106	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH59.pdf	Fed. Land (Fee)	1973	Harry Buckner (Guardian for Donald Rice	8.905911914
05-105	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH14.pdf	Fed. Land (Fee)	1971	Shirley McNeely	17.45971882
05-152	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH4.pdf	Fed. Land (Fee)	1970	Harry and Lena Buckner	67.82468602
05-118	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH53.pdf	Fed. Land (Fee)	1973	Jimmy and Ruth Griffith	0.002776166
05-116	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH52.pdf	Fed. Land (Fee)	1973	Willis and Beverly Griffith	0.096962146
05-122	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH9.pdf	Fed. Land (Fee)	N/A	Brownfield	9.708807811
05-122	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH9.pdf	Fed. Land (Fee)	N/A	Brownfield	44.13825598
05-122	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH9.pdf	Fed. Land (Fee)	N/A	Brownfield	2.548468354
05-125	2021-06-14		Private	N/A	Brownfield	0.424212074
05-129	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH49.pdf	Fed. Land (Fee)	1973	Edward Leaf	0.424746123
05-156	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH61.pdf	Fed. Land (Fee)	1986	Harold and Brenda Getty	116.9553694
04-119	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH39.pdf	Fed. Land (Fee)	1972	Irene Randall	0.137755336
04-142	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH67.pdf	Fed. Land (Fee)	1991	John and Cora Picken	0.33979711
06-110	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH8.pdf	Fed. Land (Fee)	1970	Arthur and Dorothy Peterson	98.3118155
06-118	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH23.pdf	Fed. Land (Fee)	1971	Robert and Gladys Simmerman	1.031776423
06-122	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH23.pdf	Fed. Land (Fee)	1971	Robert and Gladys Simmerman	0.473344054

TRACT_ID	NPS_DATEU	DEED	Interest	Date_NPS_A	Owner_Name	Acres
06-102	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH88.pdf	Fed. Land (Fee)	2012	Gary Fultz	2.947842311
06-104	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH27.pdf	Fed. Land (Fee)	1972	Paul and Melda Russell	1.02278323
06-105	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH30.pdf	Fed. Land (Fee)	1972	Russell and Margaret Kamphaus	0.61742136
06-121	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH38.pdf	Fed. Land (Fee)	1972	Robert and Gladys Simmerman	0.403138936
06-112	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH69.pdf	Fed. Land (Fee)	1991	Oliver and Margeret Webb	0.209439975
05-138	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH68.pdf	Fed. Land (Fee)	1991	U.R. and Marie Pickens	0.486594657
05-139	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH65.pdf	Fed. Land (Fee)	1990	Andrew and Juanita Robertson	0.47932825
05-143	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH4.pdf	Fed. Land (Fee)	1970	Harry and Lena Buckner	2.475139262
05-151	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH3.pdf	Fed. Land (Fee)	1970	Harry and Lena Buckner	7.728236962
06-109	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH36.pdf	Fed. Land (Fee)	1972	Webb/Avery	28.33822848
06-107	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH36.pdf	Fed. Land (Fee)	1972	Webb/Avery	2.354968851
06-108	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH36.pdf	Fed. Land (Fee)	1972	Webb/Avery	3.739056325
05-148	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH85.pdf	Fed. Land (Fee)	2008	Trust for Public Lands	0.417122694
07-175	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH46.pdf	Fed. Land (Fee)	1973	Berlin and Berneita Miles	0.677670023
07-165	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH22.pdf	Fed. Land (Fee)	1971	James and Violet Armbruster	13.745353
07-119	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH43.pdf	Fed. Land (Fee)	1972	Leonard and Opal Hayes	8.627537212
07-164	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH31.pdf	Fed. Land (Fee)	1972	Ray and Cora Leismeister	8.509137053
07-163	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH31.pdf	Fed. Land (Fee)	1972	Ray and Cora Leismeister	0.340788539
07-162	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH31.pdf	Fed. Land (Fee)	1972	Ray and Cora Leismeister	0.188778866
07-180	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH22.pdf	Fed. Land (Fee)	1971	James and Violet Armbruster	5.418852078
07-182	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH28.pdf	Fed. Land (Fee)	1972	Zane and Carol Poltz	0.399053949
06-117	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH41.pdf	Fed. Land (Fee)	1973	Richard and Dawn Michels	1.193033503
07-144	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH12.pdf	Fed. Land (Fee)	1970	Chelan Box and Mnfg Co Inc	25.94501247
07-139	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH56.pdf	Fed. Land (Fee)	1973	Lyle, Floyd, and Fredrick Griffith	0.978487859
07-140	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH37.pdf	Fed. Land (Fee)	1972	Elgin and Anna Griffith	0.826739769
07-141	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH34.pdf	Fed. Land (Fee)	1973	Robert and Melba Gotshall	0.42868305
07-143	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH6.pdf	Fed. Land (Fee)	1973	Orville Williams	2.788824821

TRACT_ID	NPS_DATEU	DEED	Interest	Date_NPS_A	Owner_Name	Acres
07-142	2021-06-14		Private	N/A		1.075413882
07-122	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH89.pdf	Fed. Land (Fee)	2014	David Saulsbury	2.25680958
07-158	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH18.pdf	Fed. Land (Fee)	1971	Floyd and Doris Tollber	12.61808531
07-160	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH75.pdf	Fed. Land (Fee)	1992	Thomas McGinnis and Lauenroth	0.990751222
07-159	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH17.pdf	Fed. Land (Fee)	1970	William and Lorraine Denhart	1.649682033
07-111	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH42.pdf	Fed. Land (Fee)	1973	Kenneth and June Barnhart	0.526999921
07-112	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH87.pdf	Fed. Land (Fee)	N/A	Al White	0.080392942
08-100	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH12.pdf	Fed. Land (Fee)	1970	Chelan Box and Mnfg Co Inc	4.0219066
07-203	2021-06-14		Private	N/A		7.598843795
07-170	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH73.pdf	Fed. Land (Fee)	1992	Edward and Molly Neuzil	0.174266995
07-151	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH47.pdf	Fed. Land (Fee)	1973	June Barnhart	0.865082776
07-174	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH46.pdf	Fed. Land (Fee)	1973	Berlin and Berneita Miles	0.435184161
07-183	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH44.pdf	Fed. Land (Fee)	1973	Carol Stone	0.190991417
07-173	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH74.pdf	Fed. Land (Fee)	1992	Willard and Rachel Spearin	0.285347303
07-161	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH86.pdf	Fed. Land (Fee)	2008	Mark and Barbara Dickerson	1.292734981
07-171	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH32.pdf	Fed. Land (Fee)	1972	Arthur and Miriam Goodall	0.353951698
07-153	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH90.pdf	Fed. Land (Fee)	2016	Walter Schmid	0.84904006
07-178	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH21.pdf	Fed. Land (Fee)	1971	Curt and Beryl Courtney	21.35681263
07-148	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH50.pdf	Fed. Land (Fee)	1973	Kenneth and June Barnhart	0.551455837
08-100	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH12.pdf	Fed. Land (Fee)	1970	Chelan Box and Mnfg Co Inc	45.89207784
08-102	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH12.pdf	Fed. Land (Fee)	1970	Chelan Box and Mnfg Co Inc	44.26123718
08-103	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH12.pdf	Fed. Land (Fee)	1970	Chelan Box and Mnfg Co Inc	3.811296846
08-102	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH12.pdf	Fed. Land (Fee)	1970	Chelan Box and Mnfg Co Inc	4.906467027
08-100	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH12.pdf	Fed. Land (Fee)	1970	Chelan Box and Mnfg Co Inc	5.652036271
08-100	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH12.pdf	Fed. Land (Fee)	1970	Chelan Box and Mnfg Co Inc	0.290127143
07-101	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH57.pdf	Fed. Land (Fee)	1973	Effie Mae Baillie and Letha Jean Ogden	2.963759826
03-124	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH16.pdf	Fed. Land (Fee)	1971	George and Mary Ellen Miller	0.012773708

TRACT_ID	NPS_DATEU	DEED	Interest	Date_NPS_A	Owner_Name	Acres
03-107	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH16.pdf	Fed. Land (Fee)	1971	George and Mary Ellen Miller	0.960741033
03-130	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH25.pdf	Fed. Land (Fee)	1972	Francel Walker	0.21100457
03-109	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH45.pdf	Fed. Land (Fee)	1972	Kathleen Bullings	0.140681774
03-111	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH15.pdf	Fed. Land (Fee)	1971	Ellis and Frances Wooton	0.141272932
03-120	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH15.pdf	Fed. Land (Fee)	1971	Ellis and Frances Wooton	0.070016595
03-121	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH10.pdf	Fed. Land (Fee)	1970	Guy and Hazel Imus	0.223034998
03-123	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH40.pdf	Fed. Land (Fee)	1973	Oliver and Dorothy Holcomb	0.218975161
03-119	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH2.pdf	Fed. Land (Fee)	1969	Peter and Betty Miller	0.199860519
03-127	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH2.pdf	Fed. Land (Fee)	1969	Peter and Betty Miller	1.894007673
03-116	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH13.pdf	Fed. Land (Fee)	1971	Claude and Phyllis McKellar	0.143530167
03-106	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH13.pdf	Fed. Land (Fee)	1971	Claude and Phyllis McKellar	0.047396331
03-103	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH1.pdf	Fed. Land (Fee)	1969	Outdoor Recreation Inc.	4.400112736
03-102	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH11.pdf	Fed. Land (Fee)	1970	Curt and Beryl Courtney	0.415603075
03-104	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH7.pdf	Fed. Land (Fee)	1970	Robert and Willa Michaelson	1.433103951
03-118	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH7.pdf	Fed. Land (Fee)	1970	Robert and Willa Michaelson	0.021527298
03-101	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH79.pdf	Fed. Land (Fee)	2000	The Conservation Fund	25.60899561
04-141	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH20.pdf	Fed. Land (Fee)	1971	Keith and Mary Ruth Kem	0.128494266
04-125	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH5.pdf	Fed. Land (Fee)	1970	James and Myrtle Weaver	1.616589757
04-122	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH72.pdf	Fed. Land (Fee)	1992	Gregory and Meredith Potter	3.747027012
03-112	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH10.pdf	Fed. Land (Fee)	1970	Guy and Hazel Imus	2.935743102
03-113	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH48.pdf	Fed. Land (Fee)	1973	Wallace Peterson	0.923401219
03-122	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH26.pdf	Fed. Land (Fee)	1972	Dael and Helen Wolfle	0.147154846
03-126	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH19.pdf	Fed. Land (Fee)	1971	Peter and Betty Miller	0.180169753
04-141	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH20.pdf	Fed. Land (Fee)	1971	Keith and Mary Ruth Kem	0.031008473
04-140	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH24.pdf	Fed. Land (Fee)	1971	John and Barbara Stevens	0.416768128
04-140	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH24.pdf	Fed. Land (Fee)	1971	John and Barbara Stevens	0.301519771
04-161	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH54.pdf	Fed. Land (Fee)	1973	Dennis and Peggy Ann Lund	0.299325229

TRACT_ID	NPS_DATEU	DEED	Interest	Date_NPS_A	Owner_Name	Acres
04-168	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH29.pdf	Fed. Land (Fee)	1972	Paul Kinzel	2.387872118
04-118	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH9.pdf	Fed. Land (Fee)	N/A	Brownfield	7.813377865
04-118	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH9.pdf	Fed. Land (Fee)	N/A	Brownfield	1.377553908
04-106	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH91.pdf	Fed. Land (Fee)	2016	Lloyd Bell, Amy Mari Bell	1.558075373
04-103	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH83.pdf	Fed. Land (Fee)	2004	Cragg and Roberta Courtney	2.768400079
04-175	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACHZERO.pdf	Fed. Land (Fee)	1968		49.03498285
04-152	2021-06-14	http://landsnet.nps.gov/tractsnet/documents/LACH/Deeds/LACH64.pdf	Fed. Land (Fee)	1990	Janet France	0.027405248

Notes on the Above Data and Associated Map

Map Name: NPS_LACH_CORRECTED_040826
Created by Hannah Pygott, Chelan County Natural Resources Department
April 8th, 2026

Primary Goal:
Illustrate as of final date of map creation ~ April 2026 (1) current private parcels, (2) federal (NPS) parcels that were once private and acquired by NPS and (3) original NPS boundary that part of the 1968 acquisition.

- Park was established October 2nd, 1968
- There was a boundary change September 23rd, 1998
- LACH data updated by the park December 2016 and provided to Chelan County Community Development early 2017.

Processing:
1. CCNRD received historic LACH shapefile and PDF deed files from Community Development, as it was received from NPS in 2017. This was reviewed and updated by individual parcel as there have been acquisitions since its creation and we identified some errors within the original data set.
2. CCNRD cross checked all parcels listed in the original LACH dataset against the PDF LACH Deeds, LACH Segment Maps and Chelan County Parcel GIS Data.
3. For ease of tracking updates and to avoid damage to the original dataset, we added a series of new attributes to a new shapefile. The original NPS data/ attributes remain intact. Discrepancies between the NPS original attributes and the CCNRD added ones illustrate the updated parcels/ changes from the original dataset. Additional attributes include:

CCNRD Added Attributes	Description/Data Legend
Date_NPS_Acquisition	YYYY- Date based on LACH Deed information. N/A value for parcels that we could not find the information for, or were not "acquired."
NPS_Acq_Prev_Priv	TRUE, FALSE, N/A *(Primary symbology source)* TRUE= previously private parcel acquired by the park, FALSE= part of original park boundary, not previously private, N/A= always was & still in private, PUB= Public, OTHER= Scenic or Easement
Owner_Name	Not necessarily current- based on a mix between LACH Deed at time of purchase & Current Chelan County Parcel Data
ESTATE_Rev	None= private, FEE= purchased, EASEM= Easement
STATUS_Rev	Fed= Federal, PRIV= Private, PUB= PUD Public
ATTRIBUTE_Rev	FEDEASEM= NPS Easement, FEDFEE= NPS Acquisition, PRIVnone= Private, PUBnone= PUB Public
Interest_Rev	Federal, Private, Public
Acreage	Calculated using the LACH dataset datum

Notes/Disclaimers:

1. Data not necessarily "Complete."
2. Chelan County Parcels Layer:
    a. The federal ownership in Stehekin is inaccurate and unreliable in the attributes of that data. Per Chelan County Community Development, any federal property in that dataset should be owned NPS. Currently there are a number of different federal entities listed. In theory, anything listed as private should be accurate though.
    b. Some of the parcel sizes and therefore boundary lines do not match between NPS_LACH data and Chelan County Parcel Layer. In general, the County's layer is showing more individual parcels than the NPS data. This would make the number of individual parcels acquired hard to quantify, and could account for some of the discrepancies in total acreage.
3. LACH Data/ Deed Files:
    a. There are multiple records that say multiple parcels were acquired, but there is only one parcel boundary. It is unknown if NPS did boundary line adjustments, or which data is correct (i.e., the County layer that shows more property lines versus NPS LACH data).
    b. There are no parcels that are tied to LACH 60 in the GIS data, but there is a LACH60 in the files.
    c. There was no LACH9 deed on file.
    d. LACH87 deed was "damaged" and not able to be opened.
    e. There were a number of "exchanges" that occurred. These were accounted for by showing what current ownership is for the private properties that were exchanged. Was not a 1:1 exchange for property size.
4. It is unknown if there was ever "Final" version of the NPS LACH maps created. The versions provided from the 2017 effort were labeled as "draft." Frank Soninno is the NPS Cartographer that Erin Fonville with Chelan County Community Development worked with on original data acquisition. This person no longer works with NPS, and the new point of contact is unknown. Final versions of these maps may have accounted for some of the errors found/ questions asked.

2017 LACH PDF Segment Maps:

1. Total Acres Acquired: 59,333.21
2. Total Acres Authorized: 61,948.70

2026 Corrected LACH: NEEDS TO BE VERIFIED BY USER BEFORE PUBLISHING

Ownership	Acreage CCNRD GIS
Federal, Original Park Boundary	59,128.17
Private	382.06
Federal Fee, Private Acquisitions	1,320.32
Public	2,059.21

Ownership	Acreage CCNRD GIS
Other: Easement/Scenic	12.80
Total Area	**62,902.58**

NEEDS TO BE VERIFIED BY USER BEFORE PUBLISHING

Ownership	Acreage CCNRD GIS	Acreage NPS LACH PDF
Total Federal (All FEDFEE)	60,429.51	59,333.21
Easement/Scenic	12.80	11.83

FID	Notes
151	This needs to be verified further as there may be a property line that is not showing on NPS data and part of that would be private, part would be NPS. Cross check with Chelan County GIS accordingly.
243, 169, 312, 292	Examples of parcels that are showing as smaller than what is shown on NPS Data boundary

Maps

Maps



LEGEND:

- Road
- National Park Service Land
- Stehekin Sub Area

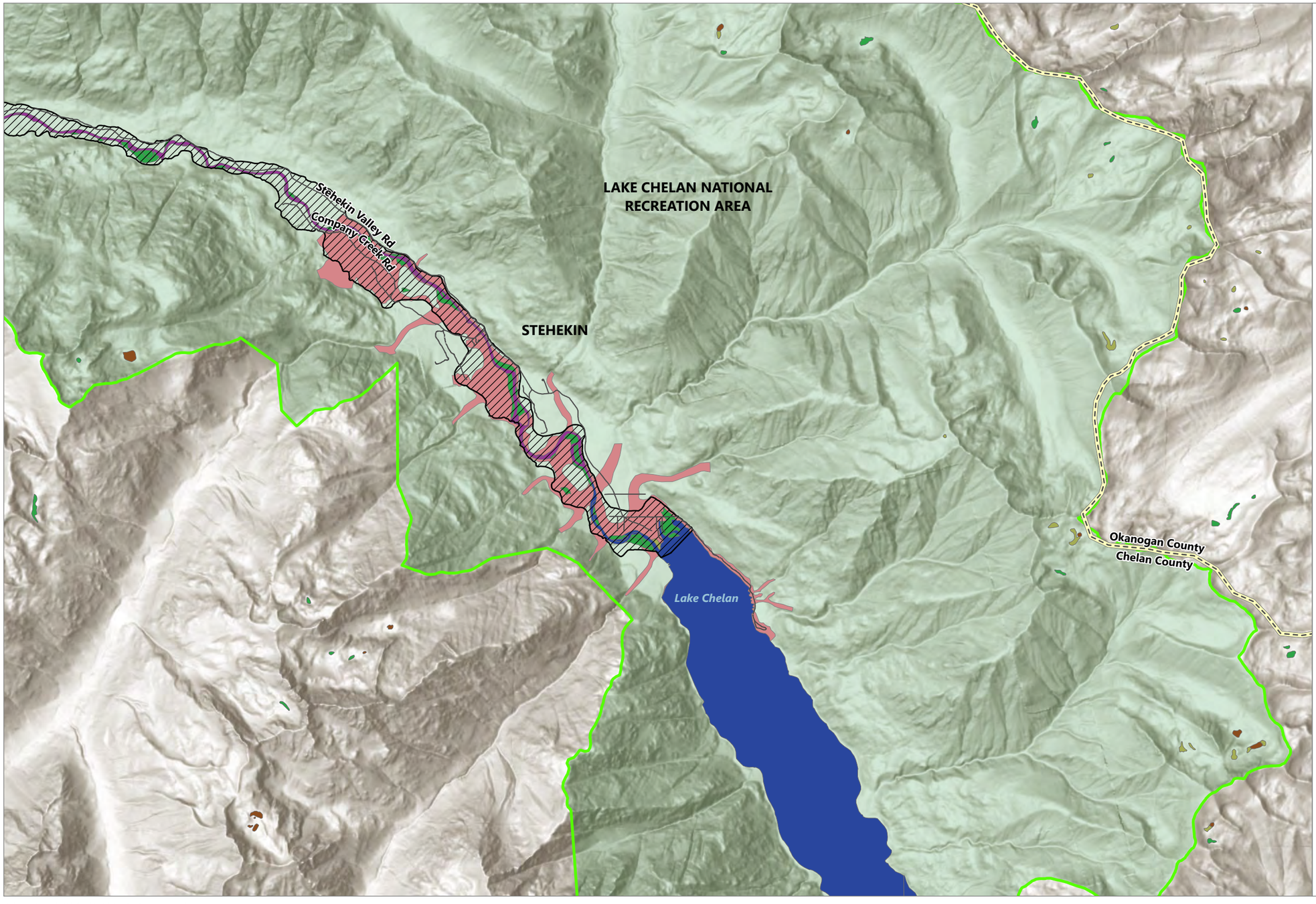
NOTE:
1. Basemap: World Hillshade. Esri.

0 1
Miles

Publish Date: 2026/06/19, 10:20 AM | User: emueller
Filepath: \\GSTFile01\GIS\Jobs\ChelanCounty_0382\Maps\reports\StehekinCommunityPlanning\StehekinCommunityPlan.aprx | AQ_StehekinCommunityPlan_Fig01.3.2_SubAreas

ANCHOR QEA

Map 1.3.2
Sub Areas
Stehekin Community Plan
Chelan County Comprehensive Plan



LEGEND:

- Road
- County Boundary
- National Park Service Land
- 100-Year Flood Zone
- Stehekin River Migration Zone

Wetlands

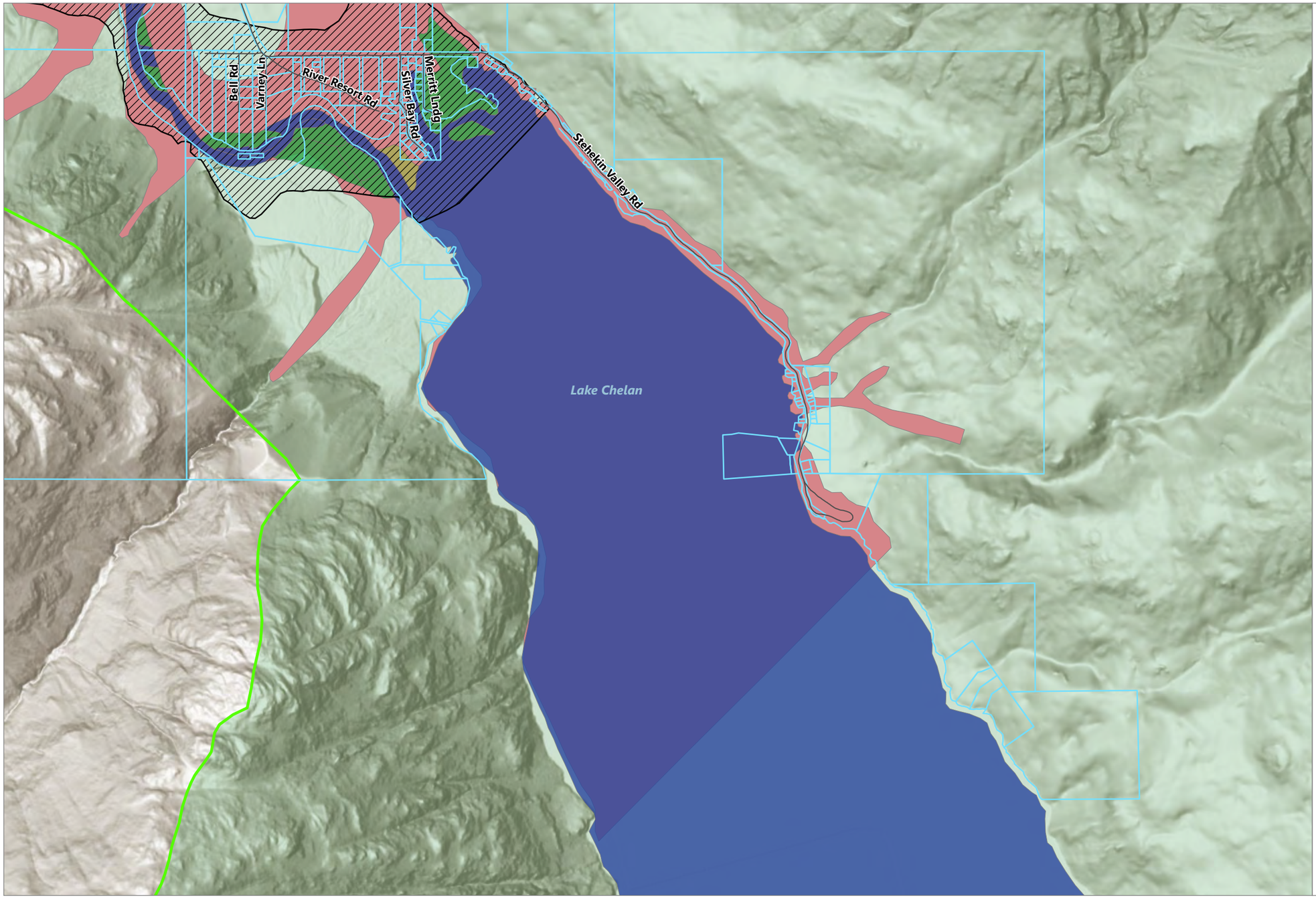
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

0 1
Miles

Publish Date: 2026/05/01, 12:15 PM | User: emueller
Filepath: \\GSTFile01\GIS\Jobs\ChelanCounty_0382\Maps\reports\StehekinCommunityPlanning\StehekinCommunityPlan.aprx | AQ_Fig3_CriticalAreas_Overview_11x17

ANCHOR QEA

Map 2.1.2
Critical Areas
Stehekin Community Plan
Chelan County Comprehensive Plan



LEGEND:

- Road
- National Park Service Land
- Parcel Boundary
- 100-Year Flood Zone
- Stehekin River Migration Zone

Wetlands

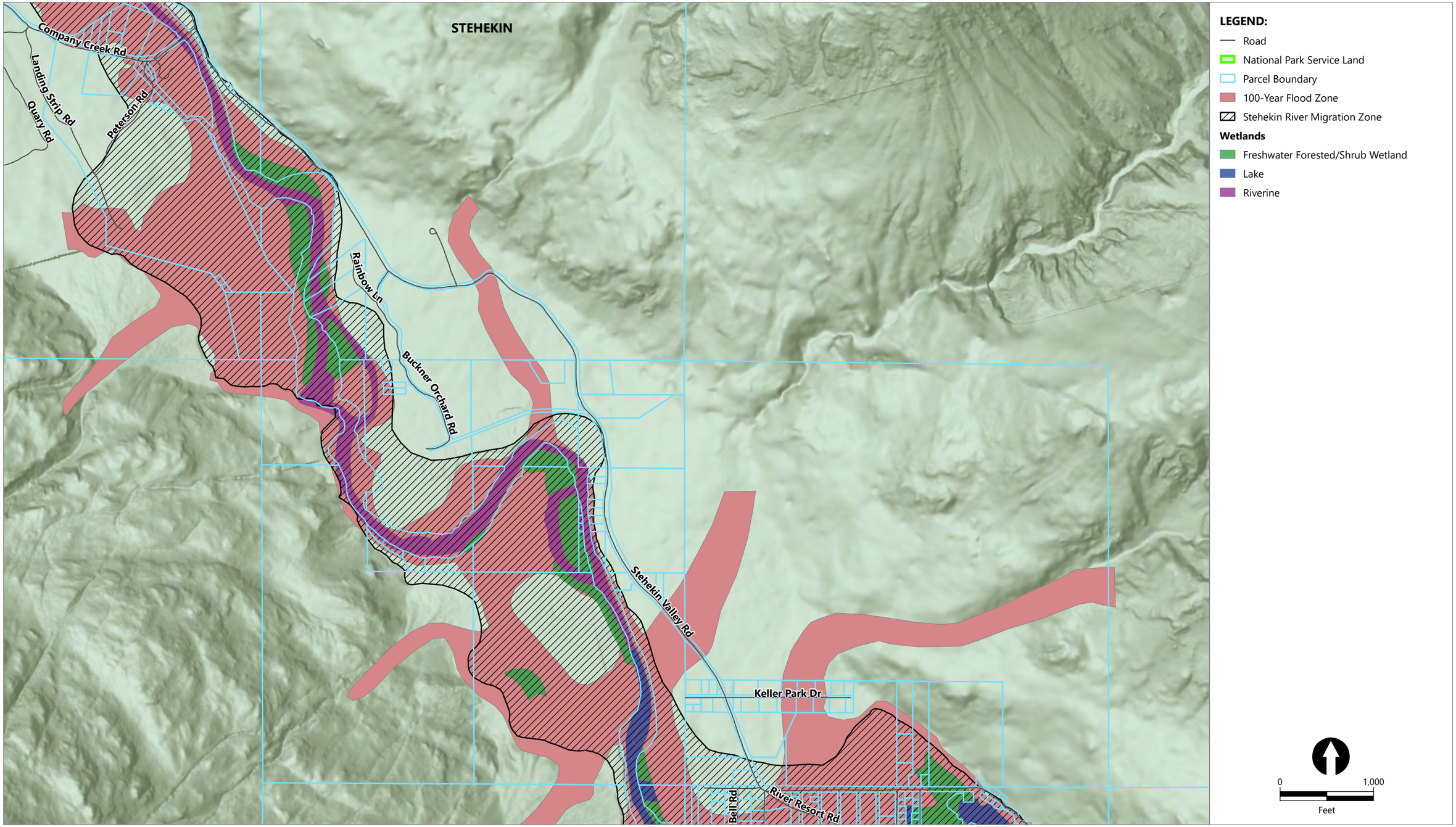
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Lake

0 1,000
Feet

Publish Date: 2026/05/01, 12:07 PM | User: emueller
Filepath: \\GSTFile01\GIS\Jobs\ChelanCounty_0382\Maps\reports\StehekinCommunityPlanning\StehekinCommunityPlan.aprx | AQ_Fig3_CriticalAreas_CommunityAreaZoomIn

ANCHOR QEA

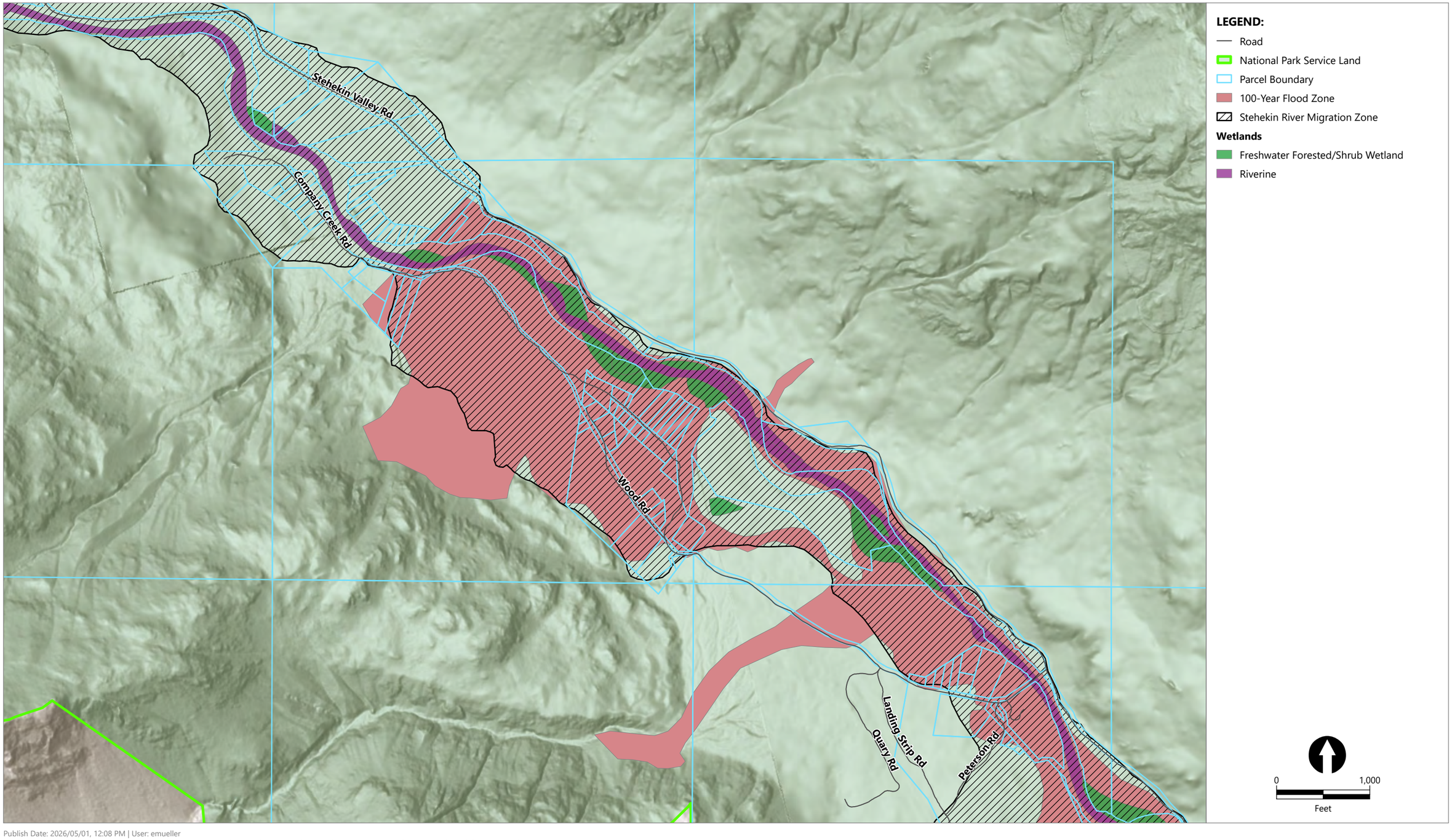
Map 2.1.2a
Critical Areas: Community Area – Landing to Bakery
Stehekin Community Plan
Chelan County Comprehensive Plan



Publish Date: 2026/05/01, 12:08 PM | User: emueller
Filepath: \\GSTFile01\GIS\Jobs\ChelanCounty_0382\Maps\reports\StehekinCommunityPlanning\StehekinCommunityPlan.aprx | AQ_Fig3_CriticalAreas_CommunityAreaZoomIn

ANCHOR QEA

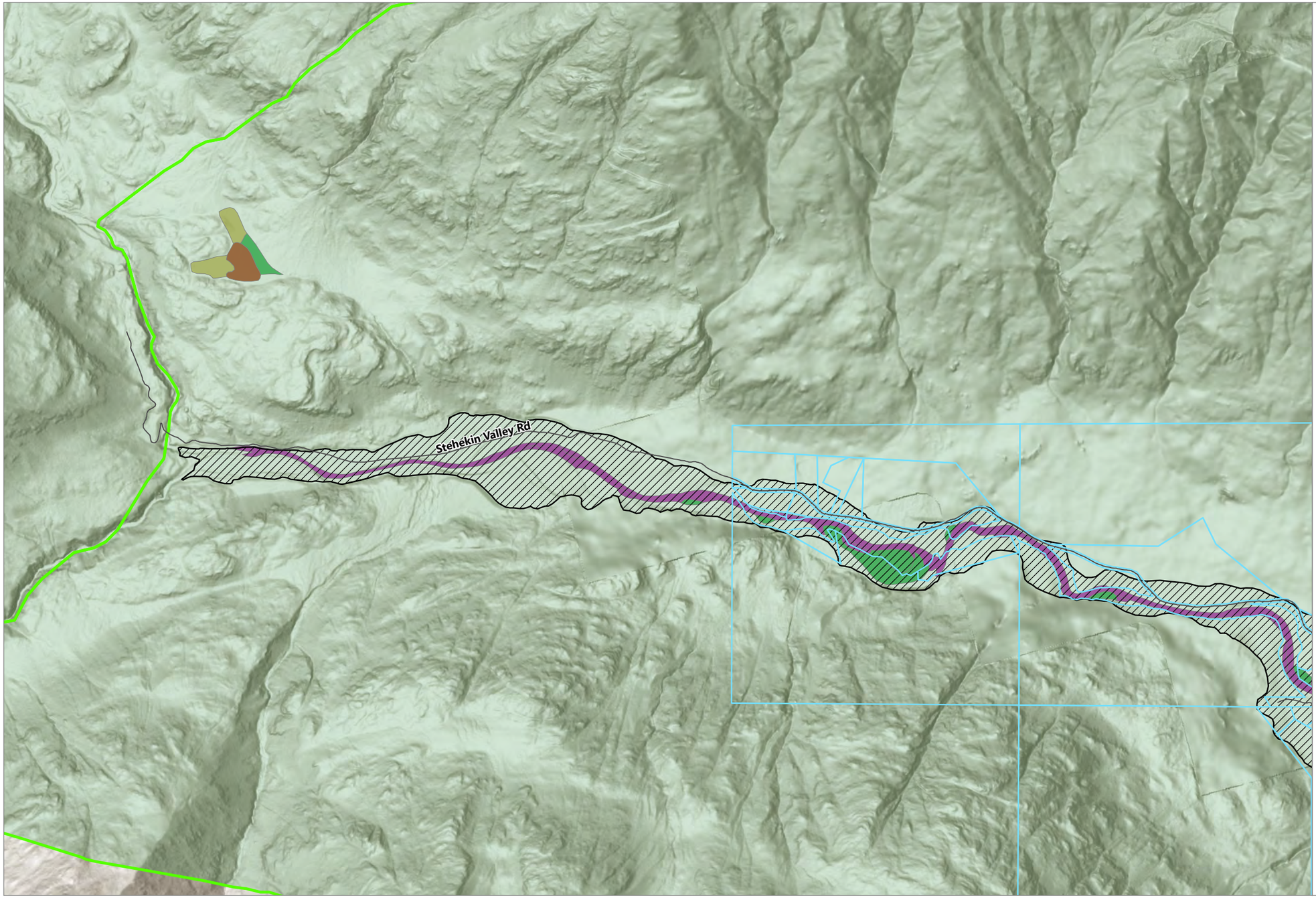
Map 2.1.2b
Critical Areas: Community Area – Bakery to Harlequin Bridge
Stehekin Community Plan
Chelan County Comprehensive Plan



Publish Date: 2026/05/01, 12:08 PM | User: emueller
Filepath: \\GSTFile01\GIS\Jobs\ChelanCounty_0382\Maps\reports\StehekinCommunityPlanning\StehekinCommunityPlan.aprx | AQ_Fig3_CriticalAreas_CommunityAreaZoomIn

ANCHOR QEA

Map 2.1.2c
Critical Areas: Community Area – Harlequin Bridge up Company Creek Rd. and Stehekin Valley Rd.
Stehekin Community Plan
Chelan County Comprehensive Plan



LEGEND:

- Road
- National Park Service Land
- Parcel Boundary
- Stehekin River Migration Zone

Wetlands

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine

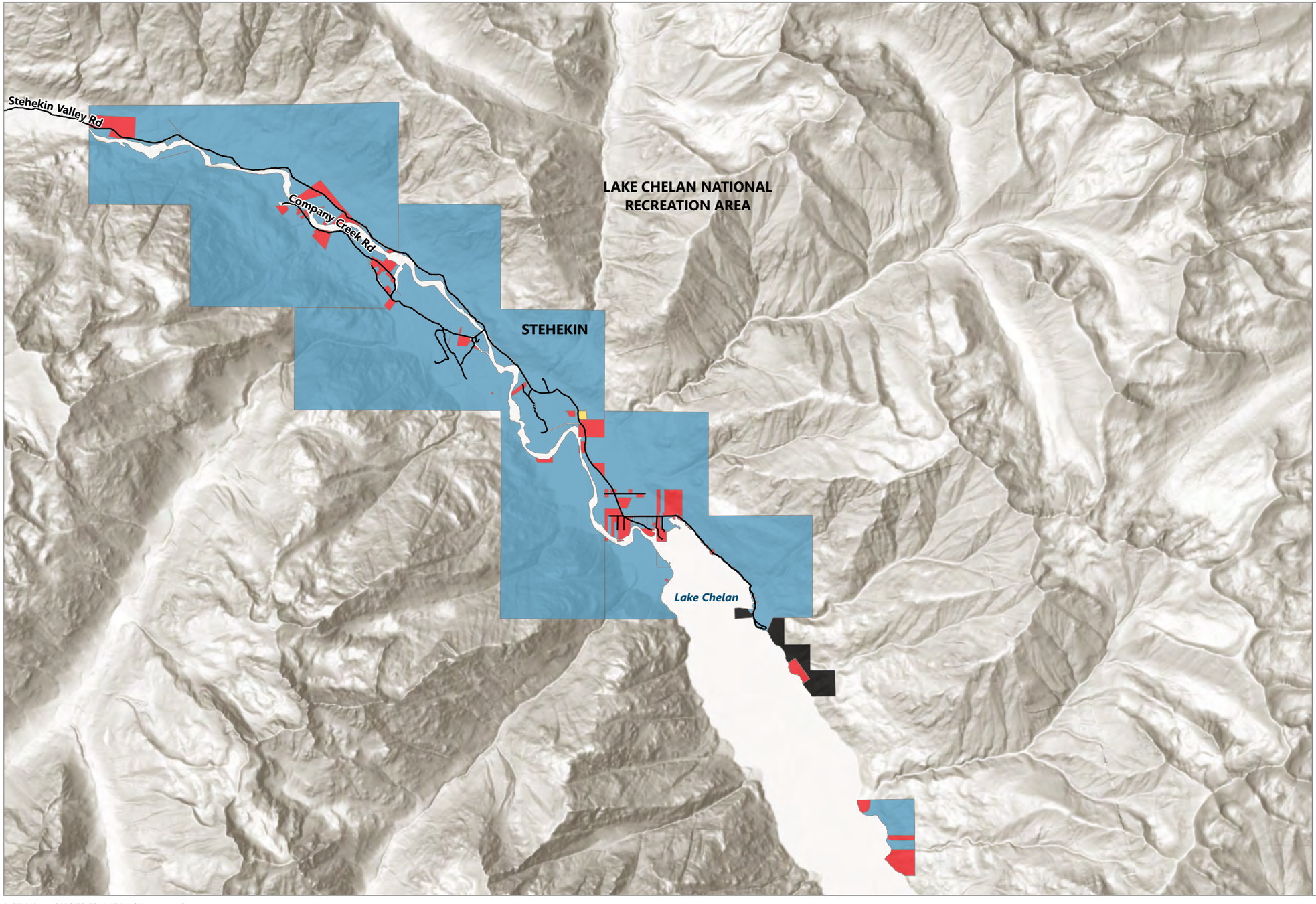
0 2,000

Feet

Publish Date: 2026/05/01, 12:08 PM | User: emueller
Filepath: \\GSTFile01\GIS\Jobs\ChelanCounty_0382\Maps\reports\StehekinCommunityPlanning\StehekinCommunityPlan.aprx | AQ_Fig3_CriticalAreas_CommunityAreaZoomIn

ANCHOR QEA

Map 2.1.2d
Critical Areas: Community Area – Company Creek up Stehekin Valley Rd.
Stehekin Community Plan
Chelan County Comprehensive Plan



LEGEND:

Road

Ownership Type

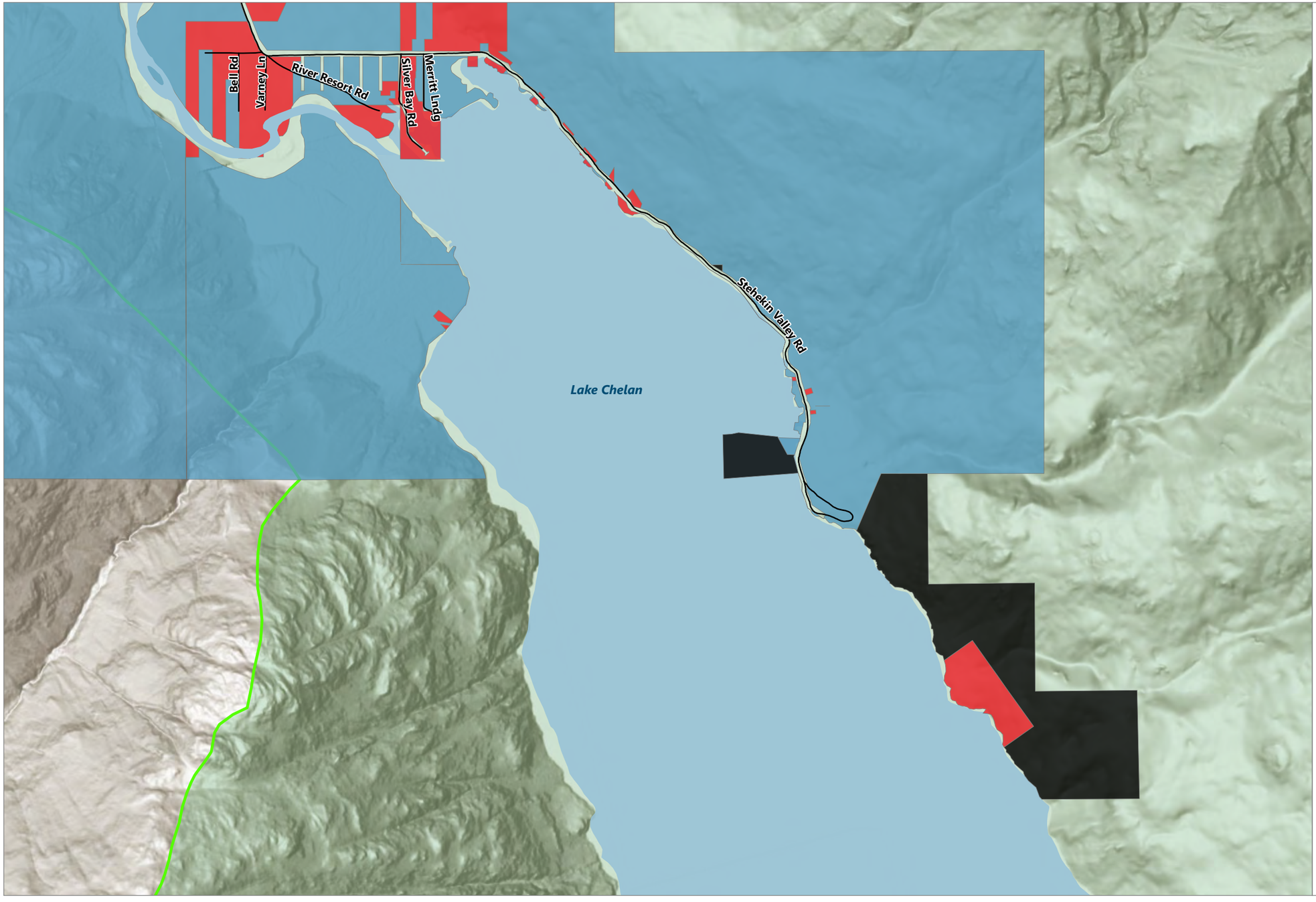
- Private (Individuals and Businesses)
- Stehekin School District
- Chelan County
- Federal Government

0 1
Miles

Publish Date: 2026/03/03, 4:16 PM | User: emueller
Filepath: \\GSTFile01\GIS\Jobs\ChelanCounty_0382\Maps\reports\StehekinCommunityPlanning\StehekinCommunityPlan.aprx | AQ_Fig1_ParcelOwnership_Overview_11x17

ANCHOR QEA

Map 2.3.1A
Parcel Ownership
Stehekin Community Plan
Chelan County Comprehensive Plan



LEGEND:

- Road
- National Park Service Land

Ownership Type

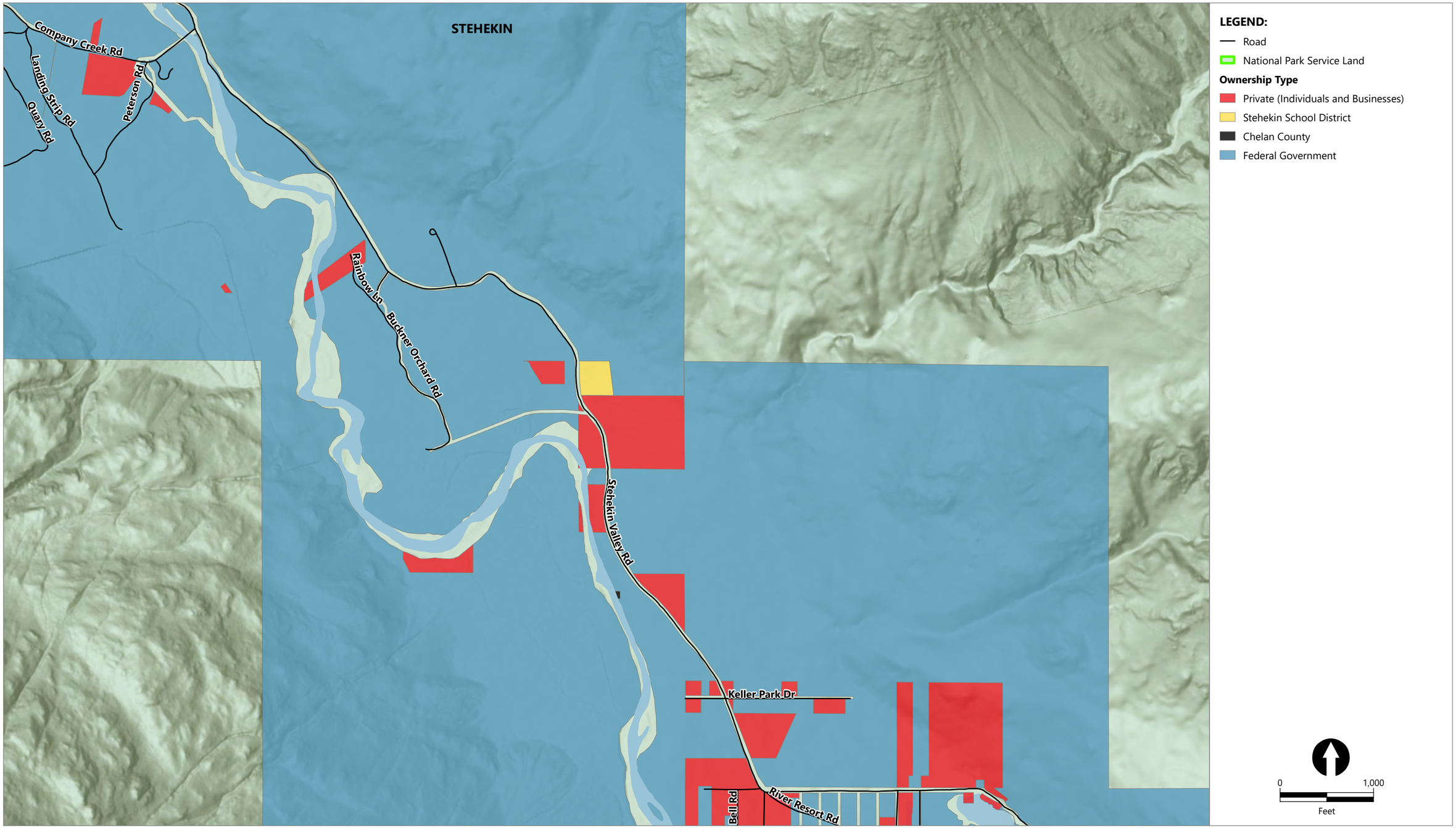
- Private (Individuals and Businesses)
- Chelan County
- Federal Government

0 1,000
Feet

Publish Date: 2026/03/03, 4:26 PM | User: emueller
Filepath: \\GSTFile01\GIS\Jobs\ChelanCounty_0382\Maps\reports\StehekinCommunityPlanning\StehekinCommunityPlan.aprx | AQ_Fig1_ParcelOwnership_CommunityAreaZoomIn

ANCHOR QEA

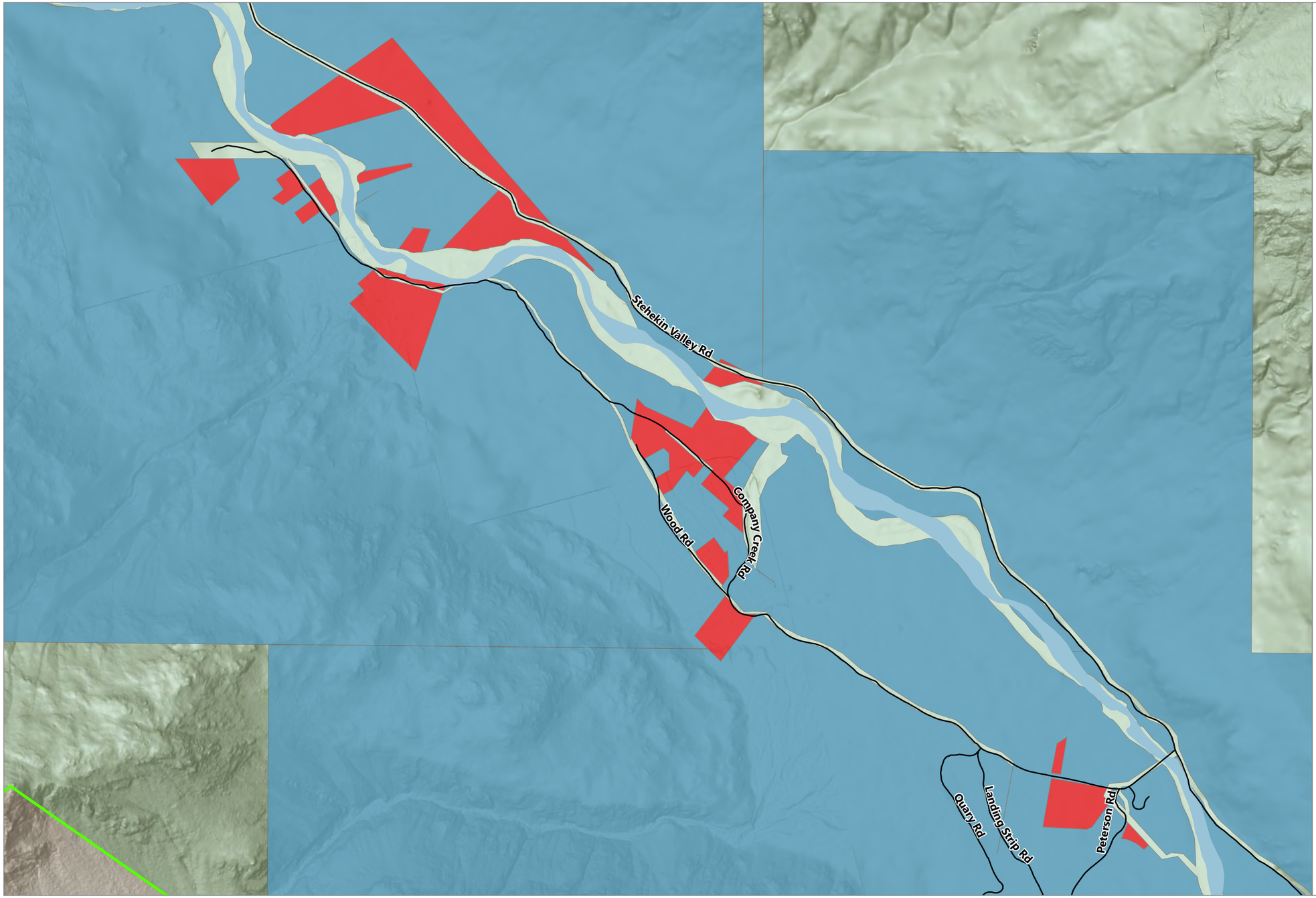
Map 2.3.1A-a
Parcel Ownership: Community Area – Landing to Bakery
Stehekin Community Plan
Chelan County Comprehensive Plan



Publish Date: 2026/03/03, 4:26 PM | User: emueller
Filepath: \\GSTFile01\GIS\Jobs\ChelanCounty_0382\Maps\reports\StehekinCommunityPlanning\StehekinCommunityPlan.aprx | AQ_Fig1_ParcelOwnership_CommunityAreaZoomIn

ANCHOR QEA

Map 2.3.1A-b
Parcel Ownership: Community Area – Bakery to Harlequin Bridge
Stehekin Community Plan
Chelan County Comprehensive Plan



Publish Date: 2026/03/03, 4:26 PM | User: emueller
Filepath: \\GSTFile01\GIS\Jobs\ChelanCounty_0382\Maps\reports\StehekinCommunityPlanning\StehekinCommunityPlan.aprx | AQ_Fig1_ParcelOwnership_CommunityAreaZoomIn

ANCHOR QEA

Map 2.3.1A-c
Parcel Ownership: Community Area – Harlequin Bridge up Company Creek Rd. and Stehekin Valley Rd.
Stehekin Community Plan
Chelan County Comprehensive Plan



LEGEND:

- Road
- National Park Service Land

Ownership Type

- Private (Individuals and Businesses)
- Federal Government

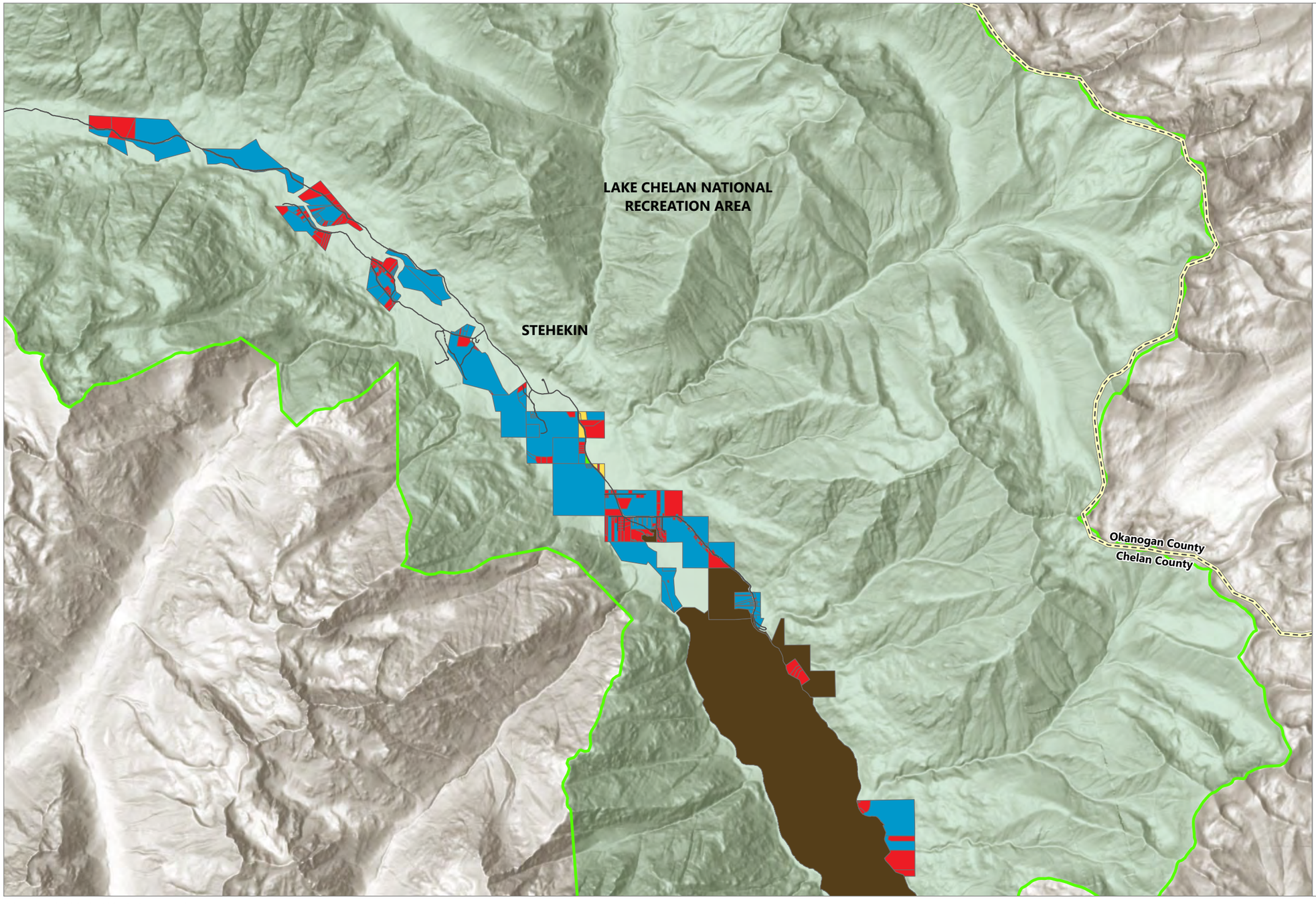
0 2,000

Feet

Publish Date: 2026/03/03, 4:26 PM | User: emueller
Filepath: \\GSTFile01\GIS\Jobs\ChelanCounty_0382\Maps\reports\StehekinCommunityPlanning\StehekinCommunityPlan.aprx | AQ_Fig1_ParcelOwnership_CommunityAreaZoomIn

ANCHOR QEA

Map 2.3.1A-d
Parcel Ownership: Community Area – Company Creek up Stehekin Valley Rd.
Stehekin Community Plan
Chelan County Comprehensive Plan



LEGEND:

- Road
- County Boundary
- National Park Service Land

Historic Parcel Ownership

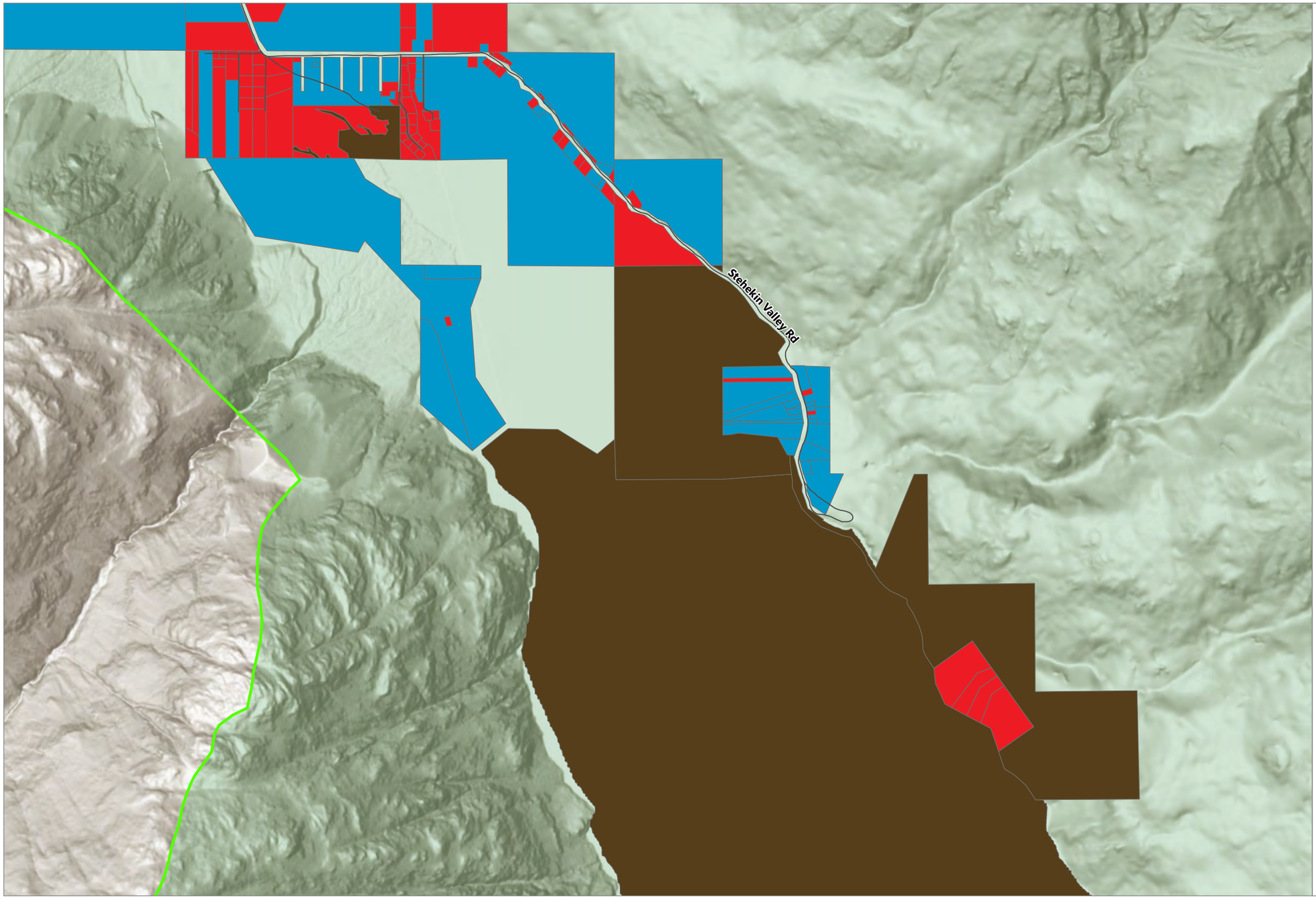
- Private
- NPS Acquired Properties
- NPS Property
- Public
- Scenic/Easement

0 1
Miles

Publish Date: 2026/05/05, 12:24 PM | User: emueller
Filepath: \\GSTFile01\GIS\Jobs\ChelanCounty_0382\Maps\reports\StehekinCommunityPlanning\StehekinCommunityPlan.aprx | AQ_Fig4_HistoricParcelOwnership_Overview_11x17

ANCHOR QEA

Map 2.3.1B
Historic Parcel Ownership
Stehekin Community Plan
Chelan County Comprehensive Plan



LEGEND:

- Road
- National Park Service Land

Historic Parcel Ownership

- Private
- NPS Acquired Properties
- NPS Property
- Public
- Scenic/Easement

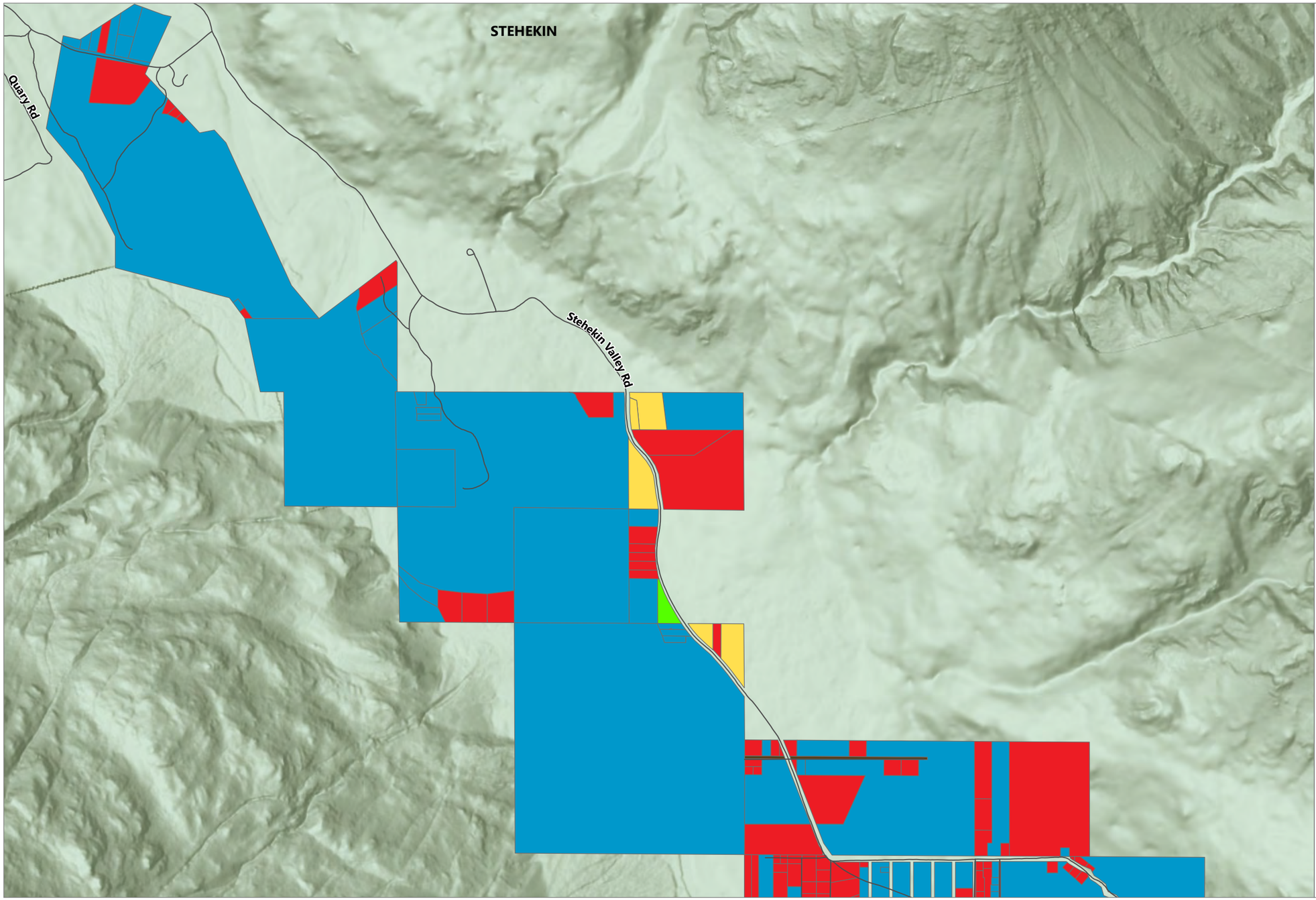
0 1,000

Feet

Publish Date: 2026/05/05, 12:30 PM | User: emueller
Filepath: \\GSTFile01\GIS\Jobs\ChelanCounty_0382\Maps\reports\StehekinCommunityPlanning\StehekinCommunityPlan.aprx | AQ_Fig4_HistoricParcelOwnership_CommunityAreaZoomIn

ANCHOR QEA

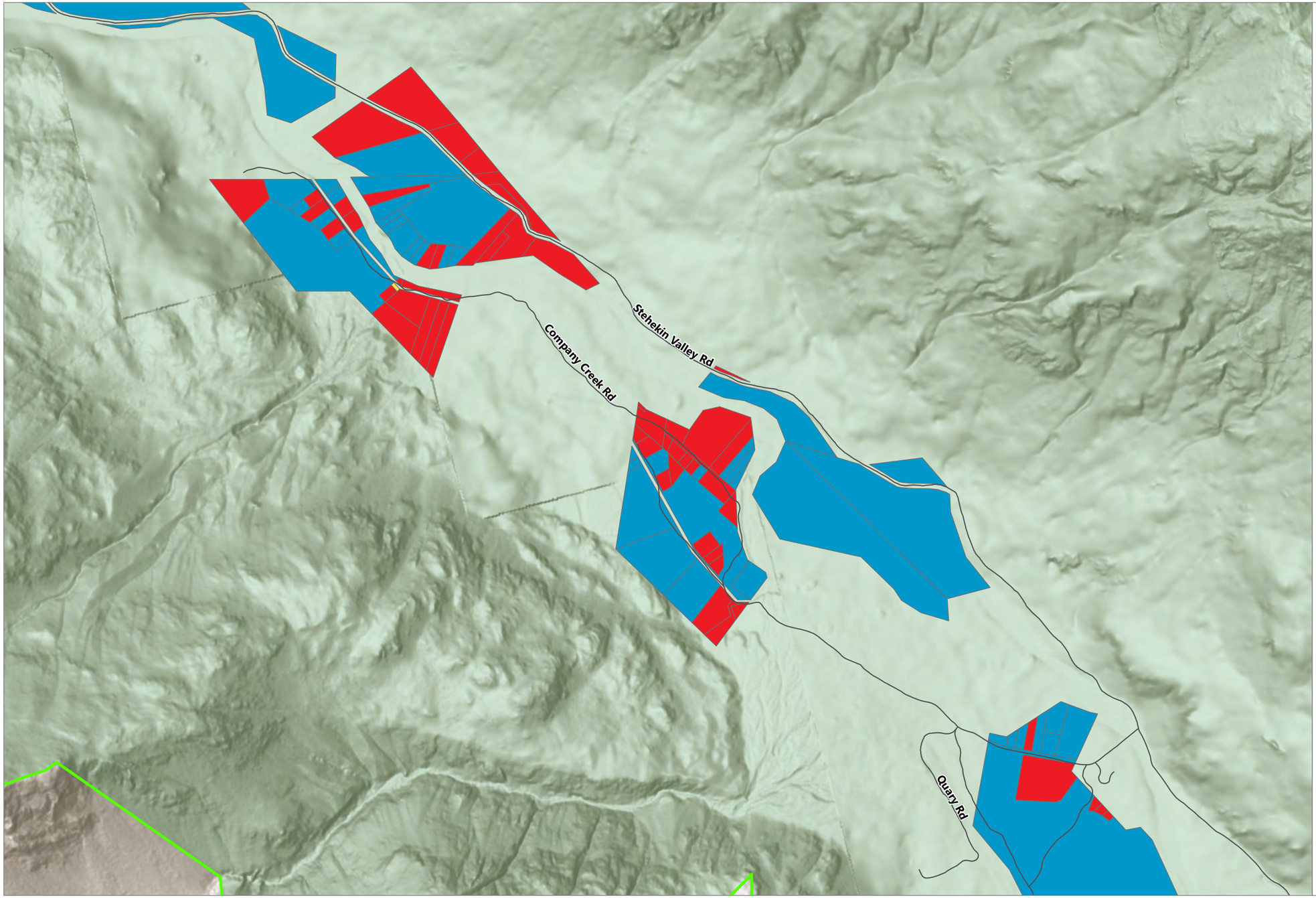
Map 2.3.1B-a
Historic Parcel Ownership: Community Area – Landing to Bakery
Stehekin Community Plan
Chelan County Comprehensive Plan



Publish Date: 2026/05/05, 12:30 PM | User: emueller
Filepath: \\GSTFile01\GIS\Jobs\ChelanCounty_0382\Maps\reports\StehekinCommunityPlanning\StehekinCommunityPlan.aprx | AQ_Fig4_HistoricParcelOwnership_CommunityAreaZoomIn

ANCHOR QEA

Map 2.3.1B-b
Historic Parcel Ownership: Community Area – Bakery to Harlequin Bridge
Stehekin Community Plan
Chelan County Comprehensive Plan



LEGEND:

- Road
- National Park Service Land

Historic Parcel Ownership

- Private
- NPS Acquired Properties
- NPS Property
- Public
- Scenic/Easement

0 1,000
Feet

Publish Date: 2026/05/05, 12:30 PM | User: emueller
Filepath: \\GSTFile01\GIS\Jobs\ChelanCounty_0382\Maps\reports\StehekinCommunityPlanning\StehekinCommunityPlan.aprx | AQ_Fig4_HistoricParcelOwnership_CommunityAreaZoomIn

ANCHOR QEA

Map 2.3.1B-c
Historic Parcel Ownership: Community Area – Harlequin Bridge up Company Creek Rd. and Stehekin Valley Rd.
Stehekin Community Plan
Chelan County Comprehensive Plan



LEGEND:

- Road
- National Park Service Land

Historic Parcel Ownership

- Private
- NPS Acquired Properties
- NPS Property
- Public
- Scenic/Easement

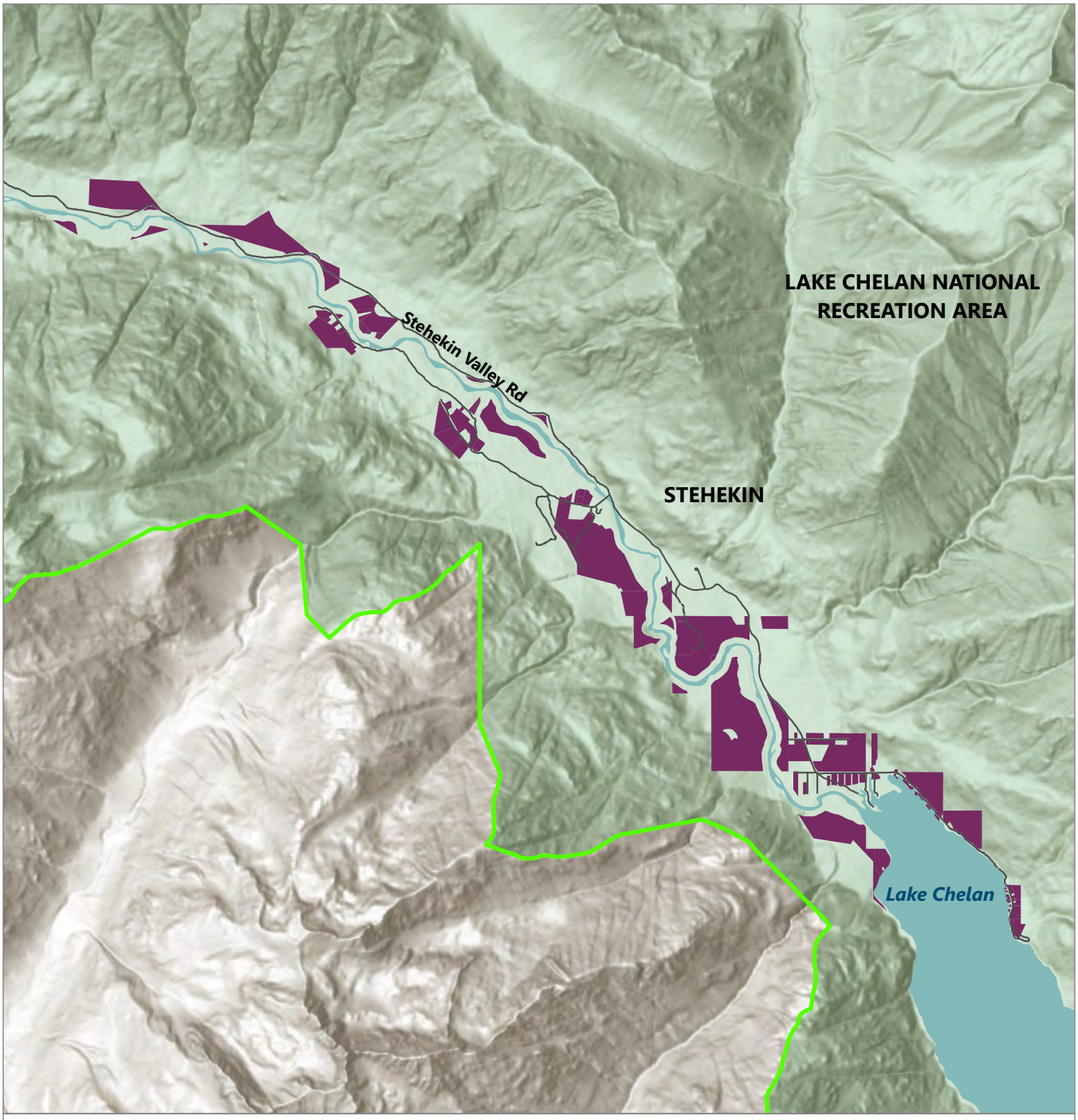
0 2,000

Feet

Publish Date: 2026/05/05, 12:30 PM | User: emueller
Filepath: \\GSTFile01\GIS\Jobs\ChelanCounty_0382\Maps\reports\StehekinCommunityPlanning\StehekinCommunityPlan.aprx | AQ_Fig4_HistoricParcelOwnership_CommunityAreaZoomIn

ANCHOR QEA

Map 2.3.1B-d
Historic Parcel Ownership: Community Area – Company Creek up Stehekin Valley Rd.
Stehekin Community Plan
Chelan County Comprehensive Plan



LEGEND:

- Road
- National Park Service Land
- Developable Land Acquired by NPS

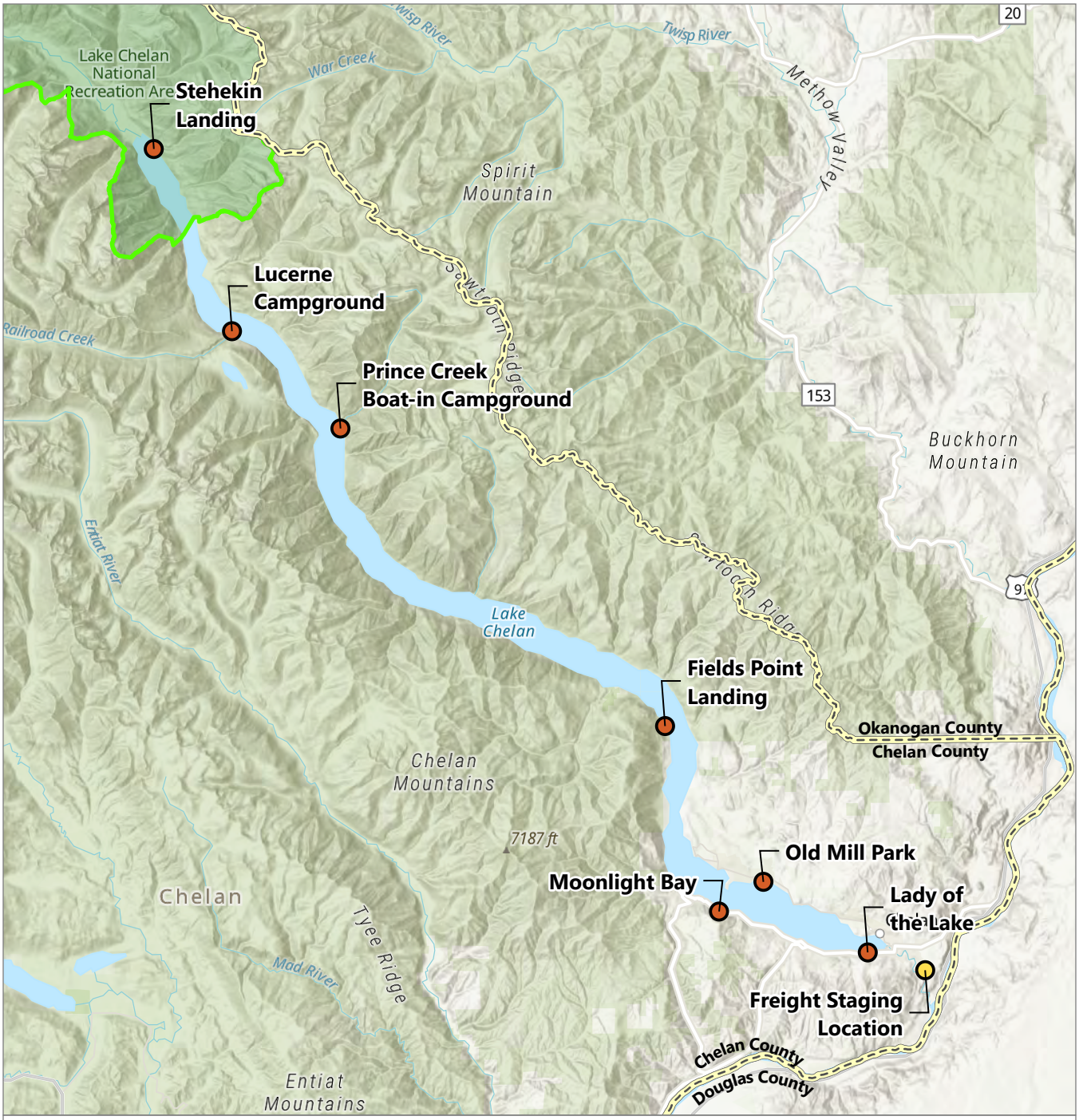
NOTE:
1. Basemap: World Hillshade. Esri.

0 1
Miles

Publish Date: 2026/06/19, 10:21 AM | User: emueller
Filepath: \\GSTFile01\GIS\Jobs\ChelanCounty_0382\Maps\reports\StehekinCommunityPlanning\StehekinCommunityPlan.aprx | AQ_StehekinCommunityPlan_Fig02.3.1_NPS_DevelopableLand

ANCHOR QEA

Map 2.3.1C
Developable Land Acquired by NPS
Stehekin Community Plan
Chelan County Comprehensive Plan



LEGEND:

- County Boundary
- National Park Service Land
- Barge Site
- Freight Staging Location

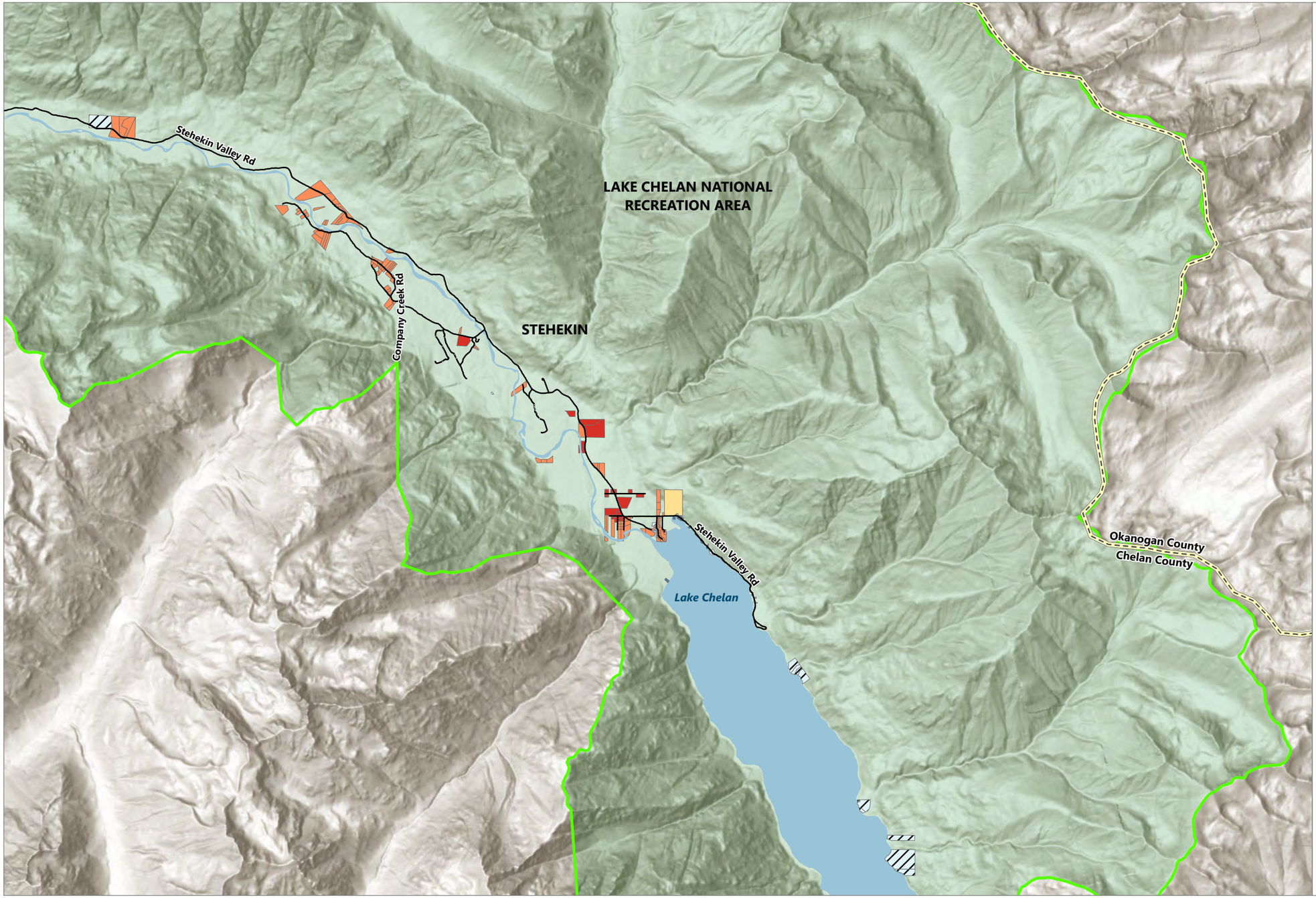
NOTE:
1. Basemap: World Topographic Map. Esri.

0 6
Miles

Publish Date: 2026/06/19, 10:20 AM | User: emueller
Filepath: \\GSTFile01\GIS\Jobs\ChelanCounty_0382\Maps\reports\StehekinCommunityPlanning\StehekinCommunityPlan.aprx | AQ_StehekinCommunityPlan_Fig03.6_BargeSites

ANCHOR QEA

Map 3.5.3
Barge Sites
Stehekin Community Plan
Chelan County Comprehensive Plan



LEGEND:

- Road
- County Boundary
- National Park Service Land

Parcel Zoning

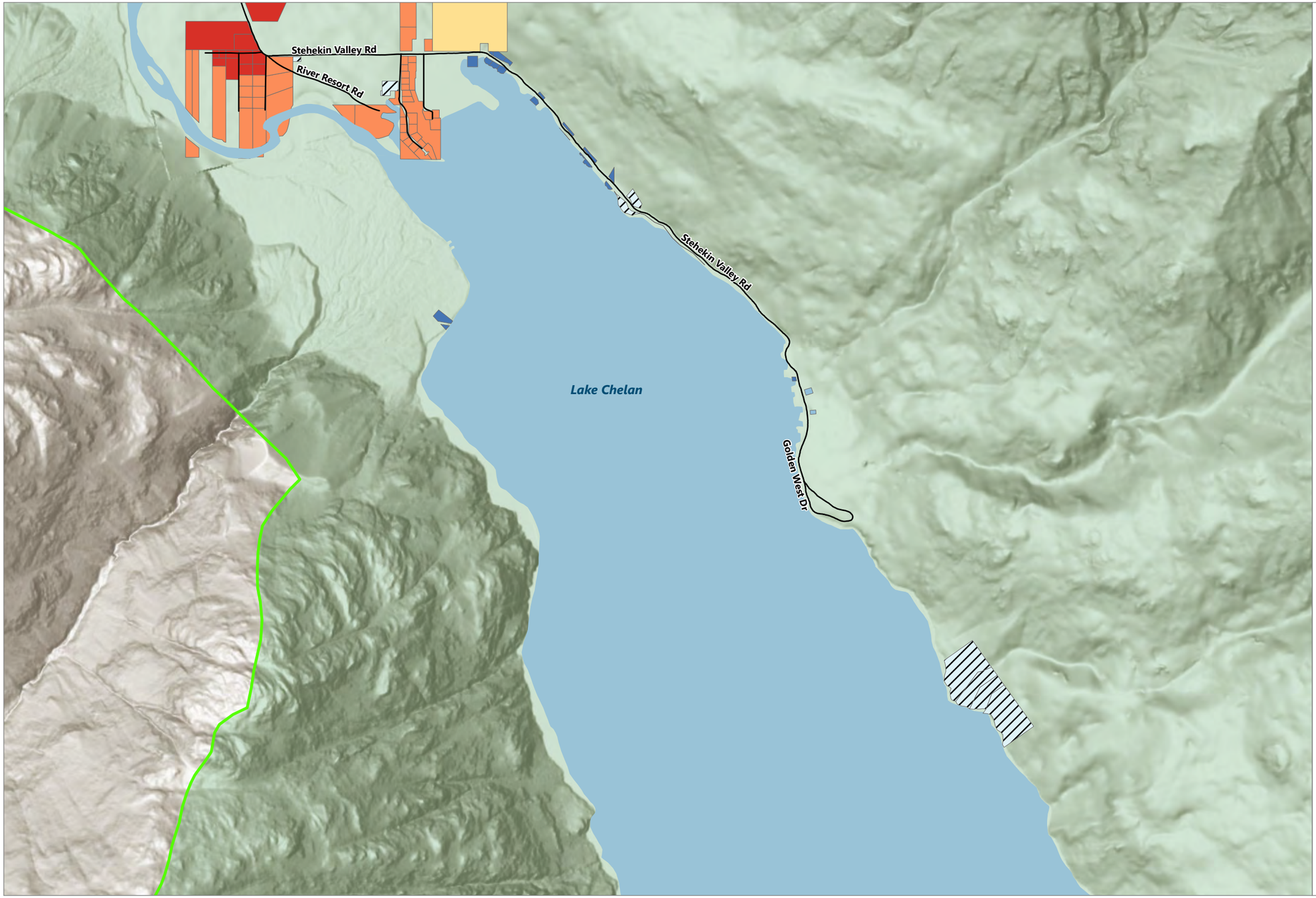
- Rural Residential/Resource 2.5
- Rural Residential/Resource 5
- Rural Residential/Resource 10
- Rural Residential/Resource 20
- Rural Public
- Rural Waterfront

0 1
Miles

Publish Date: 2026/03/03, 4:16 PM | User: emueller
Filepath: \\GSTFile01\GIS\Jobs\ChelanCounty_0382\Maps\reports\StehekinCommunityPlanning\StehekinCommunityPlan.aprx | AQ_Fig2_PrivateParcels_Zoning_Overview_11x17

ANCHOR QEA

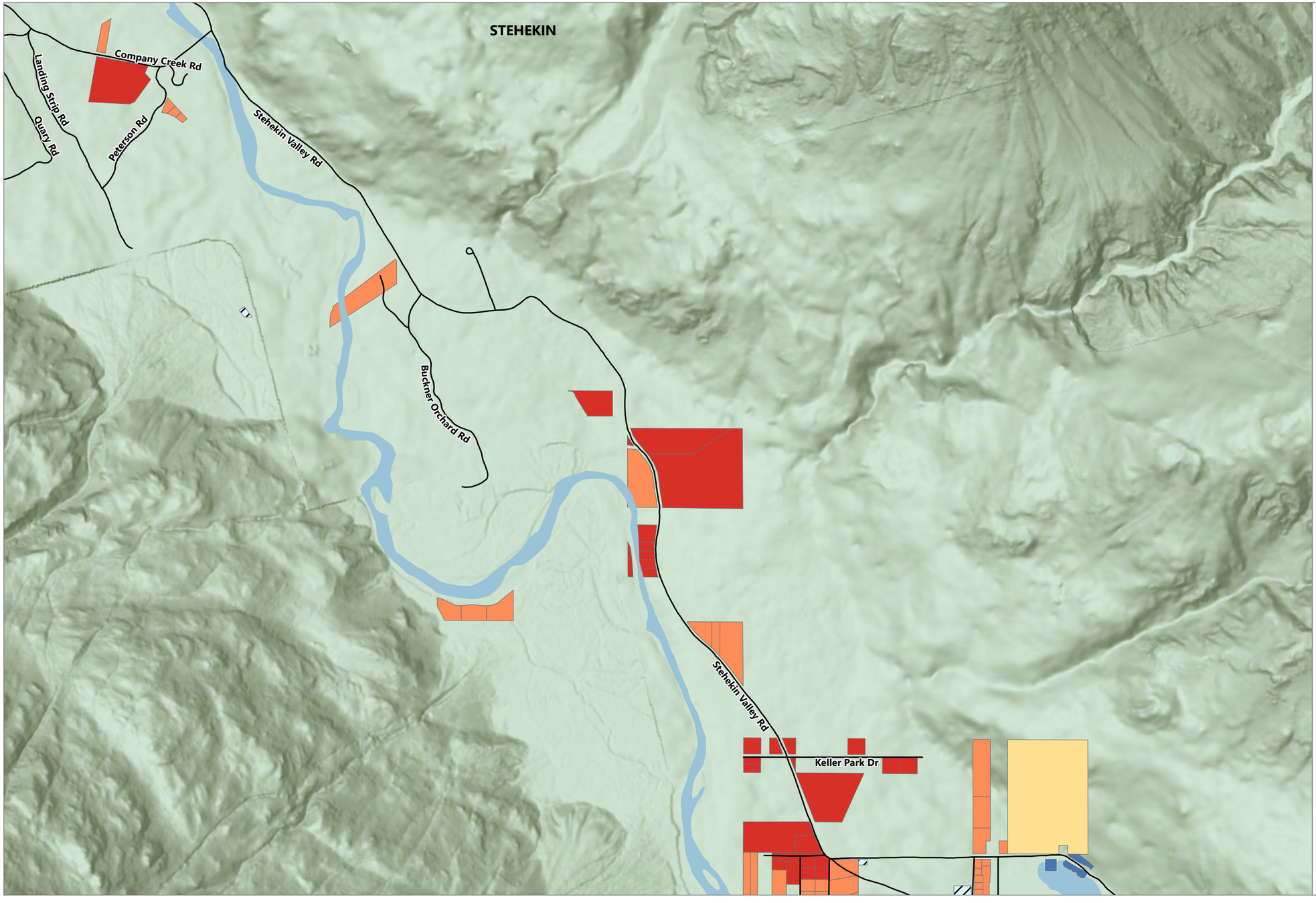
Map 5.1A
Privately Owned Parcel Zoning
Stehekin Community Plan
Chelan County Comprehensive Plan



Publish Date: 2026/03/03, 4:19 PM | User: emueller
Filepath: \\GSTFile01\GIS\Jobs\ChelanCounty_0382\Maps\reports\StehekinCommunityPlanning\StehekinCommunityPlan.aprx | AQ_Fig2_PrivateParcels_Zoning_CommunityAreaZoomIn

ANCHOR QEA

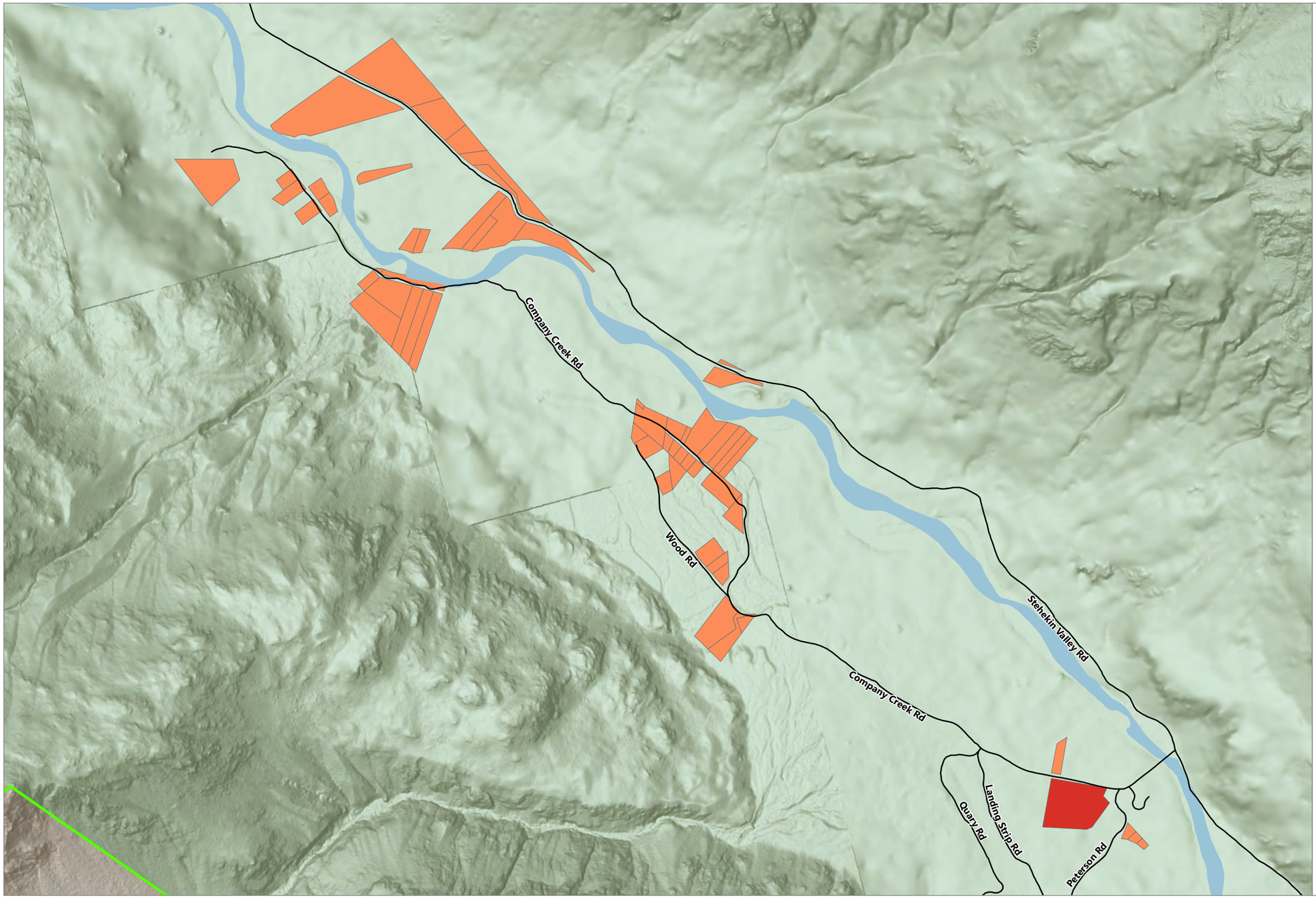
Map 5.1A-a
Privately Owned Parcel Zoning: Community Area – Landing to Bakery
Stehekin Community Plan
Chelan County Comprehensive Plan



Publish Date: 2026/03/03, 4:19 PM | User: emueller
Filepath: \\GSTFile01\GIS\Jobs\ChelanCounty_0382\Maps\reports\StehekinCommunityPlanning\StehekinCommunityPlan.aprx | AQ_Fig2_PrivateParcels_Zoning_CommunityAreaZoomIn

ANCHOR QEA

Map 5.1A-b
Privately Owned Parcel Zoning: Community Area – Bakery to Harlequin Bridge
Stehekin Community Plan
Chelan County Comprehensive Plan



LEGEND:

- Road
- National Park Service Land

Parcel Zoning

- Rural Residential/Resource 2.5
- Rural Residential/Resource 5

0 1,000
Feet

Publish Date: 2026/03/03, 4:19 PM | User: emueller
Filepath: \\GSTFile01\GIS\Jobs\ChelanCounty_0382\Maps\reports\StehekinCommunityPlanning\StehekinCommunityPlan.aprx | AQ_Fig2_PrivateParcels_Zoning_CommunityAreaZoomIn

ANCHOR QEA

Map 5.1A-c
Privately Owned Parcel Zoning: Community Area – Harlequin Bridge up Company Creek Rd. and Stehekin Valley Rd.
Stehekin Community Plan
Chelan County Comprehensive Plan



LEGEND:

- Road
- National Park Service Land

Parcel Zoning

- Rural Residential/Resource 5
- Rural Residential/Resource 20

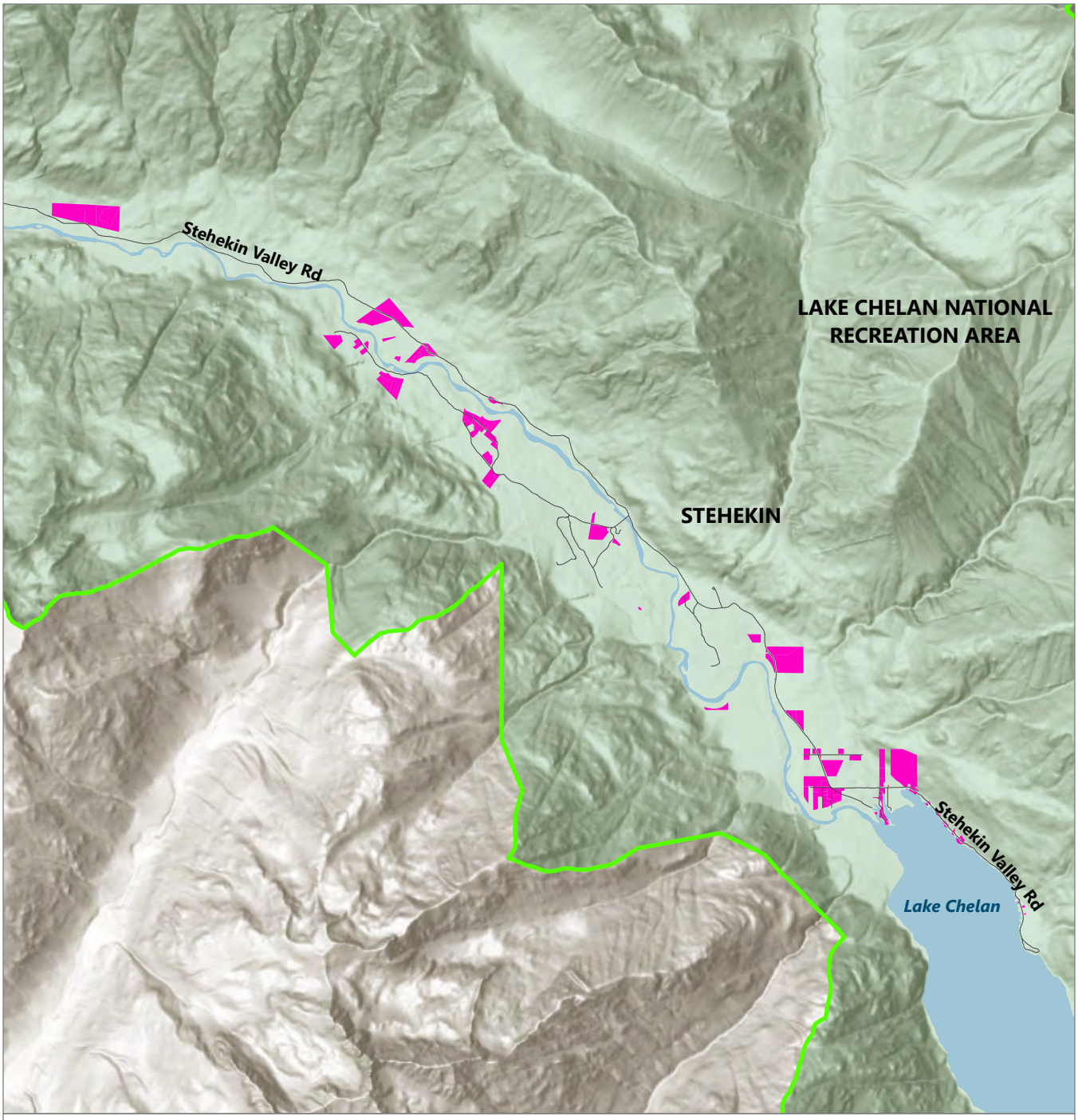
0 2,000

Feet

Publish Date: 2026/03/03, 4:19 PM | User: emueller
Filepath: \\GSTFile01\GIS\Jobs\ChelanCounty_0382\Maps\reports\StehekinCommunityPlanning\StehekinCommunityPlan.aprx | AQ_Fig2_PrivateParcels_Zoning_CommunityAreaZoomIn

ANCHOR QEA

Map 5.1A-d
Privately Owned Parcel Zoning: Community Area – Company Creek up Stehekin Valley Rd.
Stehekin Community Plan
Chelan County Comprehensive Plan



LEGEND:

- Road
- National Park Service Land
- Privately Owned Developable Land

NOTE:
1. Basemap: World Hillshade. Esri.

0 1
Miles

Publish Date: 2026/06/19, 10:19 AM | User: emueller
Filepath: \\GSTFile01\GIS\Jobs\ChelanCounty_0382\Maps\reports\StehekinCommunityPlanning\StehekinCommunityPlan.aprx | AQ_StehekinCommunityPlan_Fig04_DevelopableLand

ANCHOR QEA

Map 5.1B
Developable Land
Stehekin Community Plan
Chelan County Comprehensive Plan

Chelan County Climate Resilience Assessment

July 2026 - DRAFT

DRAFT

Table of Contents

Introduction 4

Executive Summary 4

Acknowledgments 6

Relationship with the 2026 Comprehensive Plan Update 6

Assessment Process 7

Glossary of Key Terms 7

Chelan County Profile 10

Economic Base 10

Community Demographics and Social Vulnerability 10

Key Assets and Industries at Stake 13

Climate Hazard Assessment 14

Planning Horizon and Greenhouse Gas Scenarios 14

Primary Data Sources 14

Wildfire and Wildfire Smoke 15

Drought and Snowpack Decline 17

Extreme Temperatures and Severe Weather 20

Extreme Precipitation and Flooding 21

Asset Inventory and Climate Impacts 24

Natural Resources 25

Agriculture and Economy 27

Built Environment 31

Community and Services 35

Vulnerability and Risk Assessment 39

Methodology 39

Vulnerability and Risk Results 41

Priority Risk Areas 44

Summary Observations 46

Assessment of Existing Plans and Policies 47

DRAFT

Existing County Plans 47
Greenhouse Gas Inventory 48
Summary of Policy Audit 50
Looking Ahead – Pathways for Action 51
Comprehensive Planning 51
Resilient Policy Opportunities 52
Immediate Opportunities for Action 54
Existing Resources and Programs 59
Appendix 64
Appendix A: Community Demographics and Social Vulnerability 64
Appendix B: Primary Information Sources 69
Appendix C: Community Engagement and Public Outreach 71

List of Exhibits

Exhibit 1 Environmental Justice Index for Chelan County 13
Exhibit 2 Representative Concentration Pathways 14
Exhibit 3 Wildfire Likelihood and Risk to Homes 15
Exhibit 4 Wildfire Likelihood 2020-2049, RCP8.5 16
Exhibit 5 Palmer Drought Severity Index for Chelan County 17
Exhibit 6 Projected Change to April 1st Snow Water Equivalent 18
Exhibit 7 Projected Change to Spring Snow Water Equivalent 18
Exhibit 8 Map of Projected Change to April 1st Snow Water Equivalent 19
Exhibit 9 Project Change to Winter Daily Maximum Temperature 19
Exhibit 10 Cooling and Heating Degree Day Averages 20
Exhibit 11 Days with a Maximum Temperature above 86°F 20
Exhibit 13 Change in 2-Year Storm Magnitude, 2020-2049 RCP8.5 22
Exhibit 14 Change in 25-Year Return Interval, 2020-2049, RCP8.5 22
Exhibit 15 Map of Water Resource Inventory Areas 25
Exhibit 16 Projected Changes in Land Suitability for Gala Apples and Bing Cherries 28
Exhibit 17 Projected Change in Last Day of Spring Freeze 28
Exhibit 18 Projected Number of Days with a Heat Index over 90°F 36
Exhibit 19 Vulnerability Assessment Criteria 39
Exhibit 20 Risk Assessment Criteria 40
Exhibit 21 Summary of Greenhouse Gas Emissions by Sector 49
Exhibit 22 PM2.5 Concentrations Across Chelan County 66

DRAFT

Exhibit 23 Ozone Concentration Across Chelan County 66
Exhibit 24 Proximity to Risk Management Plan Facilities in Chelan County 67
Exhibit 25 Proximity to Hazardous Waste Storage and Disposal in Chelan County 67
Exhibit 26 People Living in Poverty in Chelan County 67
Exhibit 27 Concentration of People of Color in Chelan County 68
Exhibit 28 Concentration of Non-English Speakers in Chelan County 68

DRAFT

Introduction

Executive Summary

Chelan County sits at the intersection of mountain snowpack, river systems, productive agricultural land, and growing communities—a geography that makes it both ecologically rich and increasingly exposed to the effects of a changing climate. This Climate Resilience Assessment represents the County's most comprehensive effort to date to understand how a changing climate is reshaping the conditions on which residents, businesses, and ecosystems depend, and to chart a path forward.

Key takeaways

Climate-exacerbated natural hazards are a present and ongoing threat to Chelan County. Residents and land managers have already witnessed its effects: shrinking snowpack that feeds irrigation systems and rivers, more frequent and severe wildfires that blanket communities in smoke and consume forests, extreme heat events that stress crops and outdoor workers, and flooding that damages roads, homes, and infrastructure. The findings of this assessment confirm that these trends will intensify in the decades ahead.

Several themes emerge consistently across the assessment:

- **Wildfire and wildfire smoke represent the most pervasive climate risk** facing the county. 99% percent of properties in Chelan County face some risk from wildfire over the next 30 years (First Street, 2026). Wildfire emissions from county lands averaged approximately 1.44 million metric tons of CO_2-equivalent per year between 2016 and 2024—by far the largest single source of the county's greenhouse gas inventory (Parametrix, 2025).
- **Drought and snowpack decline threaten the foundation of the county's economy and ecology.** Agriculture, hydropower, fisheries, recreation, and municipal water supplies all depend on reliable snowmelt. Spring snowpack in the Cascades has declined by 30–60% since the 1950s, and projections suggest continued and accelerating loss.
- **Flooding poses serious risks to infrastructure, housing, and community safety**, particularly in low lying areas along rivers, steep canyons, and downhill of recent wildfires. 73 county-owned bridges are located in floodplains; 14.9% of residential land sits within 100-year floodplains; peak streamflows are projected to increase by 7–30% by mid-century; and rainstorms are projected to become more intense (Raymond & Rogers, 2022).
- **Vulnerable populations bear disproportionate risk.** Farm workers, unsheltered individuals, people with disabilities, low-income residents, and those living in inadequately heated or cooled housing face the greatest exposure and have the least capacity to adapt. Nearly a third of county residents earn less than $49,999 per year; 29.2% identify as Hispanic or Latino, many of whom work in outdoor agricultural settings (U.S. Census Bureau ACS 5-Year Estimates, 2019–2023).

DRAFT

- **The county has significant existing resilience assets**, including strong natural resources management programs, an engaged stakeholder community, active hazard mitigation planning, and a public utility committed to long-term climate adaptation (Vision 2075).

History of climate resilience efforts in the County

Chelan County's engagement with climate and resilience planning has grown substantially in recent years. In 2020, Chelan County developed a Climate Resiliency Strategy in partnership with the University of Washington and many stakeholders. In 2022, the Board of County Commissioners adopted Resolution 2022-09, amending the 2017 Comprehensive Plan to integrate climate resilient goals and policies across multiple plan elements. The county has maintained active Hazard Mitigation Plans, updated in 2019 and 2024, and adopted an updated Community Wildfire Protection Plan in 2025. The county has also participated in collaborative regional efforts, including watershed planning, the Voluntary Stewardship Program, and the Our Valley Our Future regional sustainability initiative, which produced the Community Greenhouse Gas Inventory published in July 2025.

The development of this Climate Resilience Assessment in support of the 2026 Comprehensive Plan update represents the next step in that ongoing arc of work.

How to use this information

This assessment is designed to serve multiple audiences and purposes. For county planners and department staff, it provides a systematic foundation for incorporating climate risk into capital facilities planning, transportation investment decisions, land use regulations, and emergency preparedness. For elected officials, it offers a clear picture of where the county's greatest exposures lie and what actions and policy responses are most urgently needed. For community members, agricultural producers, businesses, nonprofit organizations, and tribal partners, it provides shared language and shared facts from which collaborative action can grow. For all audiences, it is intended as a living document—one that should be revisited as conditions evolve, and new science becomes available.

Hopes for this work moving forward

This assessment is intended to catalyze meaningful, coordinated action across sectors and communities. The hazards documented here do not respect jurisdictional boundaries or economic sectors. Effective responses will require sustained partnership between county departments, municipal governments, tribal partners, agricultural producers, conservation organizations, utilities, businesses, and residents. This document is offered in that spirit—as a shared foundation for building a more resilient Chelan County.

DRAFT

Acknowledgments

This Climate Resilience Assessment was developed by Perteet Inc. and EK Consulting, working in close partnership with the Chelan County Natural Resources Department and a broad coalition of community stakeholders.

Core Project Team: Elle Robinson and Mike Kaputa (Chelan County Natural Resources), Jason Detamore (Chelan County Public Works), Stan Smoke (Chelan County Emergency Management), and Susan Dretke (Chelan County Community Development).

Climate Advisory Team: Many individuals contributed time, expertise, and community perspective to the development of this assessment. Advisory team details are listed in Appendix C: Community Engagement and Public Outreach.

Consultant Team: Christina Wollman (Perteet Inc.) and Mandy Maxwell (EK Consulting).

GHG Inventory: The Community Greenhouse Gas Inventory was conducted by Parametrix, with support from Sustainable NCW, Chelan County Natural Resources, and Our Valley Our Future.



The Climate Resilience Assessment was supported with funding from Washington's Climate Commitment Act. The CCA supports Washington's climate action efforts by putting cap-and-invest dollars to work reducing climate pollution, creating jobs, and improving public health.

The Greenhouse Gas Inventory was supported by Grant No. DE-SE0000236 awarded by U.S. Department of Energy, State and Community Programs. The points of view in this inventory are those of the author and do not necessarily represent the official position or policies of the U.S. Department of Energy, State and Community Programs. Grant funds are administered by the Clean Buildings Program, Washington State Department of Commerce.

Relationship with the 2026 Comprehensive Plan Update

This Climate Resilience Assessment is a foundational document supporting the development of resilient goals and policies in the 2026 Chelan County Comprehensive Plan. It is prepared in accordance with Washington State's Growth Management Act (GMA) as amended by House Bill 1181 (2023), codified at RCW 36.70A.070(9), which requires all fully planning counties and cities to incorporate a Climate Element into their Comprehensive Plans.

The GMA requires that the climate element address climate resilience across the required plan elements, including Land Use, Housing, Capital Facilities, Utilities, Rural (for counties), and Transportation. This assessment provides the evidence base—climate hazard analysis, asset inventory, vulnerability and risk assessment, and policy audit—that informs goals, policies, and actions incorporated into those plan elements.

This Climate Resilience Assessment was developed in parallel with the Comprehensive Plan update, coordinating where possible, and sharing a public participation framework. Climate

DRAFT

resilient measures will be adopted as part of the 2026 Comprehensive Plan update, subject to approval by the Chelan County Board of Commissioners.

Assessment Process

This assessment was developed through a structured, five-step planning process guided by the Washington State Department of Commerce's (WA Commerce, 2025).

Step 1 – Explore Climate Impacts: The consulting team, working with the Climate Advisory Team, identified and analyzed climate hazards, indicators, and impacts specific to Chelan County.

Step 2 – Audit Plans and Policies: Existing County plans and policies were reviewed for their treatment of climate resilience and hazard mitigation, identifying both strengths and gaps that should be addressed in the 2026 Comprehensive Plan update.

Step 3 – Assess Vulnerability and Risk: Asset-hazard pairs were evaluated for sensitivity and adaptive capacity to determine vulnerability ratings. Vulnerability was combined with hazard probability and consequence data to produce risk scores.

Step 4 – Pursue Pathways: Based on the vulnerability and risk assessment, the team identified priority areas for action and developed directional policy recommendations.

Step 5 – Draft Plan with Goals and Policies: Resilient goals and policies were developed for each Element in the 2026 Comprehensive Plan.

Glossary of Key Terms

Adaptive capacity: A system's ability to adjust to climate change and minimize damage, influenced by governance, available resources, technologies, and social networks.

Air Quality Index (AQI): A system used by the EPA to communicate how clean or polluted the air is and whether it poses any health concerns.

Asset-hazard pair: A combination of a specific asset category (e.g., transportation infrastructure) and a specific climate hazard (e.g., extreme precipitation and flooding) that is analyzed for climate impacts, vulnerability, and risk.

Chill hour loss: Chill hours are the number of hours spent below 45°F. Chill hour loss is the cancellation of accumulated winter cold hours due to unseasonably warm daytime temperatures. When winter or early spring days heat up, deciduous fruit trees temporarily reverse their dormant state, throwing off their internal clocks and negatively impacting the upcoming season's blossoming and fruit set.

Climate Element: A required element of the Comprehensive Plan under RCW 36.70A.070(9), addressing climate resilience across land use, housing, capital facilities, utilities, rural lands, and transportation.

DRAFT

Exposure: The degree to which a system or asset is subject to climate-related hazards, such as rising temperatures or extreme weather events.

Greenhouse gas (GHG): Gases that trap heat in the atmosphere, contributing to climate change. Measured in metric tons of carbon dioxide equivalent (MT CO_2e).

Hazard: A climate-related event or condition that poses a threat to people, property, or ecosystems. In this assessment, the priority hazards are drought and snowpack decline, extreme temperatures and severe weather, extreme precipitation and flooding, and wildfire and wildfire smoke.

HB 1181: Washington's 2023 House Bill 1181 updates the state's Growth Management Act, requiring local governments to integrate climate change adaptation and emissions reduction into their comprehensive plans.

Magnitude: The extent of damage or loss associated with a climate hazard event, factoring in vulnerability, redundancy, cost, and criticality.

MT CO_2e: Metric tons of carbon dioxide equivalent. The standard unit for measuring greenhouse gas emissions.

Priority hazard: A climate hazard identified as most relevant to Chelan County based on frequency, consequence, and alignment with existing planning documents.

Probability: The likelihood of a climate hazard event occurring, based on historical data and future projections.

RCP 8.5: A higher greenhouse gas concentration scenario used in climate modeling, representing continued high emissions through the end of the century. Used as the primary scenario for this assessment because it does not differ significantly from RCP 4.5 prior to 2050.

Redundancy: The duplication of systems or components to ensure continued operation in the event of a failure.

Resilience:

Risk: The product of probability (likelihood of an event occurring) and magnitude (the extent of damage). Risks are categorized as Low, Medium, or High.

Scour Critical: A bridge that has been evaluated as having foundations that are unstable or at risk due to scour—the erosion of riverbed sediment by fast-flowing water.

Sensitivity: How inherently affected a system or asset is by climate impacts, considering characteristics such as age and condition of infrastructure, or socioeconomic factors like poverty.

Vulnerability: A function of a system's exposure, sensitivity, and adaptive capacity to climate change.

DRAFT

Wildland-Urban Interface (WUI): The geographical zone where human development and structures meet or intermingle with undeveloped wildland vegetation.

DRAFT

Chelan County Profile

Economic Base

Chelan County's economy is closely tied to its natural environment. Agriculture—centered on tree fruit production including apples, pears, and cherries—has historically defined the county's economic identity and continues to employ thousands of residents, including a significant seasonal farm worker population. The county is home to orchards, ranches, vineyards, and a growing array of food and beverage producers who depend on reliable water supplies, predictable growing seasons, and stable workforce conditions.

Hydropower is a major economic and environmental pillar of the county. The Chelan County Public Utility District (PUD) operates hydroelectric facilities on the Columbia River, Lake Chelan, and Company Creek, generating power that serves the county and the regional grid. Approximately 80% of the PUD's grid mix is supplied by hydropower, providing residents and businesses with some of the lowest electricity rates in the nation and a relatively low-emissions electricity supply. A privately owned natural gas distribution system serves the Wenatchee area, operated by Cascade Natural Gas Corporation.

Tourism and outdoor recreation form a significant and growing sector. Lake Chelan, the Wenatchee River, Mission Ridge, Leavenworth, Stehekin, and the extensive trail networks and wilderness areas of the North Cascades draw visitors from across the Pacific Northwest and beyond. The county's fairgrounds, parks, and open spaces support recreation for residents and visitors alike. Four-season recreation creates jobs but also exposes the economy to climate-related disruptions, including snowpack loss, wildfire and smoke, heat, and flooding.

The broader Wenatchee Valley serves as a regional commercial and services hub, with healthcare, retail, education, and government employment anchoring the local economy alongside agriculture, energy, and tourism.

Community Demographics and Social Vulnerability

Understanding who lives in Chelan County and which residents face the greatest barriers to adapting to worsening natural hazards is essential for designing equitable and effective resilience strategies. The following demographic profile draws on data from the Washington Office of Financial Management (2024) and the U.S. Census Bureau.

Key Demographics

Age distribution

Chelan County has a broadly distributed age profile, with notable concentrations in the working-age and older adult categories. Approximately 28% of residents are age 60 or older—a population segment that faces elevated health risks from extreme heat, wildfire smoke, and other climate

DRAFT

stressors. Children and youth (under 20) make up approximately 24% of the population. Full demographic data are provided in Appendix A: Community Demographics and Social Vulnerability.

Race and ethnicity

According to U.S. Census Bureau estimates, 92.8% of residents identify as White alone. Notably, 29.2% of residents identify as Hispanic or Latino—a population that is concentrated in the county's agricultural areas and includes many farm workers who face elevated occupational exposure to extreme heat and wildfire smoke.

Income and poverty levels

Poverty levels are moderate to high across the entire county, with the highest concentrations in the southern and eastern portions. Low-income residents face particular challenges in retrofitting housing for temperature resilience, relocating from flood-prone areas, or absorbing economic losses from climate-related disruptions to employment.

- 31.6% of households earn less than $49,999 per year
- 30.7% earn between $50,000 and $99,999
- 37.7% earn over $100,000

Rural characteristics

Chelan County is largely rural, with the majority of its 2,920 square miles consisting of agricultural lands, forests, and mountainous terrain outside of urban growth areas. While the Wenatchee Valley serves as the county's primary population and services hub, a significant share of residents live in smaller agricultural communities or dispersed rural settings where access to emergency services, healthcare, and public transportation is limited—factors that increase vulnerability to climate hazards like wildfire, extreme weather, and flooding.

Disability status

Residents with disabilities face heightened vulnerability to climate hazards, particularly during emergency events. Among county residents:

- 8.7% report cognitive difficulty
- 7.4% report ambulatory difficulty
- 6.1% report independent living difficulty
- 4.5% report hearing difficulty
- 3.7% report self-care difficulty
- 3.2% report vision difficulty

Primary language

Over 23% of Chelan County residents report Spanish as the language spoken at home. The prevalence of non-English speakers is highest in the agricultural portions of the county, where Spanish is the primary language for many residents and farm workers. This population may face

DRAFT

barriers to accessing emergency information, resources, and public engagement opportunities that are available only in English. All public engagement materials for this planning process were made available in both English and Spanish.

Housing tenure

Renters typically have less control over the physical condition of their housing and may face greater difficulty making energy efficiency improvements or weatherization upgrades.

- 65.3% of housing units are owner-occupied
- 34.7% are renter-occupied

Environmental Health Disparities

The Washington Department of Health's Environmental Health Disparities (EHD) Map provides a census-tract-level picture of how environmental burdens, socioeconomic factors, and sensitive population characteristics overlap across the county. Key findings relevant to this assessment include:

- **PM2.5 concentration:** Particulate matter, including wildfire smoke, presents a greater burden in the more populated areas of the county, where higher concentrations of residents face respiratory health risks during smoke events.
- **Ozone concentration:** Ozone concentration presents a greater burden across the entire county, affecting air quality and respiratory health broadly.
- **Proximity to risk management plan facilities:** Burden is moderate to high in the southern and eastern portions of the county, where industrial facilities are located.
- **Proximity to hazardous waste storage/disposal:** Burden is moderate to high in the southeast portion of the county.
- **Primary language not English:** The predominance of non-English speakers is highest in the agricultural portions of the county, overlapping with areas of high farm worker concentration and outdoor occupational exposure.
- **People of color:** All areas of Chelan County are racially diverse, which creates the potential for climate-related environmental justice concerns throughout the county.
- **Populations living in poverty:** Poverty levels are moderate to high across the entire county, with the highest levels in the south and east areas that may also face elevated flood and wildfire exposure.

These overlapping vulnerabilities reinforce the importance of ensuring that actions and resources reach the populations with the greatest need.

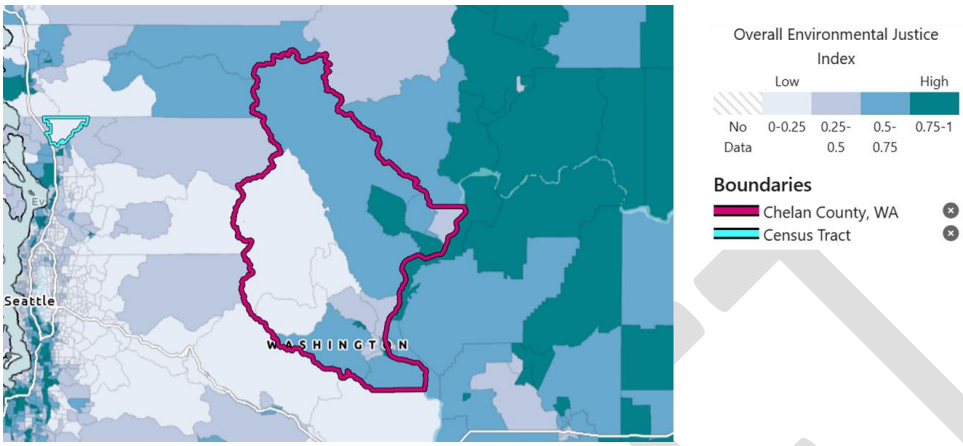
Environmental Justice Index

The Environmental Justice Index (EJI) is a national, place-based tool developed by the Centers for Disease Control and Prevention (CDC) and the Agency for Toxic Substances and Disease Registry (ATSDR) to measure the cumulative impacts of environmental burdens on human health. In Chelan

DRAFT

County, the EJI highlights specific, localized vulnerabilities, with higher environmental and health burdens typically concentrated in the lower-elevation, heavily agricultural, and urbanized areas near the Wenatchee and East Wenatchee corridors (Ecology, 2025).

Exhibit 1 Environmental Justice Index for Chelan County (ATSDR, No Date)



Key Assets and Industries at Stake

The following categories of community assets and economic sectors face significant exposure to climate impacts and are analyzed in detail in the

DRAFT

Climate Hazard Assessment:

- Agriculture dependent on irrigation supplied by surface water, including orchards, vineyards, and ranches
- Agriculture-related businesses, including fruit processing, cold storage, and equipment supply
- Hydroelectric generation and power infrastructure
- Transportation networks, including roads, bridges, and culverts vulnerable to flooding and heat/cold damage
- Water supply systems and irrigation infrastructure dependent on snowpack
- Residential and farm worker housing vulnerable to flooding, wildfire, and extreme weather
- Public and commercial buildings, schools, and medical facilities
- Cultural sites and resources of significance to Indigenous communities
- Sensitive aquatic and terrestrial habitats, including salmonid-bearing streams, wetlands, shrub-steppe, and forest ecosystems
- Tourism, recreation, and the businesses that depend on these industries
- Emergency services, communications infrastructure, and public safety facilities

DRAFT

Climate Hazard Assessment

Planning Horizon and Greenhouse Gas Scenarios

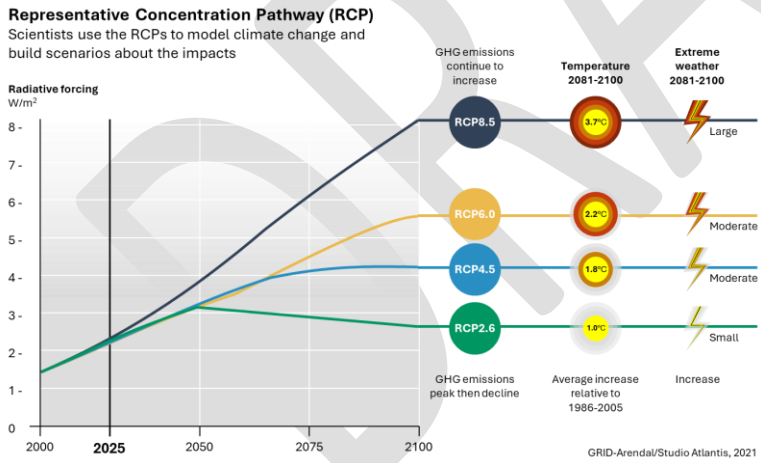
This assessment analyzes climate impacts across two primary timeframes:

- **Near-term (2020–2049):** The period most relevant to near-term capital investments, land use decisions, and policy development.
- **Mid-term (2050–2079):** The horizon for longer-range infrastructure and planning decisions.

Climate projections are drawn primarily from the **Climate Mapping for a Resilient Washington (CMRW)** webtool, which the Washington State Department of Commerce recognizes as a source of best-available science and scientifically credible projections. This assessment uses the **higher greenhouse gas scenario (RCP 8.5)** as the primary planning scenario. The higher and lower scenarios (RCP 8.5 and RCP 4.5) do not differ significantly prior to 2050, making RCP 8.5 the more appropriate planning scenario for the near-term period. RCP 8.5 also represents conditions consistent with current global emissions trajectories and provides a more conservative foundation for infrastructure and policy decisions.

Additional data sources are described below and listed in full in Appendix B: Primary Information Sources.

Exhibit 2 Representative Concentration Pathways



Primary Data Sources

The following primary sources informed the climate hazard analysis:

UW Climate Mapping for a Resilient Washington (CMRW): Climate projections database covering 11 sectors and providing indicators for Chelan County across temperature, precipitation, snowpack, streamflow, and fire conditions.

DRAFT

Washington Department of Health Environmental Health Disparities Map: Census-tract-level data on environmental burdens and population vulnerability.

NOAA National Centers for Environmental Information (NCEI): Historical climate data, severe weather records, and federal disaster declarations.

FEMA National Risk Index: Community-level risk data for 18 natural hazards.

Western Regional Climate Center (WRCC): Historical climate data for the western United States.

CDC Social Vulnerability Index: Place-based index identifying communities experiencing social vulnerability.

First Street: Property-level wildfire and flood risk data and projections.

Wildfire Risk (USDA Forest Service): Community-scale wildfire risk maps and planning tools.

2024 Chelan County Hazard Mitigation Plan: County-specific hazard data, historical event records, and risk assessments approved by FEMA on December 6, 2024.

2025 Chelan County Community Wildfire Protection Plan: Wildfire risk assessment and mitigation strategies adopted by the Board of County Commissioners on March 31, 2025.

Wildfire and Wildfire Smoke

Historical Conditions

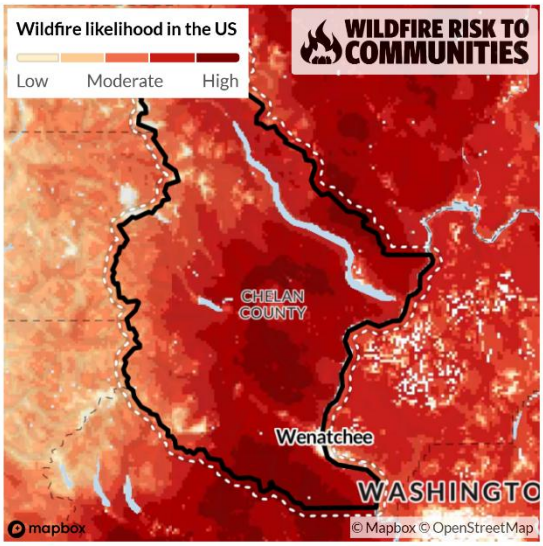
Chelan County experiences up to 70 wildfire ignitions each year (Chelan County, 2024), with an average of 1–6 major wildfires. The county has seen devastating fire seasons in recent years. In September 2025 alone, five fires started from dry lightning.

The 2023 Community Greenhouse Gas Inventory found that wildfire accounted for approximately 59% of the county's total local greenhouse gas emissions—far exceeding all other emission sources combined. From 2016 to 2024, annual wildfire emissions averaged approximately 1.44 million MT CO_2e, with 2018, 2021, 2022, and 2024 all exceeding 1.5 million MT CO_2e (Parametrix, 2025). More information on wildfire emissions can be found in the Greenhouse Gas Inventory.

Exhibit 3 Wildfire Likelihood and Risk to Homes (USDA Forest Service, 2026)

DRAFT

Wildfire Likelihood in Chelan County, WA

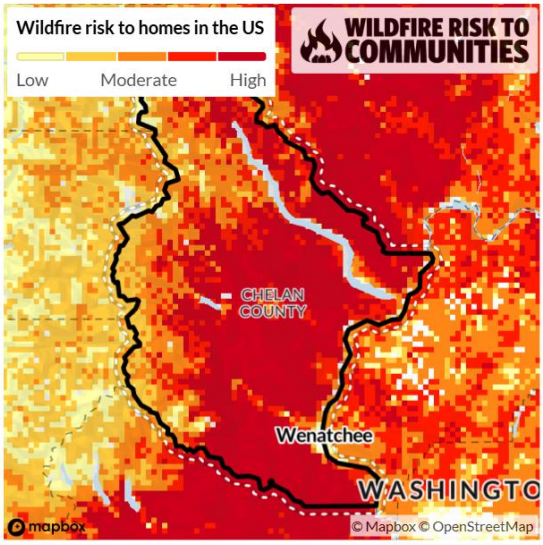


Selected place Risk calculation area

County line State line

Sources: USDA Forest Service. Wildfire Risk to Communities v2. 2026.

Wildfire Risk to Homes in Chelan County, WA



Selected place Risk calculation area

County line State line

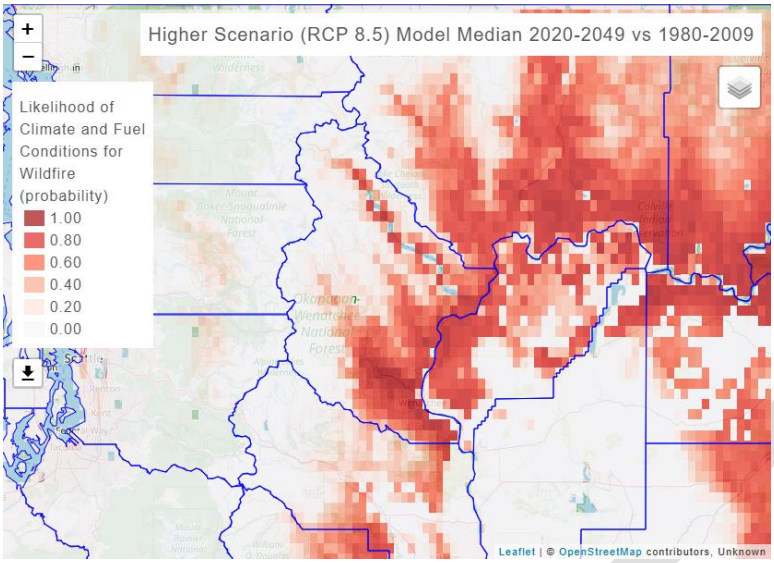
Sources: USDA Forest Service. Wildfire Risk to Communities v2. 2026.

Projected Future Conditions

Building on an already active fire history, the county can expect more frequent and severe wildfire conditions in the coming decades:

- Up to a 100% chance that any given year (2020–2049) will have climate and fuel conditions favorable for wildfire (Raymond & Rogers, 2022)
- Up to 20% more high fire days in some areas of the county (Raymond & Rogers, 2022)
- Up to 201 dry days per year, with up to 31 consecutive dry days (NOAA, No Date)
- The number of smoke days is projected to increase across the county, exacerbated by smoke from other states and Canada
- More unpredictable weather patterns can increase winds that spread fires and embers, accelerating fire behavior
- 99% of properties in Chelan County are at risk of wildfire over the next 30 years (First Street, 2026)

Exhibit 4 Wildfire Likelihood 2020-2049, RCP8.5 (Raymond & Rogers, 2022)



Implications for Chelan County

Hot, dry spells create the highest fire risk, and increased temperatures and drought intensify wildfire danger by warming and drying out vegetation. As climate changes fuel loads and moisture conditions, the landscape's susceptibility to wildfire changes as well. Development in the wildland-urban interface increases both wildfire potential and the probability of fire starts. Faster-moving fires are more likely to expand into residential neighborhoods. The risk to human health, especially for vulnerable and exposed populations, will increase as the county faces more smoke days. Agricultural producers face crop damage, market disruption, and labor challenges during active fire and smoke events. Wildfire smoke also disrupts tourism, recreation, and outdoor events. Natural ecosystems, including wildlife habitats, watersheds, and culturally significant sites, face recurring damage.

Drought and Snowpack Decline

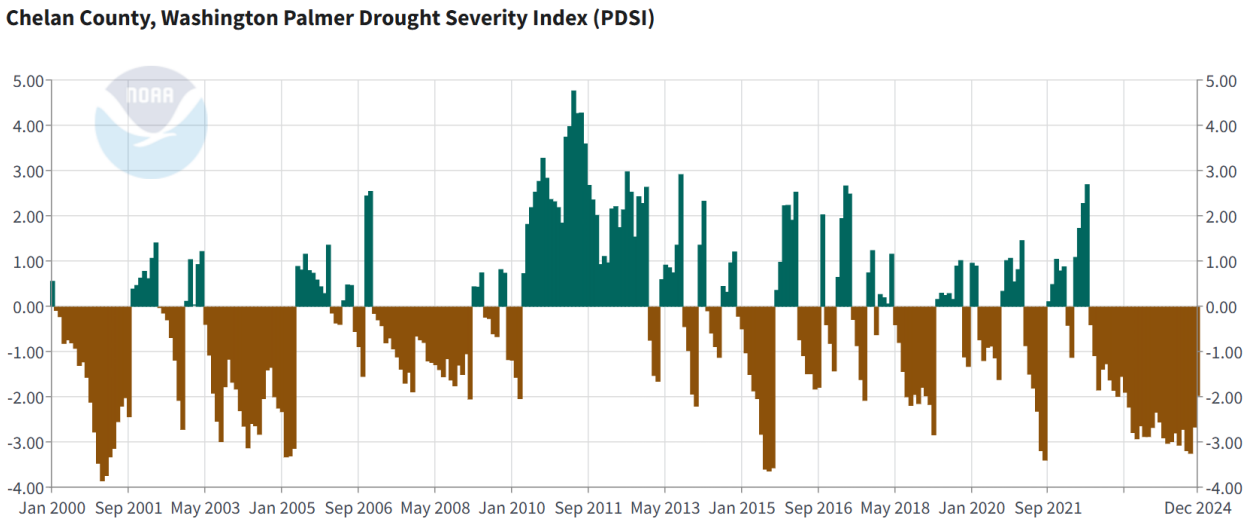
Historical Conditions

Chelan County has experienced significant and measurable changes in snowpack over the past several decades. Between 1955 and 2016, spring snowpack in the Cascades declined by an average of approximately 30% (Roop, 2020). In Chelan County and other parts of the Cascades, declines ranging from 50% to 60% have been recorded since the 1950s. Extreme drought (D3) conditions have affected Chelan County in 8 of the last 25 years (2000–2025).

The county faces a probability of more than one drought occurrence per year. Drought conditions threaten forested and grassland areas, drive up water demand, and stress both agricultural producers and natural ecosystems.

Exhibit 5 Palmer Drought Severity Index for Chelan County (Drought.gov, No Date)

DRAFT



Projected Future Conditions

Looking ahead, drought and snowpack decline are expected to intensify (Raymond & Rogers, 2022):

- A 20% annual chance of snowpack drought on average, with some areas of Chelan County facing a 100% likelihood in any given year
- Up to a 37% chance of a summertime precipitation drought in any year
- Some parts of the county may experience up to 18% less late summer precipitation
- More streamflow will occur in winter and early spring rather than the summer months, changing the availability of surface water historically relied upon for irrigated agriculture and hydropower

Exhibit 6 Projected Change to April 1st Snow Water Equivalent (Climate Toolbox, No Date)

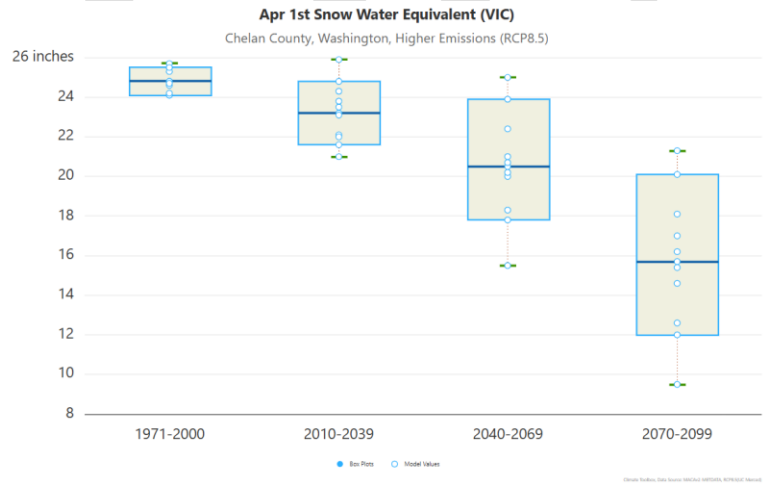


Exhibit 7 Projected Change to Spring Snow Water Equivalent (Climate Toolbox, No Date)

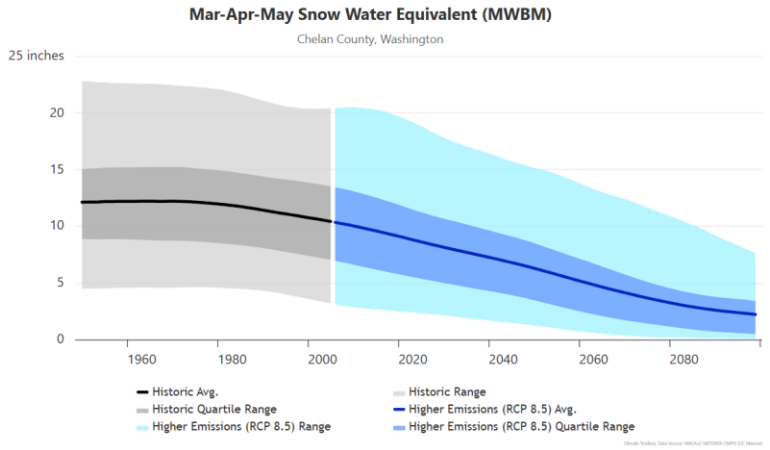


Exhibit 8 Map of Projected Change to April 1st Snow Water Equivalent (Raymond & Rogers, 2022)

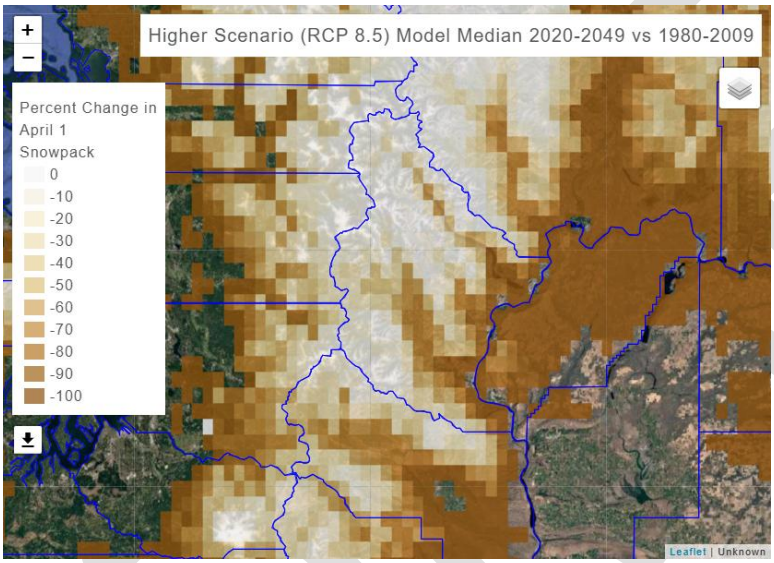
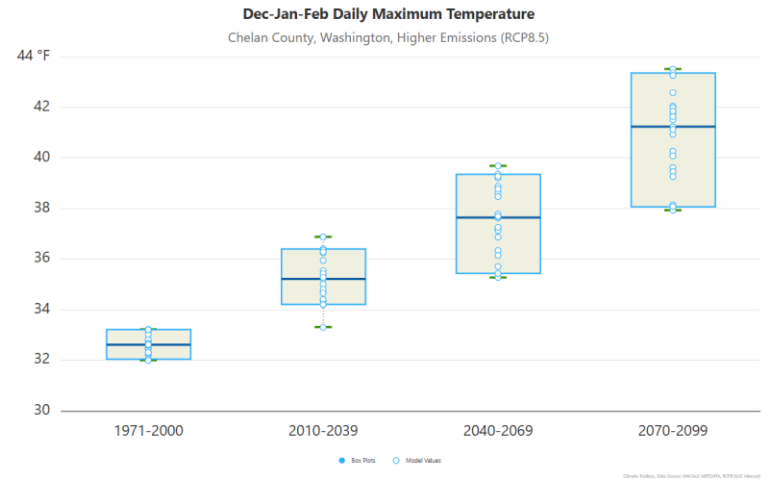


Exhibit 9 Project Change to Winter Daily Maximum Temperature (Climate Toolbox, No Date)



Implications for Chelan County

The shift in snowpack and streamflow timing has cascading consequences across the county's economy and ecology. Irrigated orchards and farms dependent on surface water supplied by snowmelt face increased water scarcity during peak growing season demand. Hydropower production capacity at PUD facilities may decrease as river flows decline and timing shifts. Freshwater temperatures may rise, increasing mortality of salmonids and other aquatic species. Groundwater recharge is projected to be offset by precipitation droughts during summer months. The growing potential for heat stress on crops, greater pest survival rates, and increased irrigation demand further compound the agricultural challenge.

Extreme Temperatures and Severe Weather

Historical Conditions

Over a 55-year period, Chelan County has experienced 153 severe weather events, averaging 2–3 per year (Chelan County, 2024). Common event types include thunderstorms, hail, wind, and winter-related events. Between 1953 and 2023, the county experienced seven severe storm-classified federal disaster or emergency declarations. The current average cooling degree-day baseline for Chelan County stands at 444—a measure of air-conditioning demand that will grow substantially under warmer conditions (NOAA, No Date).

Exhibit 10 Cooling and Heating Degree Day Averages (NOAA, No Date)

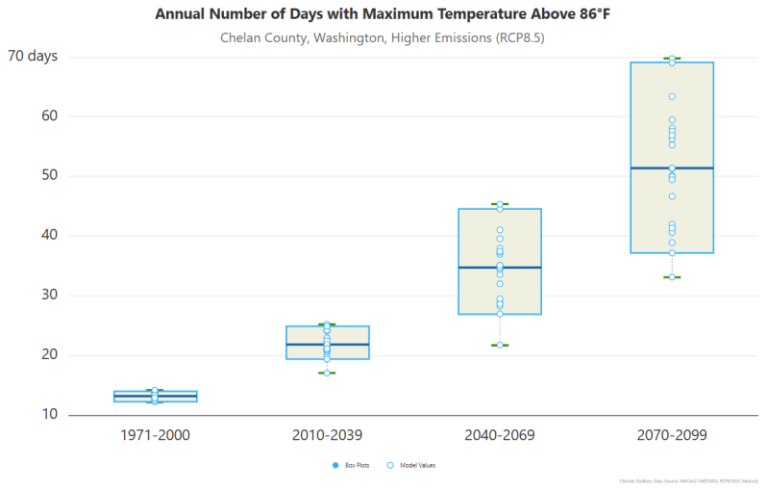
	CDD Long-term Average (1981-2010)	HDD Long-term Average (1981-2010)
Wenatchee, WA US	841	5444
Leavenworth 3 S, WA US	444	6559
Chelan, WA US	684	5865
Entiat Fish Hatchery, WA US	460	6245
Plain, WA US	169	7223
Holden Village, WA US	61	8791
Stehekin 4 NW, WA US	455	6474
County Average	444.8571429	6657.285714

Projected Future Conditions

- Summer maximum temperatures in some parts of the county may increase by up to 5.2°F (Raymond & Rogers, 2022)
- Demand for air conditioning is projected to more than double during mid-century (Raymond & Rogers, 2022)
- Frequency and duration of heatwaves will increase
- More unpredictable storms and severe weather events, including wind, are projected

Exhibit 11 Days with a Maximum Temperature above 86 ℉ (Climate Toolbox, No Date)

DRAFT



Implications for Chelan County

Extreme heat poses direct risks to human health, particularly for outdoor agricultural workers, elderly residents, unsheltered individuals, and those without access to adequate cooling. The urban heat island effect will intensify in areas that lack shade and tree coverage. Heat stress on crops and increased pest survival rates threaten agricultural productivity. Power infrastructure—designed primarily for winter peak loads—faces growing strain from summer cooling demand, and extreme heat can slow maintenance and restoration efforts. Roads and bridges are vulnerable to heat-related damage, while freeze-thaw cycles also degrade pavement and structure integrity.

Extreme Precipitation and Flooding

Historical Conditions

Chelan County has received six presidential disaster declarations for flooding since 2000 including the December 2025 storm. Large, damaging floods typically occur every 2–5 years. Flash flooding occurs regularly, especially in the county's steep canyon areas where rapid runoff and debris flows are common. Areas that have been recently burned by wildfire face elevated flash flood risk due to the loss of ground cover and the accumulation of loose debris. December 2025's Pineapple Express atmospheric river caused record-setting rainfall and subsequent damage across the county. Rapid snowmelt, severe flooding, and dangerous mudslides impacted communities including Wenatchee, Leavenworth, Cashmere, and Stehekin.

Projected Future Conditions

- Peak streamflow in Chelan County rivers and streams is anticipated to increase 7–30% by mid-century (Raymond & Rogers, 2022)
- The likelihood of a 2-year storm event rises to 11% by mid-century (Raymond & Rogers, 2022)
- Up to 63% of rivers and streams may flood more frequently (Raymond & Rogers, 2022)

DRAFT

- Precipitation and runoff patterns are changing, increasing uncertainty for water supply, flood management, and ecosystem functions
- Atmospheric rivers are predicted to become longer, wider, and more intense

Exhibit 12 Change in 2-Year Storm Magnitude, 2020-2049 RCP8.5 (Raymond & Rogers, 2022)

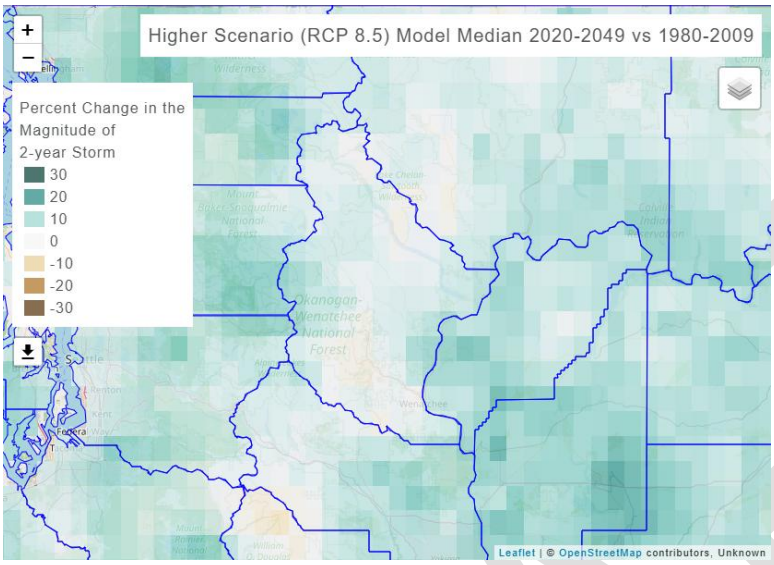
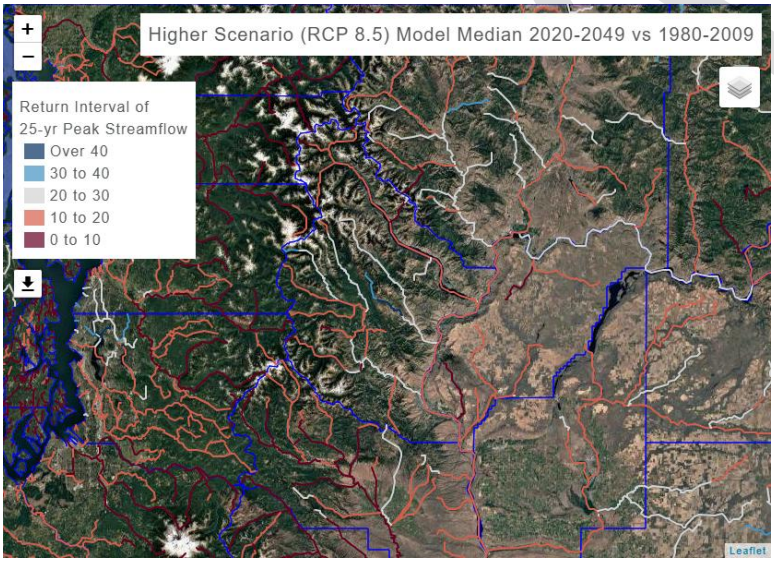


Exhibit 13 Change in 25-Year Return Interval, 2020-2049, RCP8.5 (Raymond & Rogers, 2022)



Implications for Chelan County

Flooding threatens a wide range of county assets. Seventy-three county-owned bridges—including ten identified as scour critical—are located in floodplains, increasing their risk during storms. Steep canyons and canyon mouths throughout the county are at elevated risk of flash flooding and debris flows. Development in floodplains reduces natural water storage capacity and increases runoff. Natural, historic, and cultural resources in floodplain areas are repeatedly exposed to flooding. Infrastructure, including stormwater and sewer, faces flood damage risks. Communities including

Cashmere, Leavenworth, and Wenatchee face the highest cumulative flood exposure. Increases in impervious surfaces—roads, buildings, and paving—continue to amplify flood risk during heavy rainfall events.

DRAFT

Asset Inventory and Climate Impacts

The following matrix summarizes the 16 asset categories analyzed in this assessment and the climate hazards to which each is exposed. An "X" indicates that the asset category was found to be exposed to climate change exacerbated impacts from that hazard.

Asset Categories	Drought & Snowpack Loss	Extreme Temps	Flooding & Precipitation	Wildfire & Smoke
Orchards, ranches, vineyards, and other food producers	X	X	X	X
Agriculture-related businesses (fruit processing, storage, equipment suppliers)	X	X	X	X
Power infrastructure (transmission lines, substations), hydroelectricity, natural gas system	X	X	X	X
Emergency radio and radio communications, other communication systems		X	X	X
Commercial buildings & businesses, county buildings, medical facilities, schools, churches, community centers, historical buildings		X	X	X
Cultural sites, culturally significant activities	X	X	X	X
Recreation areas, tourism, fairgrounds, open spaces, parks	X	X	X	X
All sensitive aquatic and terrestrial species and habitats, including waterways, water bodies, wetlands, shrub-steppe, ESA, forest ecosystems	X	X	X	X
Sheriff Department, Fire Stations, Emergency Management		X	X	X
Community members, vulnerable populations, visitors, farm workers	X	X	X	X
Transportation infrastructure including roads, sidewalks/pathways, bridges/culverts		X	X	X
Waste hauling, waste management, recycling			X	X
Water supply, water infrastructure, irrigation infrastructure	X		X	X
Sewer and wastewater infrastructure, stormwater infrastructure			X	X
Industrial land, undeveloped land, LAMIRDs			X	X
Residential buildings, farm worker housing		X	X	X

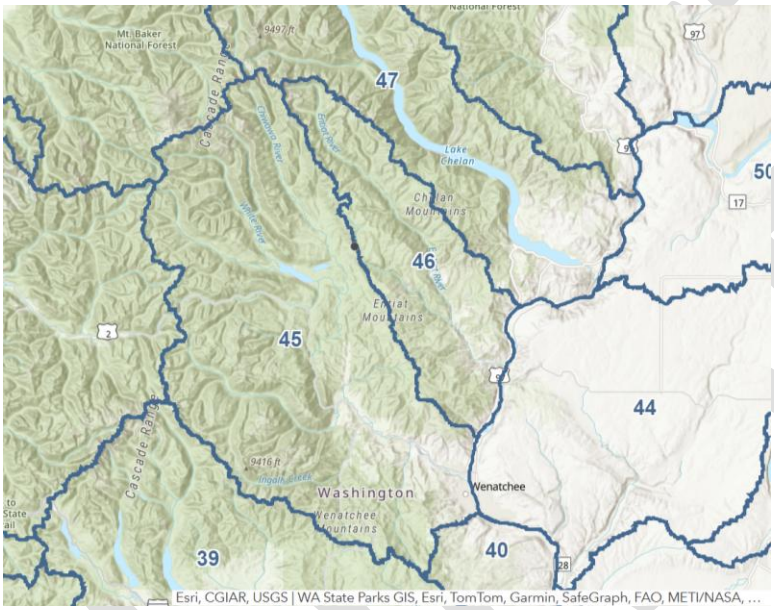
DRAFT

Natural Resources

Sensitive Aquatic and Terrestrial Species and Habitats

Description: This category includes waterways, water bodies, wetlands, shrubsteppe habitat, riparian habitat, ESA-listed species and state priority species and their habitats, and forest ecosystems throughout Chelan County. Chelan County contains the Wenatchee, Entiat, Lake Chelan, and Stemilt-Squilchuck watersheds, defined as WRIA 45, 46, 47, and 40A, respectively. Many of these habitats hold deep cultural significance for Native American communities, particularly the Yakama Nation, whose ceded lands include Chelan County, the Confederated Tribes of the Colville Reservation, and Wenatchi-P'Squosa people.

Exhibit 14 Map of Water Resource Inventory Areas (WA Ecology, No Date)



Climate Hazards: Wildfire and Wildfire Smoke, Drought and Snowpack Decline, Extreme Temperatures and Severe Weather, Extreme Precipitation and Flooding

Non-Climate Stressors: Development pressure in and adjacent to sensitive habitat areas, invasive species, historic land use changes, and agricultural water withdrawals increase baseline vulnerability.

Consequences: Non-irrigated ecosystems and riparian communities are highly sensitive to decreased precipitation, streamflow, and increased temperatures. Drought and snowpack loss threaten habitat complexity and species survival—particularly for aquatic species and migratory fish—while promoting the spread of invasive species over native flora and fauna with low adaptive capacity. Earlier spring snowmelt and changes in streamflow timing may alter migration timing and survival rates for salmonids. Flooding can introduce pollutants into rivers and soils, disrupt natural stream courses, and endanger critical habitats and life stages of fish. Lower stream flows and increased temperatures can increase fish mortality.

Existing Adaptive Measures: The county manages the impacts of development on riparian and upland habitat through the critical areas ordinance and Shoreline Management Program. Collaborative efforts in watershed planning, such as the Icicle Strategy, identify and support multiple-benefit projects. Organizations such as the Cascadia Conservation District, Cascade Fisheries, and the Yakama Nation are implementing habitat restoration and enhancement projects. Active habitat projects include the Peshastin Fishway, Cashmere Pond, and Nason Creek Oxbow. Local fish hatcheries support salmonid populations. The Voluntary Stewardship Program supports conservation of agricultural land with habitat value.

Cultural Sites and Culturally Significant Activities

Description: Riparian areas, culturally significant sites, and sensitive habitats including Stehekin, The Icicle, Peshastin Pinnacles, Lake Chelan, the Wenatchee Foothills, and Mission Ridge. This category includes archaeological sites, historic structures, and activities such as tribal fishing, gathering of culturally important plants, and traditional land stewardship.

Climate Hazards: Wildfire and Wildfire Smoke, Drought and Snowpack Decline, Extreme Temperatures and Severe Weather, Extreme Precipitation and Flooding

Non-Climate Stressors: Development pressure, recreational overuse, limited resources for site documentation and monitoring, and the inherent irreplaceability of cultural resources increase vulnerability.

Consequences: Drought, reduced streamflow, snowpack loss, and changing water temperatures stress plant and animal species (such as huckleberry, balsamroot, and deer) and impact salmonid migration and tribal fishing. Extreme weather events increase the risk to archaeological sites and historic structures, particularly those in floodplains. Wildfire can damage or destroy irreplaceable cultural sites and disrupt traditional gathering and fishing activities.

Existing Adaptive Measures: Locations managed by local, state, or federal agencies—such as the Leavenworth National Fish Hatchery, Peshastin Pinnacles State Park, and Cashmere Museum—would benefit from adaptive management protocols. Tribal Nations maintain their own stewardship practices and have deep traditional ecological knowledge. More natural, undisturbed sites often have lower institutional adaptive capacity and may benefit from partnerships with Tribal Nations, conservation organizations, and county agencies. The 2025 Community Wildfire Protection Plan and the 2024 Hazard Mitigation Plan both identify cultural resource protection as a priority. New development, especially those occurring on undisturbed sites and areas with a high likelihood of encountering cultural sites, are often required to conduct a cultural resources study prior to ground disturbance activities.

Water Supply, Water Infrastructure, and Irrigation Infrastructure

Description: This category includes municipal water systems, rural domestic water systems, groundwater wells, surface water diversions, irrigation canals and ditches, dams and reservoirs, and the broader network of infrastructure that delivers water to farms, homes, and businesses

DRAFT

throughout Chelan County. These water systems are managed by major irrigation districts in the Wenatchee, Entiat, Lake Chelan, and Stemilt-Squilchuck watersheds, cities, water associations, special purpose districts, and private owners. The county's surface and groundwater supply are fundamentally dependent on snowpack accumulation in the Cascades and the timing and volume of spring and summer snowmelt.

Climate Hazards: Wildfire and Wildfire Smoke, Drought and Snowpack Decline, Extreme Precipitation and Flooding

Non-Climate Stressors: Aging infrastructure, population growth, increasing agricultural and industrial (e.g., datacenter) water demand, limited storage, groundwater depletion, inefficient water use, and competing water rights increase baseline vulnerability. The county's aging irrigation systems were built decades ago and were not designed to accommodate changes in the timing of snowmelt and increased winter rainfall.

Consequences: Water supply is among the most fundamental and far-reaching climate vulnerabilities in Chelan County. Reduced snowpack and earlier snowmelt will shift peak water availability to late winter and early spring, creating critical shortages during the summer months when agricultural and municipal demand is highest. Irrigation reservoirs designed to capture the slowly melting snowpack do not have sufficient storage to capture heavy winter rainfall and save it for late season irrigation needs. Groundwater recharge may increase in wet years but is offset by increased evapotranspiration and precipitation droughts. Flooding can damage dams and water intake structures, contaminate surface water supplies and wells, and breach irrigation canals. Post-wildfire runoff introduces sediment, ash, and debris into surface water sources, degrading water quality, overwhelming water treatment plants, and damaging intake infrastructure. Rising water temperatures threaten the suitability of surface water for both human consumption and aquatic ecosystems.

Existing Adaptive Measures: Chelan PUD's Vision 2075 initiative includes water resource planning and adaptation strategies for hydroelectric operations. Cities are updating and implementing water conservation programs. Local irrigation districts have begun evaluating system efficiency upgrades. The Washington State Department of Ecology administers water rights and has programs supporting water use efficiency. The USDA Natural Resources Conservation Service (NRCS) offers financial assistance for irrigation efficiency improvements through programs such as the Environmental Quality Incentives Program (EQIP). Some water purveyors have developed drought contingency plans.

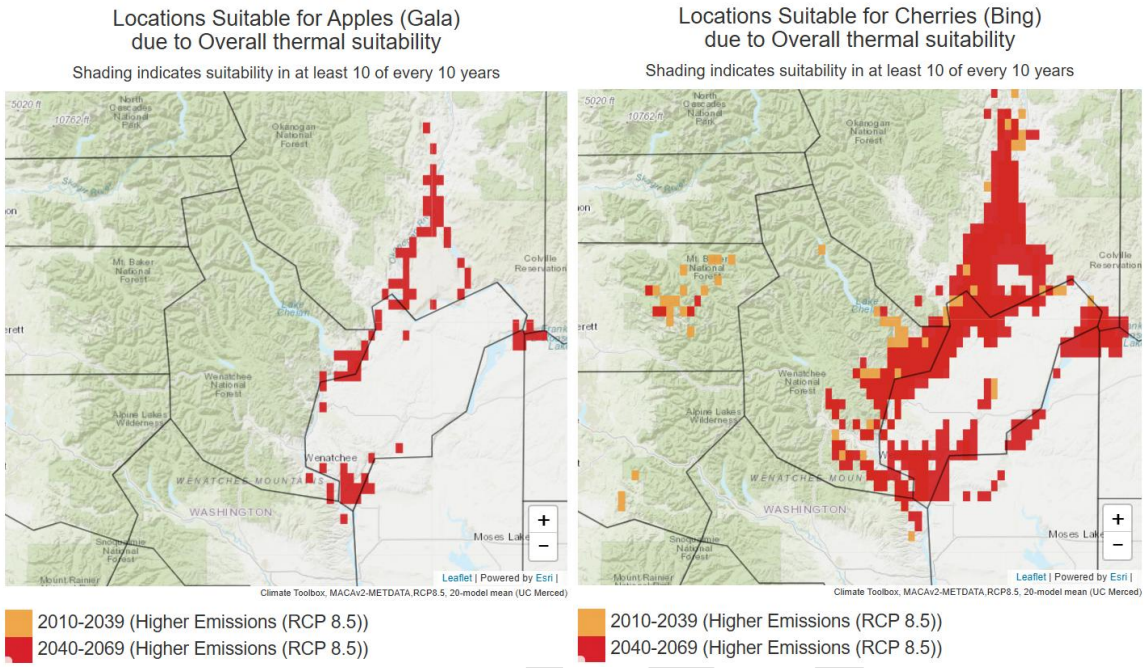
Agriculture and Economy

Orchards, Ranches, Vineyards, and Other Food Producers

Description: Chelan County's agricultural landscape is defined primarily by tree fruit—apples, pears, and cherries—grown on irrigated orchards throughout the Wenatchee, Chelan, and Entiat valleys. The county is one of the top pear- and apple-producing counties in the nation. Ranches, vineyards, and specialty crop producers round out a diverse agricultural economy that supports

thousands of direct and indirect jobs and defines the cultural identity of many communities in the county.

Exhibit 15 Projected Changes in Land Suitability for Gala Apples and Bing Cherries (Climate Toolbox, No Date)

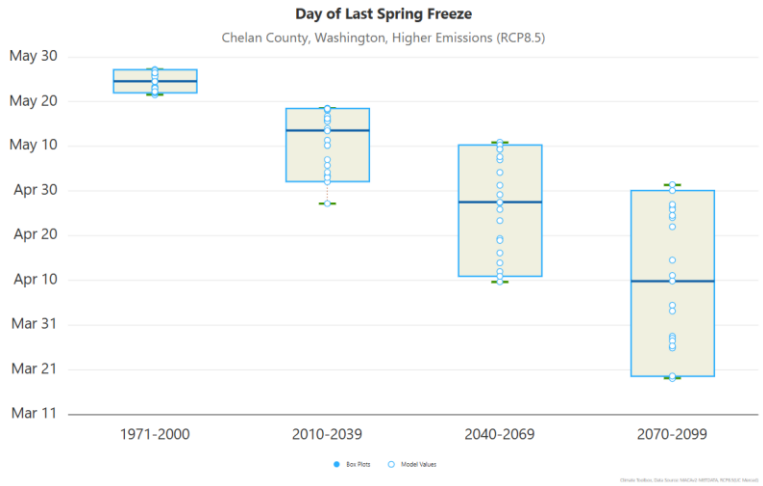


Climate Hazards: Wildfire and Wildfire Smoke, Drought and Snowpack Decline, Extreme Temperatures and Severe Weather, Extreme Precipitation and Flooding

Non-Climate Stressors: Labor availability and cost, market consolidation in the fruit industry, land conversion to non-agricultural uses, aging orchard infrastructure, and rising input costs all increase financial stress on agricultural producers and reduce their ability to invest in adaptation.

Consequences: Drought and snowpack decline directly reduce the water available for irrigation at the time it is most needed. Extreme heat during bloom or harvest can reduce fruit quality and yield, while late spring frosts—which may become more variable—can destroy entire harvests. Reduced chill hours (cold temperatures in winter needed for fruit tree dormancy) already pose a growing challenge for tree fruit producers and will worsen significantly as winter temperatures rise. Flooding can inundate orchards, deposit sediment, and damage farm roads and infrastructure. Hailstorms can bruise tree fruit. Wildfire smoke can interfere with fruit photosynthesis, affecting fruit flavor, market access, and labor productivity. Farm workers who perform outdoor labor face severe heat and smoke exposure, creating health risks and labor availability challenges. Agricultural insurance costs are rising, and some producers report difficulty obtaining coverage for climate-related losses.

Exhibit 16 Projected Change in Last Day of Spring Freeze (Climate Toolbox, No Date)



Existing Adaptive Measures: Some producers have begun planting lower-chill-hour variety trees as a proactive adaptation strategy. Irrigation efficiency upgrades, including drip irrigation, have been adopted on some operations. The Cascadia Conservation District and WSU Extension provide technical assistance on irrigation management, soil health, and crop adaptation. USDA NRCS and EQIP programs support conservation practices on agricultural lands. Evaporative coolers and fans are used on some operations to reduce heat stress on workers and crops. The Voluntary Stewardship Program supports conservation alongside agricultural production.

Agriculture-Related Businesses

Description: This category includes the broader network of businesses that support agricultural production and the farm-to-market supply chain: fruit packing and processing facilities, cold storage warehouses, agricultural equipment suppliers, crop consultants, farm labor contractors, and related service providers. Many of these businesses are located in or adjacent to the agricultural valleys and are themselves exposed to climate hazards, while also experiencing indirect effects when farm production is disrupted.

Climate Hazards: Wildfire and Wildfire Smoke, Drought and Snowpack Decline, Extreme Temperatures and Severe Weather, Extreme Precipitation and Flooding

Non-Climate Stressors: Supply chain vulnerabilities, workforce availability, market competition, and dependence on continued agricultural production all affect resilience in this sector.

Consequences: When orchard production is disrupted by drought, wildfire smoke, flooding, or extreme temperatures, the downstream effects on packing sheds, cold storage facilities, and equipment dealers can be swift and significant. Processing facilities face direct exposure to flooding—many are located in lower valley areas near rivers—and may face power disruptions during extreme weather events. Smoke and heat events reduce worker productivity and increase health risks for indoor and outdoor workers alike. Cold storage facilities face increased energy costs as summer temperatures rise.

DRAFT

Existing Adaptive Measures: Many larger agricultural businesses have business continuity plans and some have invested in backup power systems. Industry associations such as the Washington State Tree Fruit Association provide resources on workforce safety and adaptation. Cold storage facilities have historically invested in energy efficiency.

Industrial Land, Undeveloped Land, and LAMIRDs

Description: This category includes industrially zoned and used land, industrial buildings, undeveloped parcels, and Limited Areas of More Intensive Rural Development (LAMIRDs)—clusters of rural development that exist outside of urban growth areas and are governed by specific development regulations under the GMA.

Climate Hazards: Wildfire, Extreme Precipitation and Flooding

Non-Climate Stressors: Development pressure in wildland-urban interface areas, inadequate fire-resistant building standards in rural areas, and aging stormwater infrastructure increase vulnerability, extent of existing impervious surfaces and stormwater facilities.

Consequences: Industrial sites located in floodplains face increasing flood risk and may store hazardous materials that pose contamination risks if flooded or burned. Undeveloped land and LAMIRDs in wildland-urban interface areas face elevated wildfire risk, and development in these areas can increase ignition potential and complicate evacuation. Impervious surface associated with industrial and commercial development increases stormwater runoff, and more intense precipitation may overwhelm stormwater systems and downstream flood risk.

Existing Adaptive Measures: Chelan County's critical areas ordinance provides some flood protection through development restrictions in floodplains. The 2025 Community Wildfire Protection Plan addresses ignition reduction in high-risk areas. New construction and reconstruction is required to comply with the county's stormwater regulations.

Recreation and Tourism

Description: Chelan County's recreation and tourism economy draws on a rich portfolio of natural assets: Lake Chelan, the Wenatchee River, the Icicle Corridor, North Cascades wilderness, Mission Ridge Ski Area, the Bavarian Village of Leavenworth, and an extensive network of trails, campgrounds, parks, and open spaces. Visitors come for skiing, rafting, fishing, wine tasting, biking, hiking, and a wide range of seasonal events and festivals. In 2024, the county drew in almost 2.6 million visitors who contributed $675.5 million to the economy and supported 6,700 jobs, which is about 11% of the county's workforce (BERK Consulting, 2026).

Climate Hazards: Wildfire and Wildfire Smoke, Drought and Snowpack Decline, Extreme Temperatures and Severe Weather, Extreme Precipitation and Flooding

Non-Climate Stressors: Tourism infrastructure capacity constraints, potential water rights for recreation uses, housing availability and costs for seasonal and full-time workforce, and competition with other regional destinations all affect resilience.

DRAFT

Consequences: Reduced snowpack directly threatens winter recreation opportunities. Lower summer streamflows threaten whitewater rafting on the Wenatchee River and fishing in its tributaries. Wildfire smoke displaces visitors, cancels outdoor events, and creates negative perceptions that linger beyond the immediate fire season. Extreme heat deters some visitors from outdoor recreation and creates health risks at outdoor venues. Flooding can close parks, trails, campgrounds, and recreation facilities. Tourism-dependent businesses—lodging, restaurants, retail, and outfitters—face revenue losses that ripple through the local economy. The loss of natural scenic values due to repeated wildfire or drought stress on vegetation may have long-term effects on the county's appeal as a recreation destination.

Existing Adaptive Measures: Some recreation businesses have diversified their offerings across seasons to reduce dependence on any single activity. Tourism marketing organizations have begun developing messaging that acknowledges climate variability. Mission Ridge has explored snowmaking investments. The county and Washington State Parks have invested in recreation infrastructure resilience in some areas.

Built Environment

Residential and Farm Worker Housing

Description: This category includes single-family homes, multifamily housing, mobile homes, and farm worker housing throughout Chelan County. Approximately 14.9% of residential land is within 100-year floodplains. Farm worker housing, which may include employer-provided housing or temporary housing, mobile home parks, and informal arrangements, is often located in agricultural areas with elevated wildfire and heat exposure and may be of older construction with limited cooling capacity. Much of the county’s rural housing is in areas that already have a high (2% annual chance) to very high (>2% annual chance) wildfire probability, and more development continues in these areas (WA DNR, 2026).

Climate Hazards: Wildfire and Wildfire Smoke, Extreme Temperatures and Severe Weather, Extreme Precipitation and Flooding

Non-Climate Stressors: Housing affordability challenges, aging housing stock, limited financial resources to install cooling equipment, inadequate weatherization, and the vulnerability of farm workers to eviction or displacement all increase baseline vulnerability.

Consequences: Residential housing in floodplains faces increasing flood frequency, flood depth, and associated property damage. Wildfire threatens homes in the wildland-urban interface, especially those that are not constructed using fire-resistant materials and methods or that do not maintain defensible space. Extreme heat in homes without adequate cooling poses serious health risks, particularly for elderly residents, young children, and farm workers. Farm worker housing, often of lower construction quality and density, may concentrate heat exposure and smoke inhalation risks for one of the county's most climate-vulnerable populations. Mobile homes and manufactured housing are particularly vulnerable to both flooding and high winds during severe weather events.

DRAFT

Existing Adaptive Measures: FEMA's National Flood Insurance Program and private flood insurance providers offer financial protection for homeowners that are concerned about flooding or located within high-risk flood areas. The state's weatherization assistance programs support energy efficiency upgrades in lower-income housing. Some agricultural employers have invested in cooling upgrades for farm worker housing in response to state labor regulations. Outreach and educational programs teach homeowners how to reduce wildfire hazards on their homes and properties, and grant programs fund wildfire risk reduction projects. The 2024 Hazard Mitigation Plan identifies acquisition and elevation of flood-prone properties as a mitigation strategy.

All Public, Commercial, and Historic Buildings

Description: This category includes county government buildings and facilities, school buildings, medical and behavioral health facilities, libraries, houses of worship, commercial and industrial buildings, and historic structures. Historic buildings, many of which are in older downtown districts and agricultural communities, may lack the structural resilience of newer construction and face challenges in adapting to changing conditions.

Climate Hazards: Wildfire and Wildfire Smoke, Extreme Temperatures and Severe Weather, Extreme Precipitation and Flooding

Non-Climate Stressors: Deferred maintenance, limited capital budgets, historic preservation restrictions, and the age of many public buildings increase vulnerability. Existing impervious surfaces and stormwater system function.

Consequences: Public buildings that serve as cooling centers, emergency shelters, or medical facilities are critical to community resilience during extreme heat and smoke events—but only if they are adequately cooled, ventilated, and equipped with backup power and emergency supplies. Heavy rainfall can overwhelm stormwater systems, and flooding can cause structural damage to buildings, displace community services, and damage irreplaceable historic resources. Historic structures in floodplains face recurring exposure and may be constrained in the types of flood-proofing measures they can employ. Rising energy costs from increased cooling demand will strain public, commercial, and industrial building budgets.

Existing Adaptive Measures: Some county facilities have been designated as cooling centers and emergency shelters. The Washington State Historic Preservation Office provides guidance on climate adaptation for historic resources. Some commercial buildings have invested in energy efficiency upgrades. The county's emergency management program coordinates the activation of public facilities as emergency shelters. New construction and reconstruction is required to comply with the county’s stormwater regulations.

Power Infrastructure

Description: This category includes the electrical generation, transmission, and distribution infrastructure operated by Chelan PUD and the natural gas distribution infrastructure operated by Cascade Natural Gas Corporation. The PUD serves approximately 52,000 customers in Chelan

DRAFT

County and provides power to the regional grid through its hydroelectric facilities on the Columbia River and Lake Chelan. The PUD provides power to the Stehekin area through a hydroelectric dam on Company Creek and diesel generators. Approximately 80% of the PUD's grid mix is supplied by hydropower, with wind and solar making up approximately 6% and 2%, respectively (Chelan PUD, 2025).

Climate Hazards: Wildfire and Wildfire Smoke, Drought and Snowpack Decline, Extreme Temperatures and Severe Weather, Extreme Precipitation and Flooding

Non-Climate Stressors: Aging transmission and distribution infrastructure, increasing peak demand, supply chain vulnerabilities for replacement equipment, and the geographic extent of the service territory increase baseline vulnerability.

Consequences: Drought and reduced river flows directly reduce hydroelectric generation capacity at a time when demand for cooling may be surging. Wildfire can damage transmission lines, substations, and distribution infrastructure across the county's vast rural service territory. High winds accompanying severe weather events can cause widespread outages. Extreme heat and slows outdoor maintenance and restoration work by line crews and increases the risk of equipment failure. Flooding can damage substations and other ground-level infrastructure. Power outages during extreme heat events create cascading life-safety risks for vulnerable populations dependent on electric cooling, electric powered medical devices, and refrigeration. Outages during wildfire can impede evacuation and emergency response. As electric vehicle adoption and electrification of heating and cooling systems grow, the grid will face increasing demand loads that must be managed alongside climate-related generation constraints.

Existing Adaptive Measures: Chelan PUD's Vision 2075 initiative is a comprehensive long-range planning effort that explicitly addresses climate adaptation for hydroelectric operations, including water resource planning, diversification of renewable energy sources, and grid resilience investments. The PUD has invested in vegetation management along transmission corridors to reduce wildfire ignition risk. Emergency mutual aid agreements with other utilities and on-call contracts support restoration following major events.

Transportation Infrastructure

Description: This category includes roads and bridges, state highways, airports, Link Transit facilities, and supporting infrastructure such as culverts, retaining walls, and signage. Chelan County's transportation network serves a geographically large and topographically complex service area, with many critical routes traversing steep canyons, river corridors, and mountainous terrain.

Climate Hazards: Wildfire and Wildfire Smoke, Extreme Temperatures and Severe Weather, Extreme Precipitation and Flooding

Non-Climate Stressors: Aging infrastructure, limited capital budgets, the geographic remoteness of many roads, and the difficulty of maintaining mountainous routes all increase baseline vulnerability.

DRAFT

Consequences: Flooding poses the most acute risk to transportation infrastructure in Chelan County. Seventy-three county-owned bridges are located in floodplains, including 10 identified as scour critical—meaning they are at risk of foundation failure due to flood-driven erosion. Roads within and at the mouth of canyons are vulnerable to flash flooding, debris flows, landslides, and erosion during extreme precipitation events. Post-wildfire terrain is particularly susceptible to debris flows that can overwhelm culverts and close roads for extended periods. Extreme heat softens and expands asphalt pavement causing buckles, warps, and rutting, damages steel bridge expansion joints, and impairs the structural integrity of roads and bridges. Freeze-thaw events cause severe pavement damage like potholes by allowing trapped water to repeatedly freeze and expand. During active wildfire events, wooden bridges, signposts, and guardrail can burn and evacuation route capacity and access for emergency responders may be compromised. The loss of key roads or bridges can isolate communities, particularly in the more rural areas of the county.

Existing Adaptive Measures: Chelan County Public Works performs regular bridge inspections and has prioritized scour-critical bridges for monitoring and remediation. The county has been awarded funding from FEMA's Hazard Mitigation Assistance grant programs for infrastructure mitigation projects. Road crews have protocols for responding to flooding, landslides, and wildfire-related closures. The 2024 Hazard Mitigation Plan identifies bridge scour and road flooding as priority mitigation actions.

Sewer, Wastewater, and Stormwater Infrastructure

Description: This category includes municipal sewer systems, septic systems, wastewater treatment plants, and stormwater collection and conveyance infrastructure serving urban and rural areas of Chelan County. Many of these systems were designed and built under historical precipitation and flow conditions that are likely to change significantly.

Climate Hazards: Wildfire and Wildfire Smoke, Extreme Precipitation and Flooding

Non-Climate Stressors: Aging infrastructure, undersized stormwater systems in developed areas, and the growth of impervious surfaces all increase vulnerability to flooding and system overload.

Consequences: Increased peak precipitation events can overwhelm stormwater systems designed to historical standards, causing flooding, erosion, and infiltration that can overwhelm sewer systems. Post-wildfire runoff carries significantly higher sediment loads that may overwhelm water quality treatment or conveyance in stormwater systems. Flooding can damage or inundate wastewater treatment facilities, potentially causing the release of untreated sewage into waterways. Septic systems in floodplain areas are subject to periodic inundation, which can impair function and pose public health risks. Long dry periods followed by intense precipitation events create episodic system stress that may be difficult to anticipate and manage.

Existing Adaptive Measures: The Washington State Department of Ecology regulates wastewater treatment and provides guidance on stormwater management. New construction and reconstruction is required to comply with the county's stormwater regulations. Some jurisdictions have invested in green infrastructure and low-impact development standards. The 2017

DRAFT

Comprehensive Flood Hazard Management Plan identifies stormwater management as a key flood mitigation tool.

Emergency Radio and Communications Infrastructure

Description: This category includes the county's emergency radio communications systems, public safety answering points (dispatch), cellular infrastructure, and broadcast media. Reliable communication is foundational to emergency response, evacuation, and public safety during all types of hazard events.

Climate Hazards: Wildfire and Wildfire Smoke, Extreme Temperatures and Severe Weather, Extreme Precipitation and Flooding

Non-Climate Stressors: Limited redundancy in some areas, topographic barriers to radio transmission, location of facilities, increasing use of internet phone services (VoIP) for homes and businesses, and the growing demand for communications capacity during large-scale emergencies increase vulnerability.

Consequences: Wildfire, landslides, debris flows, and wind can destroy radio repeater towers, communication nodes, and cell towers located in exposed locations. Flooding can damage communications infrastructure in valley bottoms. Power outages during any hazard event disable communications systems without backup power. Radio communication dead zones in canyon areas and remote portions of the county reduce the effectiveness of emergency response. During complex, multi-day events—such as a major wildfire combined with extreme heat—communication systems face peak demand at their most stressed moments.

Existing Adaptive Measures: The county's emergency management program maintains backup communications systems and participates in regional emergency communications networks. The county’s emergency alert system can send messages to all cell phones within a targeted location or to all users who have signed up for the program. Some communications infrastructures have backup power provisions. The 2024 Hazard Mitigation Plan identifies communications resilience as a priority.

Community and Services

Community Members, Vulnerable Populations, Visitors, and Farm Workers

Description: This category encompasses the people of Chelan County—full-time residents, seasonal residents, visitors, and temporary workers—with particular attention to those who face the greatest barriers to protecting themselves from climate impacts. Vulnerable populations include elderly residents, children, people with disabilities or medical conditions, low-income households, people experiencing homelessness, non-English speakers, and farm workers. Farm workers represent a particularly significant and exposed population in Chelan County, given their outdoor work conditions, often limited access to cooling and medical care, and, in some cases, unstable housing and immigration status. Climate impacts on people extend beyond health and

DRAFT

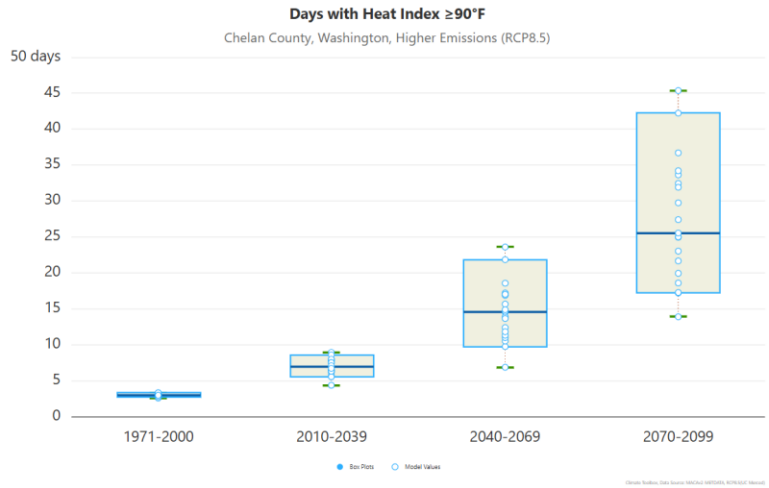
safety. They extend to economic security, livelihood stability, and the long-term vitality of the communities and workforce that underpin the county's economy.

Climate Hazards: Wildfire and Wildfire Smoke, Drought and Snowpack Decline, Extreme Temperatures and Severe Weather, Extreme Precipitation and Flooding

Non-Climate Stressors: Poverty, social isolation, language barriers, inadequate housing, lack of health insurance, limited transportation access, dependence on medical care, and lack of awareness of available resources all increase vulnerability and reduce adaptive capacity.

Consequences: Extreme heat poses direct threats to human health, with the greatest risks for outdoor workers, elderly residents, very young children, people with chronic medical or mental health conditions, and people without access to air conditioning. Heat-related illness and death can increase dramatically during prolonged heat waves. Wildfire smoke and poor air quality caused by drought causes respiratory illness and exacerbates cardiovascular disease and other pre-existing conditions; those who cannot avoid outdoor exposure or have poor indoor air quality face the greatest risk. Flooding displaces residents and visitors from homes, campgrounds, and recreational areas, with the highest risks for those in mobile homes or older housing in low-lying high risk flood areas. Power outages during extreme heat events create life-threatening conditions for people who depend on electric medical equipment or who lack the means to seek cooling elsewhere. Evacuation during wildfire or flood events creates disproportionate challenges for people without vehicles and people with disabilities. Hazard events can reduce worker productivity, disrupt tourism-dependent livelihoods, and can force temporary business closures, with economic losses concentrated on hourly and seasonal workers who have no paid sick leave or income replacement.

Exhibit 17 Projected Number of Days with a Heat Index over 90 ℉ (Climate Toolbox, No Date)



Existing Adaptive Measures: The Chelan-Douglas Health District operates public health programs addressing heat-related illness and air quality. The county and its partners maintain a network of cooling centers and air filtration sites that are activated during extreme events. Link Transit provides

free transportation access. The 2024 Hazard Mitigation Plan addresses vulnerable population protection as a priority. Outreach in Spanish and other languages supports non-English-speaking residents. Washington State's Farmworker Heat Rule establishes workplace protections for agricultural workers.

Sheriff Department, Fire Stations, and Emergency Management

Description: This category includes the Chelan County Sheriff's Office, county fire districts and volunteer fire departments, Chelan County Emergency Management, and mutual aid partners. These agencies serve as the county's primary institutions for emergency response, evacuation coordination, and disaster recovery.

Climate Hazards: Wildfire and Wildfire Smoke, Drought and Snowpack Decline, Extreme Temperatures and Severe Weather, Extreme Precipitation and Flooding

Non-Climate Stressors: Volunteer firefighter recruitment and retention challenges, aging equipment, location of facilities, limited staffing in rural areas, staff capabilities, and the increasing frequency and complexity of climate-driven emergency events strain emergency service capacity.

Consequences: As changing conditions increase the frequency and severity of wildfires, floods, and extreme weather events, emergency service agencies face growing demand with limited resources. Extended and higher risk wildfire seasons mean that personnel and equipment are deployed to fire starts more frequently and for longer periods. Simultaneous or compound events—such as a wildfire occurring during a heat wave or flooding immediately following a wildfire—stretch response capacity to its limits. Evacuation coordination for large, geographically dispersed populations is increasingly complex, especially in areas with challenging terrain or limited access. Volunteer fire departments, which serve many rural areas of the county, face recruitment challenges that may worsen as the demands of firefighting increase. Emergency facilities, including fire stations, emergency operations centers, and communication hubs, must remain operational under the very hazardous conditions they are designed to manage.

Existing Adaptive Measures: Chelan County Emergency Management maintains the county's multi-hazard emergency operations plan and coordinates with state and federal partners. The county and fire districts participate in mutual aid agreements with neighboring districts, counties, and state agencies. The 2024 Hazard Mitigation Plan and 2025 Community Wildfire Protection Plan provide strategic frameworks for wildfire and flood mitigation and preparedness. Fire district training programs address wildfire behavior and protective actions. Outreach and educational programs teach homeowners how to reduce wildfire hazards on their homes and properties, and grant programs fund wildfire risk reduction projects.

Fairgrounds, Open Spaces, and Parks

Description: This category includes the Chelan County Fairgrounds, county and state parks, community forests, open space areas, recreational trails, and publicly accessible natural areas throughout the county. These assets provide community gathering space, recreation, ecological

DRAFT

services, and economic value to the tourism and recreation economy. Open spaces can provide protection from natural hazards, such as preserved floodplain and tree canopy.

Climate Hazards: Wildfire and Wildfire Smoke, Drought and Snowpack Decline, Extreme Temperatures and Severe Weather, Extreme Precipitation and Flooding

Non-Climate Stressors: Deferred maintenance, location, limited operating budgets, and increasing recreational demand all affect the resilience and capacity of these assets.

Consequences: Flooding can damage park facilities, trails, and fairground infrastructure, particularly in river-adjacent locations. Wildfire can burn through parks and open spaces, destroying vegetation, infrastructure, habitat, and cultural values, and displacing events and visitors for extended periods. Extreme heat reduces the usability of outdoor spaces during peak summer months, particularly for vulnerable populations who depend on parks and public spaces for cooling relief. The Chelan County Fairgrounds serves as an emergency staging area during disaster events and must remain accessible and operational under hazard conditions. Open spaces and parks that provide urban cooling, stormwater management, and habitat connectivity contribute to community resilience if they are maintained and expanded.

Existing Adaptive Measures: Some parks have invested in shade structures and water access to support heat resilience. The county's parks programs maintain facilities and responds to storm damage. Natural open spaces managed through conservation easements or county ownership provide long-term ecological and natural hazard resilience benefits.

Waste Hauling, Waste Management, and Recycling

Description: This category includes solid waste collection services, transfer stations, landfill operations, and recycling and composting programs serving Chelan County residents and businesses. Waste management infrastructure must remain operational during and after hazard events when debris, ash, and disaster-related waste generation spike significantly.

Climate Hazards: Wildfire and Wildfire Smoke, Extreme Precipitation and Flooding

Non-Climate Stressors: Rising disposal costs, limited landfill capacity, workforce availability, and supply chain disruptions for recycling markets all affect resilience.

Consequences: Transfer stations may be inundated during certain hazard events, disrupting waste collection and disposal services. Wildfire generates large volumes of ash, debris, and demolition waste that overwhelm normal disposal systems and Public Works resources. Post-disaster debris management is logistically complex and requires coordination among county agencies, state regulators, and private haulers. Smoke events can disrupt outdoor waste collection operations and create health risks for waste collection workers.

Existing Adaptive Measures: The county has procedures for emergency debris management in coordination with state and federal agencies. Waste Management, the county's primary hauler, has operational protocols for maintaining service during disruptions.

DRAFT

Vulnerability and Risk Assessment

Understanding where climate risks are greatest—and why—is essential for directing limited resources toward the people, assets, and systems most in need of protection. This section presents the vulnerability and risk assessment findings that form the analytical foundation for the recommended policies and actions that follow.

Methodology

Vulnerability and Risk Frameworks

This assessment uses established frameworks to evaluate the vulnerability and risk associated with each asset-hazard pair. The assessment draws on guidance from the Washington State Department of Commerce, FEMA's Hazard Mitigation Planning methodology, and the Intergovernmental Panel on Climate Change (IPCC) framework for vulnerability assessment.

Vulnerability is evaluated as a function of three components:

- **Exposure:** The degree to which an asset is subject to a given climate hazard, based on the geographic, physical, or operational characteristics of the asset.
- **Sensitivity:** How inherently affected an asset is by a climate impact, considering characteristics such as age, condition, design standards, or socioeconomic factors.
- **Adaptive Capacity:** The ability of the asset, system, or population to adjust to changing conditions and minimize damage, drawing on governance structures, financial resources, institutional capacity, and community knowledge.

Risk is evaluated as a function of two components:

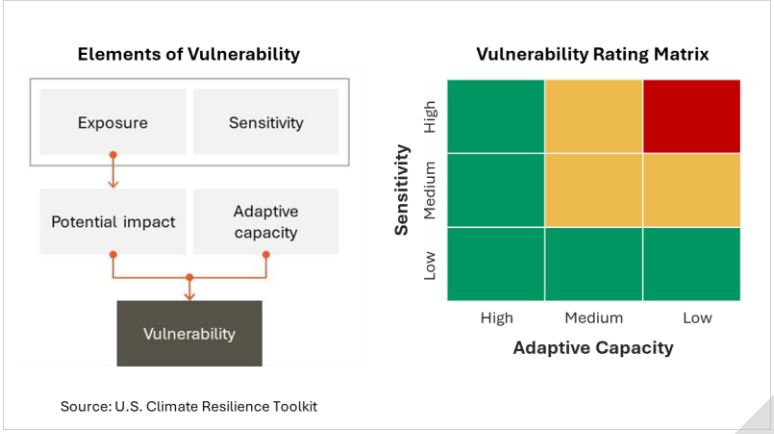
- **Probability:** The likelihood of a climate hazard event affecting the asset category, based on historical data and future projections.
- **Magnitude:** The extent of damage or loss expected if a hazard event occurs, considering vulnerability, redundancy, replacement cost, and criticality.

How vulnerability ratings were determined

Vulnerability ratings for each asset-hazard pair were determined through a structured scoring process using the following criteria:

Exhibit 18 Vulnerability Assessment Criteria

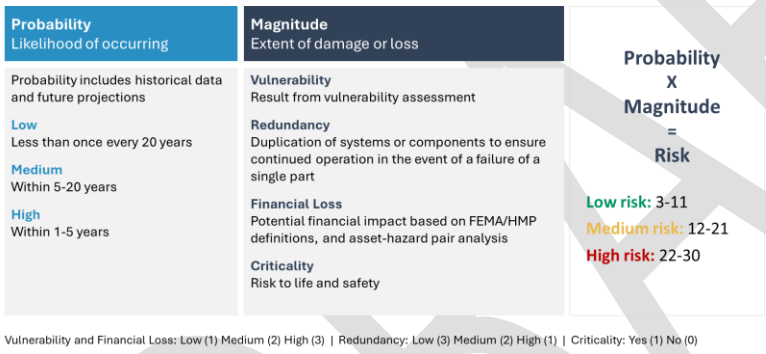
DRAFT



How risk scores were calculated

Risk scores were calculated by combining probability and magnitude ratings using a quantitative approach:

Exhibit 19 Risk Assessment Criteria



Risk categories are defined as:

- **Low Risk:** Impacts are unlikely or manageable; lower priority for immediate action.
- **Medium Risk:** Impacts are possible and could be significant; moderate planning priority.
- **High Risk:** Impacts are likely and could be severe; highest planning priority.

Relationship between vulnerability and risk

Vulnerability and risk are related but distinct concepts. An asset may be highly vulnerable but face low risk if the probability of the relevant hazard is low. Conversely, an asset with moderate vulnerability may face high risk if it is exposed to a high-probability hazard. In Chelan County, several asset categories face the combination of high vulnerability AND high probability across multiple hazards. These represent the most urgent priorities for resilience investment.

Limitations and Assumptions

This assessment is subject to the following limitations and assumptions that users should be aware of when interpreting results:

DRAFT

- **Compound and cascading impacts are not fully modeled.** This assessment evaluates asset-hazard pairs individually. The real-world interactions between simultaneous hazards—for example, a wildfire occurring during a heat wave, or a flood following a wildfire—may produce impacts greater than the sum of their parts. Compound and cascading risks, such as a power outage caused by wildfire, represent an important area for further analysis.
- **Climate projections carry inherent uncertainty.** Future climate conditions are projected based on modeled scenarios that represent a range of possible futures. This assessment uses the higher emissions scenario (RCP 8.5) as a planning tool, not a prediction.
- **Asset-level data are uneven.** Detailed condition and inventory data are more available for some asset categories (e.g., county-owned bridges) than others (e.g., farm worker housing). Vulnerability assessments for asset categories with limited data carry greater uncertainty.
- **Adaptive capacity is dynamic.** The adaptive capacity of institutions, communities, and systems will change over time as policies, priorities, investments, and social conditions evolve. Ratings reflect conditions as of the date of this assessment.
- **This assessment does not constitute site-specific engineering or environmental analysis.** Findings are intended to inform policy and planning decisions and should be supplemented with site-specific analysis for capital investment decisions.

Vulnerability and Risk Results

The following tables present vulnerability and risk ratings for each asset category and climate hazard combination identified. Asset categories are organized by theme.

Natural Resources

Asset Category	Climate Hazard	Vulnerability	Probability	Magnitude	Risk
Sensitive aquatic and terrestrial species and habitats	Drought & Snowpack Decline	High	High	High	**High**
	Extreme Temperatures	Medium	High	Medium	**Medium**
	Extreme Precipitation & Flooding	Medium	Medium	Medium	**Medium**
	Wildfire & Smoke	High	High	Medium	**Medium**
Cultural sites and culturally significant activities	Drought & Snowpack Decline	Medium	High	Medium	**Medium**
	Extreme Temperatures	Medium	High	Medium	**Medium**
	Extreme Precipitation & Flooding	Medium	Medium	High	**Medium**
	Wildfire & Smoke	High	High	High	**High**

DRAFT

Water supply, water infrastructure, and irrigation infrastructure	Drought & Snowpack Decline	Medium	High	High	**High**
	Extreme Precipitation & Flooding	High	Medium	High	**Medium**
	Wildfire & Smoke	High	High	High	**High**

Agriculture and Economy

Asset Category	Climate Hazard	Vulnerability	Probability	Magnitude	Risk
Orchards, ranches, vineyards, and other food producers	Drought & Snowpack Decline	Medium	High	High	**High**
	Extreme Temperatures	Medium	High	Medium	**Medium**
	Wildfire & Smoke	Medium	High	High	**High**
Agriculture-related businesses	Drought & Snowpack Decline	Medium	High	Medium	**Medium**
	Extreme Temperatures	Medium	High	Medium	**Medium**
	Wildfire & Smoke	Medium	High	Medium	**Medium**
Industrial land, undeveloped land, LAMIRDs	Wildfire & Smoke	High	High	Medium	**Medium**
Recreation and tourism	Drought & Snowpack Decline	Medium	High	Medium	**Medium**
	Extreme Temperatures	Medium	High	Medium	**Medium**
	Extreme Precipitation & Flooding	Medium	Medium	Medium	**Low**
	Wildfire & Smoke	High	High	High	**High**

Built Environment

Asset Category	Climate Hazard	Vulnerability	Probability	Magnitude	Risk
Residential housing and farm worker housing	Extreme Temperatures	Medium	High	Medium	**Medium**
	Extreme Precipitation & Flooding	High	Medium	High	**Medium**
	Wildfire & Smoke	High	High	High	**High**

DRAFT

All public, commercial, and historic buildings	Extreme Temperatures	Medium	High	Medium	**Medium**
	Extreme Precipitation & Flooding	Medium	Medium	High	**Medium**
	Wildfire & Smoke	High	High	High	**High**
Power infrastructure	Drought & Snowpack Decline	Medium	High	Medium	**Medium**
	Extreme Temperatures	Medium	High	Medium	**Medium**
	Extreme Precipitation & Flooding	Medium	Medium	Medium	**Medium**
	Wildfire & Smoke	Medium	High	Medium	**Medium**
Transportation infrastructure	Extreme Temperatures	High	High	High	**High**
	Extreme Precipitation & Flooding	High	Medium	High	**Medium**
	Wildfire & Smoke	High	High	High	**High**
Sewer, wastewater, and stormwater infrastructure	Extreme Precipitation & Flooding	High	Medium	High	**Medium**
	Wildfire & Smoke	Medium	High	Medium	**Medium**
Emergency radio and communications infrastructure	Extreme Precipitation & Flooding	Medium	Medium	Medium	**Medium**
	Wildfire & Smoke	High	High	High	**High**

Community and Services

Asset Category	**Climate Hazard**	**Vulnerability**	**Probability**	**Magnitude**	**Risk**
Community members, vulnerable populations, visitors, and farm workers	Drought & Snowpack Decline	Medium	High	Medium	**Medium**
	Extreme Temperatures	High	High	Medium	**Medium**
	Extreme Precipitation & Flooding	Medium	Medium	Medium	**Medium**

DRAFT

	Wildfire & Smoke	High	High	High	**High**
Sheriff Department, Fire Stations, and Emergency Management	Extreme Precipitation & Flooding	Medium	Medium	High	**Medium**
	Wildfire & Smoke	High	High	High	**High**
Fairgrounds, open spaces, and parks	Drought & Snowpack Decline	Medium	High	Medium	**Medium**
	Extreme Temperatures	Medium	High	Medium	**Medium**
	Extreme Precipitation & Flooding	Medium	Medium	Medium	**Low**
	Wildfire & Smoke	High	High	High	**High**
Waste hauling, waste management, and recycling	Extreme Precipitation & Flooding	Medium	Medium	High	**Medium**
	Wildfire & Smoke	Medium	High	Medium	**Medium**

Priority Risk Areas

The following table summarizes the highest-priority asset-hazard combinations identified through this assessment. These combinations reflect cases where both vulnerability and risk ratings are High, representing the most urgent priorities for resilience planning and investment in Chelan County.

Asset Category	**Climate Hazard**	**Vulnerability**	**Risk**	**Key Concern**
Orchards, Ranches, Vineyards, and Other Food Producers	Drought & Snowpack Decline	High	**High**	Reduced irrigation water availability during peak growing season; chill hour loss threatens tree fruit viability
	Wildfire & Smoke	High	**High**	Smoke impacts on fruit quality, labor productivity, and market access; direct fire losses
	Extreme Temperatures	High	**High**	Heat stress on crops and farm workers; bloom and harvest disruption

DRAFT

Water Supply, Water Infrastructure, and Irrigation Infrastructure	Drought & Snowpack Decline	High	**High**	Fundamental threat to water availability for agriculture, municipal use, and ecosystems
Sensitive Aquatic and Terrestrial Species and Habitats	Drought & Snowpack Decline	High	**High**	Altered streamflow, warming water temperatures, and habitat loss threatening salmonids and other species
	Wildfire & Smoke	High	**High**	Repeated fire cycles degrading watershed function, habitat, and ecosystem services
Residential Housing and Farm Worker Housing	Wildfire & Smoke	High	**High**	99% of county properties face some wildfire risk; farm worker housing concentrated in high-exposure areas
	Extreme Temperatures	High	**High**	Heat risk in inadequately cooled housing; farm worker housing density amplifies risk
Transportation Infrastructure	Extreme Temperatures	High	**High**	Pavement damage, bridge joint failure, and heat-related work restrictions
	Extreme Precipitation & Flooding	High	**High**	73 bridges in floodplains, 10 scour-critical; canyon road closures and debris flows
Power Infrastructure	Drought & Snowpack Decline	High	**High**	Reduced hydroelectric generation capacity coinciding with peak cooling demand
	Wildfire & Smoke	High	**High**	Transmission and distribution infrastructure damage; extended outages during fire events
Community Members, Vulnerable Populations, Visitors, and Farm Workers	Extreme Temperatures	High	**High**	Heat-related illness and death risk for outdoor workers, elderly, and people without cooling access
	Wildfire & Smoke	High	**High**	Respiratory health impacts; evacuation challenges for populations without transportation or language access

DRAFT

Emergency Radio and Communications Infrastructure	Wildfire & Smoke	High	**High**	Loss of communications infrastructure during events when it is most needed
Cultural Sites and Culturally Significant Activities	Drought & Snowpack Decline	High	**High**	Threats to culturally significant species, water sources, and traditional land use practices
	Wildfire & Smoke	High	**High**	Irreplaceable cultural and archaeological resources destroyed by wildfire

Summary Observations

Several cross-cutting themes emerge from the priority risk analysis:

1. **Wildfire and wildfire smoke generate high-risk ratings across nearly every asset category.** No asset group in Chelan County is immune to wildfire risk, and the combination of high probability and high magnitude makes this the county's single most pervasive climate exacerbated threat.
2. **Drought and snowpack decline threaten the foundational systems that support the county's economy and ecology.** Water is the connective tissue linking agriculture, hydropower, aquatic ecosystems, and community health. Changing water availability and timing affects virtually every other asset category.
3. **Vulnerable and underserved populations face the intersection of multiple high-risk hazards** with limited adaptive capacity. Addressing their needs is both a moral imperative and a practical prerequisite for equitable community-wide resilience.
4. **Infrastructure assets (transportation, power, and communications) face high risk across multiple hazards,** and failures in any one system cascade across others. A flood that closes a bridge, a wildfire that damages a transmission line, or a heat event that causes a power outage each sets off a chain of consequences that affects homes, businesses, emergency services, and communities.
5. **Natural and cultural resources face risks that are largely irreversible.** Unlike built infrastructure, the loss of species, destruction of habitat, and damage to cultural sites by climate exacerbated natural hazard may not be replaceable. This irreversibility warrants preventive investment.

DRAFT

Assessment of Existing Plans and Policies

The following Chelan County plans and policies were reviewed to assess the current state of climate resilience integration and identify gaps to be addressed in the 2026 Comprehensive Plan update.

Existing County Plans

2017 Chelan County Comprehensive Plan (including Resolution 2022-09)

The 2017 Comprehensive Plan provides the foundational land use and policy framework for Chelan County. As originally adopted, the plan addressed natural hazards primarily through its Critical Areas Ordinance and resource and rural lands policies, with limited explicit treatment of climate. Resolution 2022-09, adopted by the Board of County Commissioners in 2022, amended the Comprehensive Plan to incorporate climate resilience goals and policies across multiple plan elements. This amendment represented a significant step forward in integrating climate resilience into the county's planning framework and demonstrated proactive leadership ahead of the HB 1181 mandate. Key areas of strength from the 2022 amendment include recognition of wildfire risk in rural lands policies, water resource conservation language, and acknowledgment of climate impacts as a driver of hazard risk.

Gaps include: limited policy specificity for adaptation actions; limited integration with the Hazard Mitigation Plan, insufficient integration of equity and vulnerable population considerations; the absence of climate risk metrics tied to capital facilities planning; and no systematic monitoring or adaptive management framework.

2017 Comprehensive Flood Hazard Management Plan

The 2017 Comprehensive Flood Hazard Management Plan provides detailed flood risk analysis and mitigation strategies for the county's floodplains and other flood hazard areas. The plan provides a strong technical foundation for flood risk management and identifies specific properties, bridges, and infrastructure at elevated risk. Strengths include detailed floodplain mapping, identification of scour-critical bridges, and policies supporting floodplain acquisition and preservation.

Gaps include: flood risk projections based on historical data—much of which pre-dates 1980—rather than climate-adjusted future conditions; limited integration with wildfire risk in the context of post-fire flooding; and the need for updated flood frequency analysis that reflects projected increases in peak streamflow.

2021 Shoreline Management Program

The Shoreline Management Program (SMP) governs development and uses along shorelines of the state within Chelan County's, including the Columbia River, Lake Chelan, the Wenatchee River, and other water bodies meeting the state's shoreline definition. The SMP includes provisions protecting riparian habitat and function, limiting shoreline armoring, and regulating development in flood-

DRAFT

prone shoreline areas. These provisions provide meaningful co-benefits for climate resilience by protecting natural shoreline systems that buffer flooding, filter runoff, and support aquatic habitat.

Gaps include: limited explicit treatment of climate impacts on shoreline processes and habitat; the need for updated guidance on lake-level change; and opportunities to strengthen provisions supporting natural shoreline restoration and floodplain connectivity.

2024 Hazard Mitigation Plan

The 2024 Chelan County Hazard Mitigation Plan, approved by FEMA on December 6, 2024, is the county's primary planning tool for identifying and reducing risks from natural hazards. The plan covers 18 natural hazard types, with emphasis on wildfire, flooding, and severe weather. It includes detailed risk assessments, vulnerability analyses, and a comprehensive list of mitigation actions prioritized by cost-effectiveness and feasibility. The 2024 plan explicitly incorporates changing climate conditions as a factor influencing future hazard risk—a significant advancement over prior plan iterations. It identifies bridge scour, wildfire in the wildland-urban interface, and drought as top priorities.

Gaps include: limited integration with land use and development planning tools; insufficient focus on vulnerable population protection in the mitigation action plan; and the need for stronger linkages between the HMP and the Comprehensive Plan to ensure mitigation actions are reflected in capital facilities planning and development regulations.

2025 Community Wildfire Protection Plan

The 2025 Community Wildfire Protection Plan (CWPP), adopted by the Board of County Commissioners on March 31, 2025, provides a strategic framework for wildfire risk reduction across Chelan County. The CWPP identifies high-risk communities, prioritizes fuel treatment areas, and recommends actions for improving structural ignitability, evacuation capacity, and community preparedness. It reflects extensive collaboration among fire districts, state and federal land management agencies, community organizations, and residents. The plan provides a current, data-driven wildfire risk assessment, identification of priority fuel treatment zones, and a strong community engagement foundation.

Gaps include: limited integration with housing policy and land use planning in the wildland-urban interface; insufficient focus on vulnerable population evacuation; and the need for sustained funding commitments to implement recommended fuel treatments and other wildfire mitigation projects at scale.

Greenhouse Gas Inventory

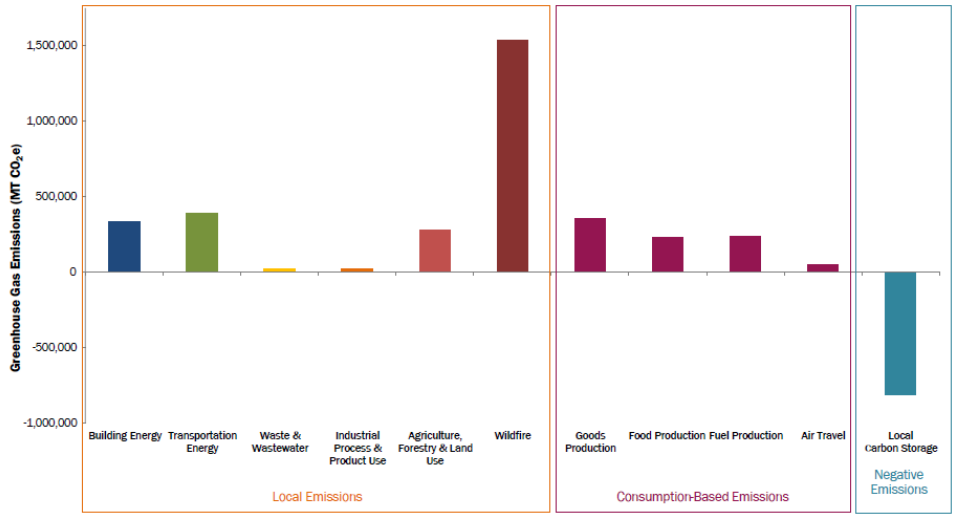
Summary and Key Insights

Chelan County participated in the development of a Community Greenhouse Gas Inventory published in July 2025 as part of the broader Our Valley Our Future regional initiative. The inventory

DRAFT

covers multiple emission sources across the county for the years 2016 through 2022, including electricity, natural gas, transportation, agriculture, waste, and critically, wildfire.

Exhibit 20 Summary of Greenhouse Gas Emissions by Sector (Parametrix, 2025)



Key findings include:

- **Total estimated community GHG emissions in 2022 were approximately 2.6 million metric tons of carbon dioxide equivalent (MT CO_2e)**, when wildfire emissions are included.
- **Wildfire emissions dominate the inventory.** From 2016 to 2024, annual wildfire emissions averaged approximately 1.44 million MT CO_2e, representing approximately 59% of total local emissions in the inventory baseline year. Wildfire emissions are highly variable year to year depending on the severity of the wildfire season; 2021 emissions were approximately 2.6 million MT CO_2e, while 2023 emissions were approximately 95,000 MT CO_2e.
- **Transportation is the largest non-wildfire emission source**, accounting for approximately 35% of non-wildfire emissions, followed by electricity (approximately 15%), natural gas (approximately 14%), and agriculture (approximately 10%).
- **The PUD's hydropower-dominant electricity mix results in relatively low electricity-related emissions** compared to many Washington counties, providing a significant co-benefit of the county's existing energy infrastructure.
- **Wildfire emissions from fires burning within Chelan County are largely outside the county's direct control**, but local land management practices, including fuel reduction, restoration forestry, and wildland-urban interface management, can reduce the risk and severity of fires and thereby reduce associated emissions.

DRAFT

The full Community Greenhouse Gas Inventory report is available at sustainablencw.org/climate. The wildfire emissions component of the inventory is summarized in detail in the Wildfire Emissions Supplemental Report.

The GHG inventory underscores the importance of wildfire as both a climate hazard and a significant source of emissions in Chelan County. A dynamic in which climate change drives conditions that increase wildfire risk, and wildfires in turn accelerate greenhouse gas emissions, potentially creating a self-reinforcing feedback loop.

Summary of Policy Audit

What Is Working

Taken together, Chelan County's existing plans and policies reflect a meaningful and growing commitment to climate resilience. Key strengths include:

- **A strong hazard mitigation foundation.** The 2024 Hazard Mitigation Plan and 2025 CWPP together provide a robust, technically credible framework for understanding and reducing the county's most significant hazard risks.
- **Proactive Comprehensive Plan amendment.** Resolution 2022-09 demonstrates that the county has already recognized the need to integrate climate resilience into its land use framework ahead of the HB 1181 mandate.
- **Shoreline and critical areas protections.** The SMP and Critical Areas Ordinance provide meaningful protections for natural systems that contribute to climate resilience, including floodplain conservation and riparian habitat protection.
- **Active cross-agency collaboration.** The development of multiple overlapping plans—flood, wildfire, hazard mitigation, shoreline, watershed—has fostered collaborative relationships among county departments and with state and federal partners that provide a foundation for integrated resilience planning.

DRAFT

Looking Ahead – Pathways for Action

Comprehensive Planning

Comprehensive plan updates provide an opportunity to address these gaps by embedding climate resilience throughout the plan's required elements. Specific opportunities include:

- **Land Use:** Strengthening wildland-urban interface development standards; updating floodplain development restrictions based on climate-adjusted flood projections; incentivizing conservation of natural lands that provide climate buffering and habitat connectivity.
- **Housing:** Requiring climate risk disclosure for new housing in high-risk areas; promoting weatherization and cooling upgrades in affordable and renter-occupied housing; establishing minimum climate resilience standards for residential and farm worker housing.
- **Capital Facilities:** Incorporating climate risk screening into infrastructure investment decisions; establishing level-of-service standards that account for future hazard conditions; prioritizing repair and replacement of flood- and fire-vulnerable infrastructure. Establishing a post-wildfire recovery framework that addresses temporary housing, water quality protection, debris management, and rebuilding standards in affected areas.
- **Transportation:** Prioritizing climate-proofing of vulnerable bridges and roads, including the county's scour-critical bridges; incorporating evacuation route analysis for wildfire and flood scenarios into transportation planning.
- **Utilities:** Coordinating with Chelan PUD on grid resilience, demand management, and backup power for critical facilities; addressing water supply planning under future snowpack conditions in coordination with irrigation districts and water purveyors.
- **Rural:** Updating rural development standards to reduce wildfire ignition risk and improve climate resilience in agricultural and resource lands areas; supporting conservation of working lands that provide natural climate buffering.
- **Economic Development:** Supporting agricultural producers in accessing technical and financial assistance for crop adaptation, irrigation efficiency, and market diversification; developing strategies to maintain tourism and recreation economic vitality during smoke, low snowpack/drought, and extreme weather events; ensuring that economic recovery planning accounts for climate-related disruptions.
- **Natural Resources:** Strengthening protections for riparian areas, wetlands, and floodplains that provide natural flood buffering, water quality filtration, and aquatic habitat; supporting landscape-scale habitat restoration that accounts for climate-driven shifts in species distribution; and aligning county natural resource policies with watershed-scale salmon recovery and water resource planning efforts.
- **Parks and Recreation:** Incorporating climate risk into parks capital planning, including flood and wildfire exposure assessments for park facilities and trails; expanding shade, cooling infrastructure, and water access at heavily used recreation sites to protect visitors during extreme heat and smoke events.

DRAFT

Resilient Policy Opportunities

The following policy directions are organized by theme and reflect both gaps identified in the policy audit and priorities identified through the vulnerability and risk assessment. These directions are intended to inform the development of Comprehensive Plan goals and policies.

Agriculture and Food System Resilience

- Support the transition to irrigation technologies that improve water use efficiency, particularly drip irrigation and soil moisture monitoring systems.
- Develop policies that support crop diversification and variety adaptation as a hedge against chill hour loss and shifting growing season conditions.
- Ensure that farm worker housing meets minimum standards for heat and smoke resilience, including access to cooling, shade, air filtration, and clean drinking water.
- Coordinate with the Cascadia Conservation District and WSU Extension to expand technical assistance for climate adaptation on agricultural lands.
- Recognize and support the role of small farms, diversified agriculture, and local food systems in building regional food security resilience. For example, supporting farm-to-school purchasing programs or shifting away from monoculture operations.

Housing and Vulnerable Population Protection

- Establish standards for climate-resilient design in new residential construction, including broad adoption of the WUI code.
- Promote weatherization and energy efficiency assistance for low-income households, elderly residents, and other vulnerable community members.
- Develop policies addressing housing location in high-risk areas, like the wildland-urban interface, with particular attention to vulnerable populations.
- Support expansion of cooling centers, air filtration sites, and emergency shelter capacity for vulnerable populations during extreme heat and smoke events.
- Ensure all climate resilience communications, programs, and resources are available in Spanish and other languages spoken by county residents.
- Work with wildfire response agencies to provide more information on evacuation routes and how to access emergency evacuation information.

Infrastructure Hardening and Redundancy

- Require climate risk screening for all major capital infrastructure investments, using projected future hazard conditions rather than historical baselines.
- Prioritize repair, replacement, or hardening of the county's 10 scour-critical bridges and other flood-vulnerable transportation infrastructure.
- Support investment in backup power systems for critical facilities, including emergency shelters, medical facilities, emergency operations centers, and communications infrastructure.

DRAFT

- Coordinate with Chelan PUD on grid resilience investments, particularly for transmission infrastructure in wildfire-prone areas.
- Update stormwater design standards to reflect projected increases in peak precipitation intensity.

Natural Systems Conservation and Restoration

- Strengthen critical areas protections for wetlands, riparian areas, and floodplains that provide natural flood buffering, water quality filtration, and habitat connectivity.
- Support riparian restoration projects that improve instream habitat conditions, alluvial water storage, and reduce water temperatures for salmonids and other aquatic species.
- Expand conservation of natural open spaces that provide cooling, carbon sequestration, and watershed protection functions.
- Develop policies that recognize and support the conservation and restoration goals of Tribal Nations, as partners in natural resource stewardship.
- Integrate habitat connectivity considerations into land use planning to support species migration and adaptation as climate conditions shift. For example, ensuring wildlife corridors and vegetated buffers.

Water Resource Management

- Update water supply planning frameworks to account for projected mid-century reductions in snowpack and summer streamflow availability.
- Support investment in water storage, aquifer recharge, and water supply diversification to reduce dependence on summer snowmelt.
- Coordinate with irrigation districts and water purveyors to develop drought contingency plans and water conservation programs.
- Protect source water areas through land use policies that reduce contamination risk, particularly in post-wildfire runoff scenarios.
- Address water rights allocation and management in the context of projected future scarcity, ensuring equitable access for agricultural, municipal, and instream flow needs.

Wildfire Preparedness and Community Adaptation

- Adopt and enforce defensible space and fire-resistant building material standards in the wildland-urban interface, using the 2025 CWPP as a foundation. Consider enforcing higher standards than the state building code.
- Incorporate wildfire risk analysis into land use decisions for new development in high-risk areas, including LAMIRDs and rural residential zones.
- Support sustained funding and implementation of the fuel treatment priorities identified in the 2025 CWPP.
- Develop comprehensive evacuation planning that addresses the needs of vulnerable populations, non-English speakers, people without vehicles, and farm workers.

DRAFT

- Establish policies that facilitate rapid, equitable post-wildfire community recovery, including temporary housing, debris management, and water quality protection.

Immediate Opportunities for Action

For County Departments

Capital facilities planning - incorporating future flood and fire risk

County capital facilities planning could be updated to systematically screen proposed investments against projected future hazard conditions. This means evaluating proposed infrastructure against mid-century flood frequency estimates, wildfire risk maps, and extreme heat projections—not just historical baselines. The 73 county-owned bridges in floodplains, and particularly the 10 identified as scour-critical, represent a near-term priority for targeted investment. New facilities could be sited and designed to remain operational under projected future conditions, and existing facilities could be evaluated for retrofitting where cost-effective.

Transportation network climate-proofing

Chelan County's transportation network is a critical lifeline for rural communities, agricultural operations, and emergency response. The county could develop a transportation resilience plan that inventories vulnerable road and bridge segments, prioritizes investments based on risk and consequence of failure, and incorporates climate projections into maintenance and design standards. Canyon road segments and bridge crossings in floodplains should receive particular attention. Evacuation route analysis for wildfire and flood scenarios could be integrated into transportation planning, with a focus on ensuring alternative routes exist for communities that could be isolated by a single road closure.

County fleet electrification and electric vehicle charging

Chelan County has an opportunity to reduce its operational greenhouse gas emissions and demonstrate climate leadership by transitioning its vehicle fleet to electric vehicles and providing electric vehicle charging in employee and public parking lots. A hydropower-dominant electricity supply means that electric vehicles charged in the county operate on some of the cleanest and lowest-cost electricity in the state, making the emissions and cost benefits of fleet electrification particularly strong. The county could develop a phased fleet electrification plan that identifies priority vehicle classes for early replacement, assesses charging infrastructure needs at county facilities, and leverages available funding through Washington's Climate Commitment Act and federal Inflation Reduction Act clean vehicle incentives. Any transition plan should ensure that vehicles used by emergency responders and public works remain operational during the power outages that frequently accompany wildfire and flood events, including investment in backup charging capacity at key county facilities.

Emergency management capacity for compound hazard events

DRAFT

Chelan County's emergency management program has demonstrated strong performance in responding to individual hazard events. As climate-related changes increase the likelihood of simultaneous or back-to-back events, such as wildfire during a heat wave, flood following a wildfire, and multiple concurrent fire starts, the program will need to expand its capacity for compound-event response. This includes updating the Comprehensive Emergency Management Plan to address compound scenarios, investing in mutual aid agreements that provide surge capacity, and ensuring that cooling centers and emergency shelters remain operational during the power outages that often accompany hazard events.

Updating stormwater and sewer infrastructure standards

Design standards for stormwater and wastewater infrastructure could be updated to reflect projected increases in peak precipitation intensity. New infrastructure could be designed using future climate-adjusted rainfall intensity values rather than historical recurrence interval data. Green infrastructure approaches, including bioswales, permeable paving, constructed wetlands, and floodplain reconnection, could be promoted as complements to traditional stormwater infrastructure, particularly in areas where post-wildfire runoff poses acute stormwater challenges.

For Agriculture and the Private Sector

Irrigation efficiency and water supply diversification

Agricultural producers in Chelan County face a fundamental water supply challenge that will intensify over the coming decades. The transition from flood and sprinkler irrigation to drip irrigation systems can reduce water use by 30–50% (Rahman, 2025) while maintaining or improving crop yields. The county and its partners could expand technical assistance and financial support for irrigation efficiency upgrades, leveraging USDA NRCS programs, Washington Department of Ecology water efficiency grants, and other available funding. Diversification of water supply sources—including groundwater development, water storage, and water trading arrangements—can reduce dependence on surface water flows that will become increasingly unreliable in summer.

Crop adaptation strategies

Agricultural producers could be supported in evaluating and implementing crop adaptation strategies, including planting of lower-chill-hour apple, pear, and cherry varieties; diversification into alternative crops better suited to warming conditions; and experimentation with shade netting, evaporative cooling, and other microclimate management tools. WSU Extension and the Cascadia Conservation District are well-positioned to provide leadership in agricultural climate adaptation research and technical assistance. Market development support for alternative and value-added crops can reduce the financial risk associated with diversification.

Wildfire risk reduction in residential and agricultural areas

Property owners in the wildland-urban interface—including both residential and agricultural landowners—can significantly reduce their wildfire risk through defensible space maintenance, use

DRAFT

of fire-resistant building materials, and participation in community-scale fuel management programs. The county and its fire districts could expand outreach and technical assistance for property-level wildfire risk reduction, building on the foundation established by the 2025 CWPP. Agricultural landowners could be supported in managing vegetation along irrigation canals, orchard edges, and ranch lands to reduce fuel loads and ignition risk.

Farm worker housing and health protection

Farm workers represent one of the county's most climate-exposed populations, facing simultaneous risks from extreme heat, wildfire smoke, and limited access to healthcare and emergency services. Agricultural employers could be supported in complying with state law (WAC Chapters 296-307 and 246-358) to provide adequate cooling, shade, hydration, and access to clean air during extreme events. Farm worker housing should meet minimum standards for thermal comfort, ventilation, and structural resilience. Culturally and linguistically appropriate health information should reach farm workers through trusted community channels, including community health workers and peer educators.

Seasonal diversification and snow-independent recreation

Winter recreation operators, including Mission Ridge, Leavenworth Ski Hill, and Plain Valley Ski Trails, face growing uncertainty as snowpack declines and the snow season shortens. Operators should continue evaluating snowmaking investments and developing snow-independent programming, such as winter hiking, Nordic fat biking, and shoulder-season events to reduce dependence on natural snow conditions. Tourism marketing organizations could expand promotion of spring and fall shoulder seasons and other forms of tourism to distribute visitor activity more evenly across the year and reduce the sector's concentration in the summer outdoor recreation window most vulnerable to smoke, heat, and drought.

River recreation and low-flow planning

Summer recreation businesses dependent on river flows could develop contingency plans for low-flow years and engage proactively in water conservation efforts that seek to reduce the amount of water diverted from the creek/rivers and preserve more instream flows. The county and its partners could work with the Washington Department of Ecology and river recreation stakeholders to establish clear communication protocols when flows drop below recreational thresholds, so that businesses and visitors can plan accordingly. The county, cities, and recreation partners should continue to collaborate on localized recreation management.

Visitor safety during extreme heat and smoke events

Outdoor recreation businesses and event organizers could establish heat and smoke action protocols that include adjusted operating hours during dangerous conditions, shaded rest areas and hydration stations, and clear and timely communication to visitors about health risks. Tourism marketing organizations could develop proactive smoke communication strategies that provide accurate air quality information to potential visitors (rather than allowing uncertainty to drive broad

cancellations) and promote indoor recreation alternatives to retain visitors during smoke events. Investment in cooling infrastructure for visitor-serving indoor and semi-outdoor spaces can help businesses remain competitive as summer temperatures rise.

Natural systems conservation as economic investment

The scenic landscapes, clean rivers, healthy forests, and abundant wildlife that draw visitors to Chelan County are themselves threatened by climate hazards, and investment in natural systems conservation is a direct investment in the long-term economic health of the tourism economy. The recreation and tourism sector should continue to engage as an active partner in trail maintenance, riparian restoration, open space conservation, and landscape-scale resilience efforts and advocate for sustained public funding for parks, recreation infrastructure, and watershed restoration as essential economic development investments.

For NGOs and Community Organizations

Vulnerable population outreach and cooling/smoke shelter coordination

Nonprofit, non-governmental, and faith-based organizations play critical roles in reaching vulnerable residents during climate emergencies. Community organizations could be supported in developing heat and smoke emergency mitigation and response plans that include regular check-ins with elderly, disabled, and socially isolated residents; transportation assistance to cooling centers; and multilingual communication. The network of cooling centers and air filtration sites could be expanded and better promoted, with particular attention to accessibility for people without vehicles and people with disabilities.

Habitat restoration and conservation prioritization

Conservation organizations, Tribes, and fish enhancement groups operating in Chelan County, such as Cascadia Conservation District, Cascade Fisheries, and the Chelan-Douglas Land Trust, are important partners in landscape-scale habitat restoration and conservation. Prioritization of restoration investments could increasingly account for climate resilience objectives, including projects that restore floodplain connectivity, improve riparian shade and water temperature conditions, reduce wildfire risk in forested watersheds, and provide habitat connectivity for species moving in response to changing conditions. Tribal participation in regional conservation planning will provide traditional ecological knowledge and support tribal conservation goals.

Advocacy for housing weatherization and retrofit programs

Housing advocates and community organizations should champion the expansion of weatherization and energy efficiency programs for low-income and renter-occupied housing in Chelan County. Existing state and federal programs, including the Weatherization Assistance Program, Community Development Block Grants, and Washington's Climate Commitment Act funding streams, as well as programs offered by Chelan PUD, provide opportunities that can be utilized to increase resilience to extreme weather and wildfire. Advocacy for simplified program

DRAFT

access, Spanish-language outreach, and landlord engagement can help ensure that the benefits of these programs reach the residents who need them most.

Tribal and cultural resource protection partnerships

Indigenous groups with interests in Chelan County hold deep knowledge of the landscape and its history, and face unique climate risks to culturally significant places, species, and practices. County agencies, conservation organizations, and other partners could pursue formal and informal partnerships with tribes on climate resilience planning, habitat restoration, cultural resource monitoring, and emergency preparedness. Government-to-government consultation could be the norm for planning decisions that may affect tribal interests or treaty rights.

For All Sectors

Continued monitoring of climate indicators

The hazard projections and vulnerability assessments presented in this document represent the best available science as of the time of writing. Climate science is advancing rapidly, and conditions in Chelan County will change in ways that are not fully predictable. All sectors should support ongoing monitoring of key climate indicators—snowpack, streamflow timing, wildfire frequency and severity, air quality index, extreme heat day frequency, and flood event magnitude—and should commit to revisiting and updating this assessment regularly (recommended: every Comprehensive Plan periodic update).

Participation in watershed and regional planning efforts

Climate resilience for Chelan County cannot be achieved through county action alone. Water supply, wildfire, and habitat resilience all require coordination at the watershed and regional scale, involving multiple counties, Tribal Nations, state and federal agencies, utilities, and private landowners. Active participation in watershed planning processes, including the Upper Columbia Salmon Recovery Board, the Chelan Basin Integrated Watershed Plan, and other collaborative forums, is essential for advancing county resilience goals within the broader regional context.

Cross-sector collaboration on overlapping risks

Many of the highest-priority risks identified in this assessment affect multiple sectors simultaneously. Wildfire smoke affects agriculture, tourism, and public health. Drought affects water supply, agriculture, hydropower, and aquatic habitat. Flooding affects transportation, housing, emergency management, and waste systems. Effective responses to these overlapping risks require coordination that crosses sector and jurisdictional boundaries. The Climate Advisory Team model developed for this planning process provides a useful template for ongoing cross-sector collaboration. Its continuation or evolution into a standing resilience coordination and collaboration body should be actively pursued.

DRAFT

Existing Resources and Programs

The following programs, funding sources, and technical assistance resources are available to support climate resilience action in Chelan County. This list is not exhaustive and is intended to highlight key opportunities identified through the planning process, including those discussed at the Chelan County Climate Resilience Summit on April 16th, 2026.

Federal Programs and Funding

FEMA Hazard Mitigation Assistance Grant Programs
FEMA offers several grants through their Hazard Mitigation Assistance (HMA) grant programs, including Building Resilient Infrastructure and Communities (BRIC), Hazard Mitigation Grant Program (HMGP), and Flood Mitigation Assistance (FMA), which provides funding for hazard mitigation projects such as property acquisition in floodplains, bridge hardening, wildfire risk reduction, and slope stabilization. Chelan County has successfully utilized HMA funding to reduce risk from natural hazards and should continue to develop a pipeline of shovel-ready projects to maximize future grant opportunities.

USDA Natural Resources Conservation Service (NRCS) Programs
NRCS offers multiple programs supporting agricultural climate adaptation and natural resource conservation:

- *Environmental Quality Incentives Program (EQIP):* Financial and technical assistance for irrigation efficiency, soil health, and conservation practices on agricultural lands.
- *Agricultural Conservation Easement Program (ACEP):* Supports permanent conservation easements on agricultural and wetland areas.
- *Emergency Watershed Protection Program (EWP):* Provides rapid response funding for watershed protection following natural disasters, including post-wildfire debris management.
- *Regional Conservation Partnership Program (RCPP):* Supports collaborative conservation projects at the landscape scale.

USDA Forest Service Community Wildfire Defense Grant Program
Supports at-risk communities in developing and implementing community wildfire protection plans and fuel reduction projects. Administered through the Washington State Department of Natural Resources.

HUD Community Development Block Grant (CDBG) Program
Flexible funding for community development activities, including housing rehabilitation, weatherization, and infrastructure improvements in low-to-moderate income communities.

EPA Environmental Justice Collaborative Problem-Solving Program
Supports community-based organizations in addressing environmental health disparities, including climate-related health risks in underserved communities.

DRAFT

State Programs and Funding

Washington Climate Commitment Act (CCA) Funding

The Climate Commitment Act's cap-and-invest program generates substantial revenue that is being directed to climate resilience, clean energy, and environmental justice priorities across Washington. Key funding streams relevant to Chelan County include:

- Transportation electrification and active transportation investments
- Wildfire prevention and forest health
- Salmon recovery
- Community resilience grants for vulnerable populations
- Clean Energy Transformation Act implementation support

Washington State Department of Ecology

Ecology administers multiple grant programs relevant to climate resilience, including:

- Flood Control Assistance Account Program (FCAAP): Supports flood hazard identification and mitigation projects.
- Stormwater Financial Assistance Program: Supports stormwater management infrastructure and planning.
- Water Efficiency Grant Program: Supports water conservation and efficiency in municipal and agricultural settings.
- Shoreline Planning Grants: Support shoreline management program updates.

Washington State Department of Natural Resources (DNR)

DNR programs supporting wildfire risk reduction and forest resilience include:

- Forest Health Revolving Account: Funds forest health treatments on state and private lands.
- Wildland-Urban Interface (WUI) Technical Assistance: Support for community wildfire risk assessment and CWPP development.
- Urban and Community Forestry Program: Supports tree canopy expansion and urban heat island mitigation.

Washington State Department of Commerce

Commerce administers planning grants under the Growth Management Act, including funding for Comprehensive Plan updates and Climate Element development. Commerce also administers the Community Economic Revitalization Board (CERB), which supports infrastructure investments in rural communities.

Washington State Department of Health

DOH programs supporting climate and health resilience include:

- Foundational Public Health Services funding for local health jurisdictions
- Environmental public health tracking programs
- Farm worker health programs and outreach

DRAFT

Washington Weatherization Assistance Program
State-administered program providing weatherization and energy efficiency upgrades for low-income households, reducing heating and cooling costs and improving climate resilience.

Local and Regional Programs

Chelan PUD – Vision 2075
The PUD's long-range planning initiative addresses the future of hydroelectric operations, grid resilience, renewable energy diversification, and customer programs in the context of climate change. Vision 2075 represents a major institutional commitment to climate adaptation that aligns closely with the goals of this assessment. Key initiatives include water resource planning, grid modernization, and demand response programs that can help manage peak summer cooling loads.

Voluntary Stewardship Program (VSP)
The Chelan County VSP is administered by the Cascadia Conservation District and provides technical and financial assistance to agricultural landowners who implement conservation practices that protect critical areas while maintaining agricultural viability. The VSP is particularly relevant to climate resilience because many of the conservation practices it supports also reduce vulnerability to drought, flooding, and wildfire. Agricultural landowners in Chelan County are encouraged to engage with the VSP as a primary entry point for conservation and climate adaptation assistance.

Cascadia Conservation District
The Cascadia Conservation District provides technical assistance, cost-share funding, and educational programs to agricultural producers, landowners, and local governments across Chelan and Douglas Counties. District programs address irrigation efficiency, soil health, riparian restoration, and farm planning, all of which contribute to agricultural climate resilience. The district is a key implementing partner for USDA NRCS programs in the region and serves as a trusted resource for the farming community. The district is also a significant partner in reducing wildfire risk on private property.

Our Valley Our Future
Our Valley Our Future is a regional sustainability initiative covering the greater Wenatchee Valley, encompassing Chelan and Douglas Counties and their incorporated cities. The initiative produced the 2025 Community Greenhouse Gas Inventory and has served as a platform for regional collaboration on sustainability and resilience. Our Valley Our Future provides a model for cross-jurisdictional coordination that can be leveraged for shared climate resilience planning, monitoring, and public engagement.

Sustainable NCW
Sustainable NCW is a local nonprofit organization focused on advancing sustainability and climate action in North Central Washington. The organization played a central role in coordinating the Community Greenhouse Gas Inventory and serves as a bridge between community members, local governments, and regional sustainability initiatives. Sustainable NCW can support public

DRAFT

engagement, education, and advocacy for climate resilience priorities identified in this assessment.

Chelan-Douglas Health District

The Chelan-Douglas Health District provides public health programs and services to residents of both counties, including environmental health monitoring, emergency preparedness, and community health education. The Health District is a critical partner for climate resilience efforts related to extreme heat, wildfire smoke, and the health of vulnerable populations, including farm workers. The district's existing relationships with agricultural employers, community health workers, and Spanish-speaking communities make it an essential partner for equitable climate resilience outreach.

Chelan-Douglas Community Action Council

The Chelan-Douglas Community Action Council is a nonprofit organization dedicated to reducing poverty and improving the self-sufficiency of low-income residents across Chelan and Douglas Counties. The CAC provides a broad range of direct services addressing the root causes of economic vulnerability, including housing assistance, food security programs, early childhood education, and emergency financial assistance. The organization offers programs for home energy assistance and weatherization.

CAFÉ (Community for the Advancement of Family Education)

CAFÉ is a nonprofit organization that advances family and community growth through education. They serve the county's culturally diverse community, providing opportunities in leadership, civic and social engagement, literacy development, and academic advancement. CAFÉ has supported the development of multiple community resources that enhance resilience to hazards such as wildfire and smoke. CAFÉ's deep relationships with Spanish-speaking residents and farmworker families make it an important partner in ensuring that climate resilience resources reach the county's vulnerable populations.

Chumstick Wildfire Stewardship Coalition

The Chumstick Wildfire Stewardship Coalition is a community-based organization working to reduce wildfire risk and build long-term landscape resilience in the Chumstick watershed. The coalition brings together landowners, fire districts, state and federal agencies, and community members to implement collaborative fuel reduction projects, support defensible space programs, and advance community wildfire preparedness at the neighborhood scale. The coalition plays an important role in translating county and regional wildfire risk-reduction goals into on-the-ground action and represents a model for community-led climate resilience that could be replicated in other high-risk areas of the county.

Washington State University Extension – Wenatchee

WSU Extension provides research-based education and technical assistance to agricultural producers, homeowners, youth, and communities across Chelan County. Extension programs on irrigation management, crop adaptation, integrated pest management, and farm business planning

DRAFT

are directly relevant to agricultural climate resilience. WSU's broader research capacity, including through the Center for Sustaining Agriculture and Natural Resources, provides access to cutting-edge science on climate adaptation for tree fruit and other agricultural sectors.

Upper Columbia Salmon Recovery Board

The Upper Columbia Salmon Recovery Board coordinates salmon recovery planning and investment across the upper Columbia River basin, including Chelan County. Salmon recovery and climate resilience are deeply intertwined—healthy, functioning watersheds that support salmon are also more resilient to drought, flooding, and wildfire. The recovery board's planning frameworks and funding streams represent important opportunities for aligned investment in natural systems resilience.

Link Transit

Link Transit provides public transportation services across Chelan and Douglas Counties, connecting residents to employment, services, and community resources. During climate emergencies, particularly extreme heat events, Link Transit can play a critical role in transporting vulnerable residents to cooling centers and emergency shelters. Link Transit's transition to a zero-emissions fleet also contributes to regional greenhouse gas reduction goals.

DRAFT

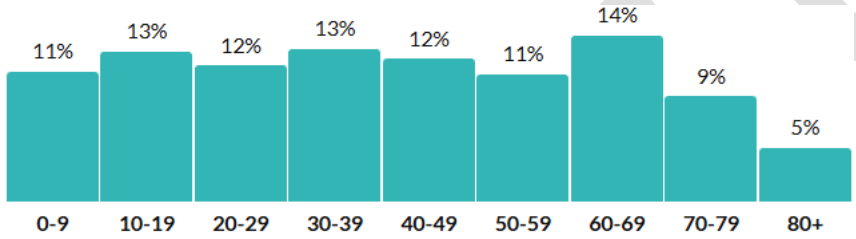
Appendix

Appendix A: Community Demographics and Social Vulnerability

Full Demographic Data Tables

The following tables present detailed demographic data for Chelan County drawn from the Washington Office of Financial Management (OFM) April 1, 2024, population estimates and the U.S. Census Bureau American Community Survey (ACS) 5-Year Estimates (2019–2023). These data provide a more complete picture of the county's population characteristics relevant to climate vulnerability assessment.

Figure A-1: Chelan County Population by Age Group



Source: Washington OFM April 1, 2024, Population Estimates

Table A-2: Chelan County Race and Ethnicity

Race/Ethnicity	Population	Percent
White alone	72,876	92.8%
American Indian and Alaska Native alone	1,649	2.1%
Asian alone	1,100	1.4%
Black or African American alone	864	1.1%
Native Hawaiian and Other Pacific Islander alone	157	0.2%
Some other race alone	943	1.2%
Two or more races	1,886	2.4%
Hispanic or Latino (any race)	22,931	29.2%

Source: U.S. Census Bureau ACS 5-Year Estimates, 2019–2023. Note: Hispanic or Latino is an ethnicity category that overlaps with racial categories above.

Table A-3: Chelan County Household Income Distribution

Income Range	Number of Households	Percent
Less than $25,000	4,218	14.5%
$25,000–$49,999	4,979	17.1%
$50,000–$74,999	5,012	17.2%
$75,000–$99,999	3,926	13.5%

DRAFT

$100,000–$149,999	5,611	19.3%
$150,000 or more	5,354	18.4%
Total	**29,100**	**100%**

Source: U.S. Census Bureau ACS 5-Year Estimates, 2019–2023

Table A-4: Chelan County Disability Status

Disability Type	Number of Residents	Percent of Total Population
Cognitive difficulty	6,832	8.7%
Ambulatory difficulty	5,811	7.4%
Independent living difficulty	4,793	6.1%
Hearing difficulty	3,533	4.5%
Self-care difficulty	2,907	3.7%
Vision difficulty	2,513	3.2%
Any disability	14,735	18.8%

Source: U.S. Census Bureau ACS 5-Year Estimates, 2019–2023

Table A-5: Chelan County Housing Tenure

Tenure	Number of Units	Percent
Owner-occupied	18,982	65.3%
Renter-occupied	10,098	34.7%
Total occupied units	**29,080**	**100%**

Source: U.S. Census Bureau ACS 5-Year Estimates, 2019–2023

Table A-6: Chelan County Language Spoken at Home

Language	Number of Residents (5+)	Percent
English only	53,847	72.4%
Spanish	17,291	23.2%
Other Indo-European languages	1,489	2.0%
Asian and Pacific Island languages	894	1.2%
Other languages	893	1.2%
Total	**74,414**	**100%**

Source: U.S. Census Bureau ACS 5-Year Estimates, 2019–2023

Washington DOH Environmental Health Disparities Maps

The Washington Department of Health's Environmental Health Disparities (EHD) Map tool identifies communities experiencing disproportionate environmental health burdens by combining environmental exposure indicators, health outcome data, and socioeconomic and sensitive

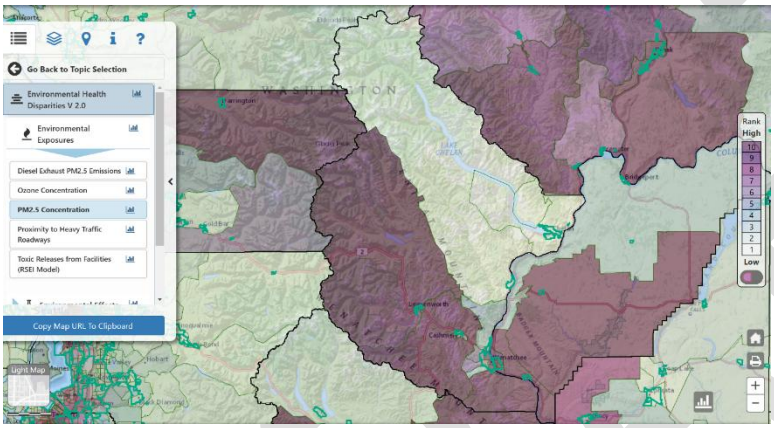
DRAFT

population factors at the census-tract level. The following summary describes key EHD findings for Chelan County census tracts relevant to climate resilience planning. Full interactive maps are available at the Washington DOH EHD Map website.

Environmental Exposure Indicators Relevant to Climate Resilience

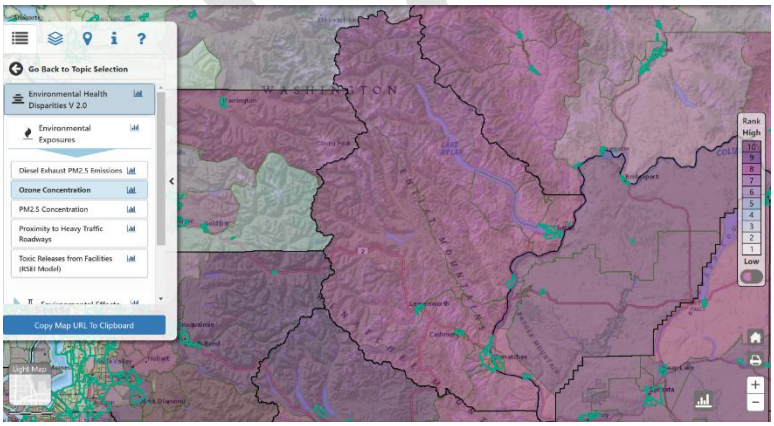
PM2.5 Concentration: Fine particulate matter, the primary pollutant associated with wildfire smoke, presents a greater burden in the more populated areas of Chelan County, including the Wenatchee Valley and Cashmere areas. These areas have higher population density, meaning more residents face respiratory health risks during wildfire smoke events. Census tracts in these areas score in the moderate-to-high range for PM2.5 burden.

Exhibit 21 PM2.5 Concentrations Across Chelan County (WA DOH, No Date)



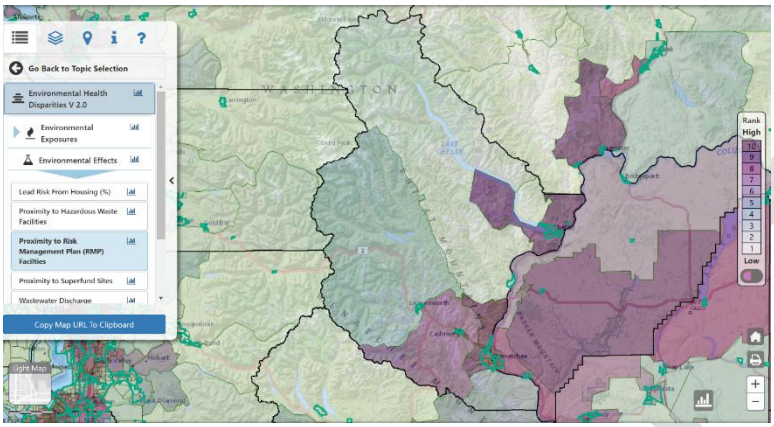
Ozone Concentration: Ozone concentration poses a greater burden across the entire county, reflecting regional air quality conditions in the Columbia Basin and Cascade foothills. All census tracts in Chelan County score in the moderate to high range for ozone burden, indicating a county-wide air quality vulnerability that will be exacerbated by increasing temperatures and wildfire smoke.

Exhibit 22 Ozone Concentration Across Chelan County (WA DOH, No Date)



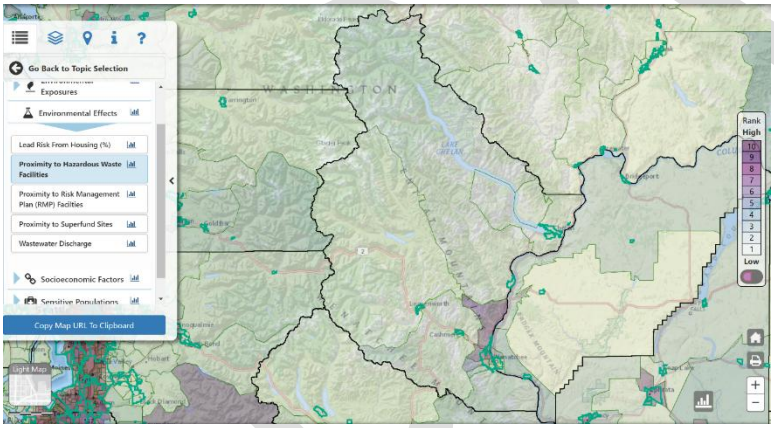
Proximity to Risk Management Plan Facilities: Burden is moderate to high in the southern and eastern portions of Chelan County, where industrial facilities subject to EPA Risk Management Plan requirements are concentrated. Flooding of these facilities during extreme precipitation events could create additional environmental health risks.

Exhibit 23 Proximity to Risk Management Plan Facilities in Chelan County (WA DOH, No Date)



Proximity to Hazardous Waste Storage and Disposal: Moderate to high burden is concentrated in the southeast portion of the county, near industrial and agricultural chemical storage areas.

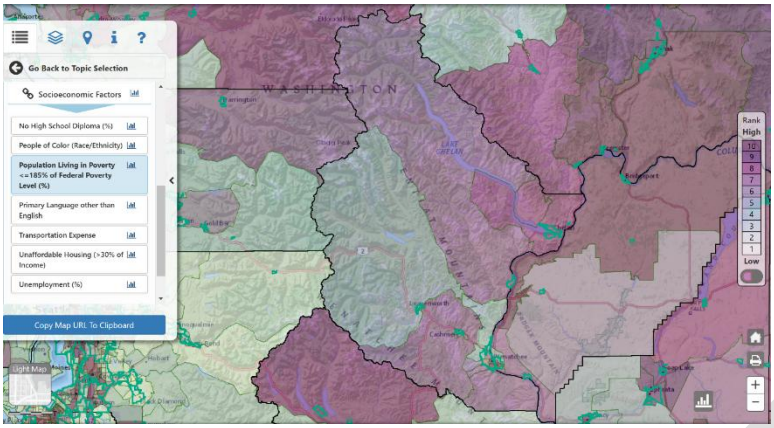
Exhibit 24 Proximity to Hazardous Waste Storage and Disposal in Chelan County (WA DOH, No Date)



Socioeconomic and Sensitive Population Indicators

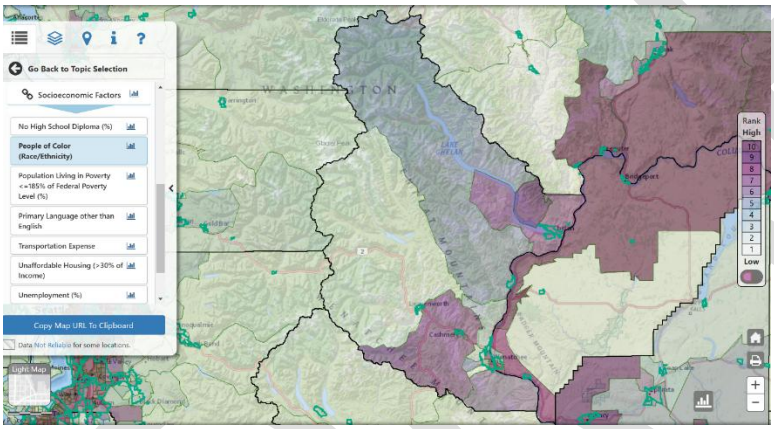
People Living in Poverty: Poverty burden is moderate to high across the entire county, with the highest concentrations in the southern and eastern portions. These areas overlap with agricultural employment centers where farm workers and low-income households face elevated climate exposure.

Exhibit 25 People Living in Poverty in Chelan County (WA DOH, No Date)



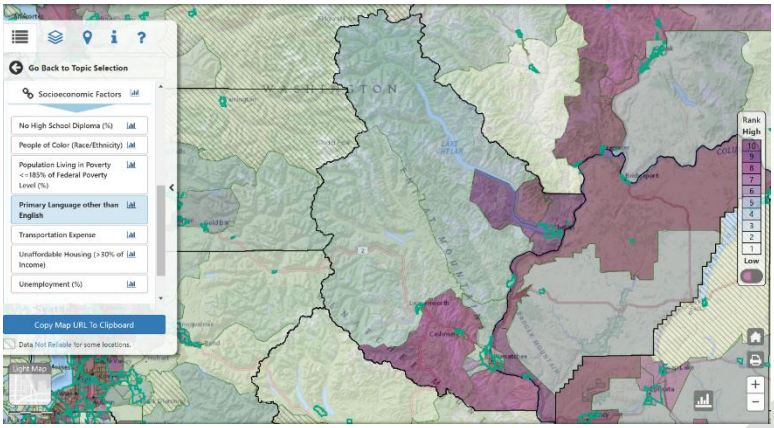
People of Color: All areas of Chelan County have moderate to high scores on this indicator, reflecting the county's significant Hispanic and Latino population and other communities of color. No part of the county is free from potential climate-related environmental justice concerns.

Exhibit 26 Concentration of People of Color in Chelan County (WA DOH, No Date)



Primary Language Not English: The predominance of non-English speakers is highest in the agricultural portions of the county, particularly in the Wenatchee Valley and surrounding agricultural communities, where Spanish-speaking farm workers and their families are concentrated. This population faces language barriers that can reduce access to emergency information, health services, and climate resilience resources.

Exhibit 27 Concentration of Non-English Speakers in Chelan County (WA DOH, No Date)



EHD Summary for Climate Planning

The EHD analysis reinforces the importance of an equity-centered approach to climate resilience planning in Chelan County. The populations facing the greatest environmental health burdens—low-income residents, communities of color, non-English speakers, and people in areas with elevated industrial and air quality exposure—are often the same populations with the least adaptive capacity to respond to climate hazards. Climate resilience investments and programs should be explicitly designed to reach these communities, and public participation in climate planning should actively engage them as partners in identifying priorities and solutions.

Appendix B: Primary Information Sources

The following table lists the primary data sources used in developing this Climate Resilience Assessment. Sources are organized by category.

Climate Projections and Data

Source	Description	URL / Reference
Climate Mapping for a Resilient Washington (CMRW)	Washington State's primary climate projections webtool; used for all climate indicator data	https://cig.uw.edu/resources/analysis-tools/climate-mapping-for-a-resilient-washington/
University of Washington Climate Impacts Group (UW CIG)	Research and data on Pacific Northwest climate change, including temperature, precipitation, and snowpack projections	cig.uw.edu
NOAA National Centers for Environmental Information (NCEI)	Historical climate data, severe weather event records, and federal disaster declaration data	ncei.noaa.gov

DRAFT

Western Regional Climate Center (WRCC)	Historical climate station data for the western United States	wrcc.dri.edu
FEMA National Risk Index	Community-level natural hazard risk data and rankings	hazards.fema.gov/nri
FirstStreet Foundation	Property-level wildfire and flood risk projections	firststreet.org
USDA Forest Service WildfireRisk.org	Community-scale wildfire risk maps and planning data	wildfirerisk.org

County Plans and Policy Documents

Source	Description	Date
Chelan County Comprehensive Plan	Primary planning document for Chelan County	2017, amended 2022
Resolution 2022-09	Comprehensive Plan amendment integrating climate resilience strategies	2022
Chelan County Climate Resiliency Strategy	Multi-hazard adaptation plan designed to mitigate climate-exacerbated risks	2020
Comprehensive Flood Hazard Management Plan	Flood risk assessment and mitigation plan for Chelan County	2017
Shoreline Management Program	Regulation of development and uses along Chelan County shorelines	2021
Hazard Mitigation Plan	Multi-hazard risk assessment and mitigation strategy; FEMA-approved	2024
Community Wildfire Protection Plan	Wildfire risk assessment and mitigation strategy for Chelan County	2025

Community and Demographic Data

Source	Description	URL / Reference
Washington OFM Population Estimates	Population estimates for Washington counties and jurisdictions (April 1, 2024)	ofm.wa.gov/data-research/population-demographics/estimates/april-1-official
U.S. Census Bureau ACS 5-Year Estimates	Detailed demographic, economic, housing, and social data (2019–2023)	census.gov/data/developers/data-sets/acs-5year.html
Washington DOH Environmental Health Disparities Map	Census-tract-level environmental burden and population vulnerability data	doh.wa.gov/data-and-statistical-reports/washington-tracking-network-wtn/washington-environmental-health-disparities-map
CDC Social Vulnerability Index	Place-based index of social vulnerability to disasters	atsdr.cdc.gov/place-health/php/svi/index.html

DRAFT

Greenhouse Gas Inventory

Source	Description	Date
Our Valley Our Future Community Greenhouse Gas Inventory	Community GHG inventory for Chelan County and the Wenatchee Valley region, prepared by Parametrix	2025
Wildfire Emissions Supplemental Report	Detailed analysis of wildfire-related GHG emissions for Chelan County lands, 2016–2024	2025

State and Federal Guidance

Source	Description	URL / Reference
WA Department of Commerce Climate Element Guidance	Intermediate Planning Guidance and Climate Element Workbook for GMA compliance	commerce.wa.gov/growth-management
RCW 36.70A.070(9)	Washington State Growth Management Act climate element requirement	app.leg.wa.gov/rcw
HB 1181 (2023)	Legislation establishing climate element requirement for GMA planning	app.leg.wa.gov/billsummary
IPCC Sixth Assessment Report	Global climate science consensus and vulnerability assessment framework	ipcc.ch/assessment-report/ar6/
FEMA Hazard Mitigation Planning Guidance	Federal guidance on local hazard mitigation plan development	fema.gov/emergency-managers/risk-management/hazard-mitigation-planning

Appendix C: Community Engagement and Public Outreach

Climate Advisory Team Overview

The Chelan County Climate Advisory Team (CAT) was established to provide community expertise, local knowledge, and stakeholder perspectives throughout the development of this Climate Resilience Assessment. The CAT was designed to represent the diverse sectors and communities with a stake in climate resilience planning in Chelan County, including agriculture, public health, Tribal Nations, conservation, energy, housing, and community development.

The CAT included representation from the following organizations and sectors:

Member	Organization	Sector Represented
Ryan Williams	Cascadia Conservation District	Conservation
Eric Torres	Chelan-Douglas Health District	Public Health

DRAFT

Nick Rohrback	Chelan-Douglas Regional Port Authority	Economic Development
Chad Kruger	Washington State University	Agriculture
Gerardo "Jerry" Perez	Community Health Plan of Washington	Healthcare and Vulnerable Populations
Kelli Scott	Chelan PUD	Energy and Utilities
Jim White	Chelan PUD	Energy and Utilities
Rowena St. Pierre	Colville Confederated Tribes	Tribal Nations
John Sirois	Colville Confederated Tribes	Tribal Nations

The Climate Advisory Team met regularly from December 2024 through December 2025, with meetings focused on the following topics:

Date	Primary Topics
December 2024	Project orientation, roles and responsibilities, planning process overview
January 2025	Climate hazard overview, local conditions and observed trends
February 2025	Asset inventory review, identification of additional assets and local context
April 2025	Vulnerability assessment methodology, review of draft vulnerability ratings; Policy audit findings, recommended policy directions
December 2025	Risk assessment results, priority risk combinations; Pathways for action

Meeting summaries and materials from all CAT meetings are available upon request from the Chelan County Department of Natural Resources.

Public Outreach Summary

Public engagement for the Climate Resilience Assessment was designed to complement the more technical work of the Climate Advisory Team by reaching a broader cross-section of Chelan County residents, businesses, and community organizations. Engagement activities were coordinated with the broader 2026 Comprehensive Plan public participation program.

Engagement objectives

The public engagement program was designed to:

- Build awareness of changing conditions in Chelan County and the purpose of the Climate Resilience Assessment
- Gather community input on perceived climate risks, local priorities, and potential resilience strategies
- Ensure that Spanish-speaking residents, farm workers, and other underrepresented communities had meaningful opportunities to participate
- Share findings and draft content with the public and incorporate feedback into the final assessment

Engagement activities

DRAFT

Project Webpage: A dedicated project webpage was established on the Chelan County website, providing project background, events and meeting schedules, resources, and contact information for questions and comments. The webpage was available in both English and Spanish.

Community Survey: A community-wide online survey was developed and distributed in both English and Spanish to gather input on residents' climate concerns, perceived vulnerabilities, and priorities for action. The survey was promoted through county communications channels, partner organization networks, social media, and direct outreach to agricultural and farm worker community organizations. Survey results were analyzed and incorporated into the vulnerability and risk assessment, particularly in the identification of locally significant assets and impacts.

Bilingual Outreach Materials: All public-facing materials—including the project webpage, survey, public outreach notices, and promotional materials—were made available in both English and Spanish. Outreach to Spanish-speaking communities was coordinated through CAFÉ.

Public Meetings and Outreach: Public meetings were held at key milestones in the planning process, in coordination with the Comprehensive Plan, to share findings and gather feedback. Meetings were held at accessible locations in the county and provided Spanish interpretation when needed. The Climate Resilience Assessment was also promoted at multiple community events, including Earth Day Fairs.

Resilience Summit: A community Resilience Summit on April 16th, 2026, brought together stakeholders from across sectors to discuss climate risks, existing resources, and opportunities for collaboration. The summit served as a platform for identifying existing programs and funding sources, and for building relationships among organizations that will be essential partners in implementing resilience strategies.

Engagement findings

Key themes that emerged from public engagement activities and informed the assessment include:

- Strong community awareness of and concern about wildfire and smoke as the most immediate and visible climate threat
- Deep concern among agricultural stakeholders about water availability and the long-term viability of irrigated agriculture under reduced snowpack conditions
- Recognition of farm workers and elderly residents as particularly vulnerable populations requiring targeted support
- Interest in practical, funded programs and technical assistance rather than regulatory requirements alone
- Desire for continued cross-sector collaboration and information sharing on climate resilience topics
- Support for coordination with tribal partners on natural resource stewardship and cultural resource protection

Engagement with tribes and vulnerable populations

DRAFT

Both the Colville Confederated Tribes and the Yakama Nation were invited to participate in the Climate Advisory Team. Traditional territories leaders, climate action specialists, and biologists from the Colville Tribes participated throughout the resilience assessment process—providing insight into how climate hazards affect culturally significant resources, places, and the tribal community. Vulnerable populations were reached primarily via CAFÉ, which works directly with the Spanish-speaking and farmworker communities. The Chelan-Douglas Health District represented the perspectives of other vulnerable populations through its participation on the Climate Advisory Team.

Additional information can be found on the Chelan County Department of Natural Resources website.

DRAFT



POINTS
CONSULTING

For: Anchor QEA and Chelan County

From: Points Consulting

June 24, 2025

Points Consulting
PO Box 8487
120 N. Line St., Moscow, Idaho 83843
208-596-5809
points-consulting.com

Contents

Table of Figures and Tables 3

1. Introduction to Chelan County's LCA 1

Executive Summary 2

2. Population Estimates, Trends, and Projections 6

Population Estimates 6

Population Growth Trends 6

3. Future Housing Demand 10

Estimated Housing Supply by Income Level and Region 12

4. Residential Land Capacity Analysis 15

Purpose 15

Assumptions 15

Methodology to Create Land Inventory 18

Vacant Land Inventory and Potential Housing Units Supply 19

Potentially Redevelopable Land Inventory 20

Underutilized Land Inventory 22

5. Housing Demand vs. Supply 23

Relationship between Zoning Districts and Housing Affordability 24

Findings 24

Potentially Redevelopable and Underutilized Market Factor Sensitivity Analysis 26

Appendix A. Detailed Tables 28

Appendix B. Maps 31

Appendix C. Malaga UGA LCA 35

DRAFT

Table of Figures and Tables

Figure 1.1: Housing Needs, 2027-2046 3
Figure 1.2: Chelan County Unincorporated Urban Growth Area Vacant Residential Land and Potential Units 4
Figure 1.3: Redevelopable Residential Land in Unincorporated UGA Land 4
Figure 1.4: Underutilized Land Inventory in Unincorporated UGAs and Rural County 5
Figure 2.1: Percent Share of Total County Population by Geographical Areas, 2023 6
Figure 2.2: Unincorporated Urban Growth Area Populations, 2013-2023 7
Figure 2.3: Chelan County Population Percentages 7
Figure 2.4: Chelan County Population Projections 8
Figure 2.5: Washington OFM Countywide Projections 9
Table 2.1: Chelan County Population Projections by Geographic Area 9
Figure 3.1: Projected Housing Need for Unincorporated County Areas 11
Figure 3.2: Housing Need by AMI Level for Unincorporated County 11
Figure 3.3: Estimated Housing Supply by Region and Income Level, 2021–2026 13
Figure 3.4: Housing Demand by Region and Income Level, 2027–2046 14
Table 4.1: Zoning Densities and Assumptions 16
Figure 4.1: Chelan County Unincorporated Urban Growth Area Vacant Residential Land and Potential Units 19
Table 4.2: Manson UGA Unincorporated UGA Vacant Residential Land 20
Table 4.3: Peshastin UGA Unincorporated Vacant Residential Land 20
Table 4.4: Rural Chelan County Vacant Residential Land 20
Figure 4.2: Potentially Redevelopable Residential Land in Unincorporated UGA Land 21
Table 4.5: Manson UGA Potentially Redevelopable Land 21
Table 4.6: Peshastin UGA Potentially Redevelopable Land 21
Table 4.7: Rural Chelan County Potentially Redevelopable Land 22
Figure 4.3: Underutilized Land Inventory in Unincorporated UGAs 22
Table 4.8: Manson UGA Underutilized Residential Land 23
Table 4.9: Peshastin UGA Underutilized Residential Land 23
Table 4.10: Rural Underutilized Residential Land 23
Table 5.1: Housing Demand vs. Supply 24
Figure 5.1: Rural Chelan County Residential Supply and Demand 25
Figure 5.2: Manson UGA Residential Supply and Demand 26
Figure 5.3: Sensitivity Analysis for Potentially Redevelopable and Underutilized Parcels .27
Figure 5.4: Total Housing Supply Sensitivity Analysis 27
Figure A.1: Malaga LAMIRD Land Uses and Acreages 28
Figure A.2: County Zoning Definitions 29
Figure A.3: Housing Allocations by AMI, 2020–2046 29
Figure A.4: County Housing Allocations by AMI Level, 2027–2046 30

DRAFT

Figure B-1: Manson UGA Potentially Redevelopable, Vacant, and Underutilized Map 31
Figure B-2: Peshastin UGA Potentially Redevelopable, Vacant, and Underutilized Map 32
Figure B-3: Malaga LAMIRD Potentially Redevelopable, Vacant, and Underutilized Map .. 33
Figure B-4: Malaga LAMIRD Zoomed In 34
Table C.1: Malaga LAMIRD Current Housing and Population Estimates 36
Table C.2: Malaga LAMIRD Population and Housing Projections, 2024 - 2046 36
Table C.3: Malaga LAMIRD Vacant Land 37
Table C.4: Malaga LAMIRD Potentially Redevelopable Land 37
Table C.5: Malaga LAMIRD Underutilized Residential Land 37
Table C.6: Malaga UGA Supply and Demand 38
Table C.7: Rural Chelan County without Malaga UGA 38

DRAFT

1. Introduction to Chelan County's LCA

The County of Chelan is in the process of updating its Comprehensive Plan to account for the population growth expected between 2027 and 2046. This report details the Land Capacity Analysis (LCA) for the County of Chelan. It's important to note that individual cities and their respective Urban Growth Areas (UGAs) within Chelan County are responsible for conducting their own LCAs. Findings from this study do not include any geographies within UGAs not under County jurisdiction, such as Cashmere, Entiat, Leavenworth, and Wenatchee. The unincorporated UGAs of Manson and Peshastin are included in this analysis, as they fall within County jurisdiction.

This report outlines the first step in the process undertaken by Chelan County to ensure sufficient land is available to meet future housing needs, based on projected population growth and the corresponding housing demand of all income segments through 2046. The contents of this process and report include:

Chapter 2: Executive Summary

- Key highlights from the assessment

Chapter 3: Population Estimates and Projections

- Historical population trends and projections provided by the Washington State Office of Financial Management (OFM) and adopted by Chelan County

Chapter 4: Future Housing Demand

- Projected future housing demand based on population projections, using the Housing for All Planning Tool (HAPT)
- Adjusted housing projections that account for new housing production from 2020 to 2026 to accurately reflect the full planning period

Chapter 5: Residential Land Capacity Analysis

- Assessment of residential land availability, which defines the County's capacity to accommodate future housing

Chapter 6: Housing Demand Vs. Supply

- Comparison of project housing demand with supply to determine whether Chelan County can meet future housing needs

Executive Summary

Chelan County is updating its Comprehensive Plan to accommodate projected population growth between 2027 and 2046 and to ensure an adequate housing supply across all income levels. This Land Capacity Analysis (LCA) focuses on unincorporated areas not managed by cities, such as the Manson and Peshastin Urban Growth Areas (UGAs). Under the Growth Management Act (GMA), counties must establish UGAs to concentrate urban development within designated boundaries and prevent urban-style growth in rural areas.

Manson and Peshastin are unique because neither contains an incorporated city, making Chelan County responsible for managing these areas. In contrast, each incorporated city in Chelan County is responsible for managing its own UGA. For this reason, PC does not include the other UGAs in the County in this analysis.

Population

On March 5, 2024, the Board of Chelan County Commissioners adopted population allocations from the Washington Office of Financial Management (OFM). These allocations forecast how population growth will be distributed across the Country over the next 20 years, based on OFM's medium growth model.

Between 2022 and 2046, rural Chelan County is expected to account for approximately 25% of the County's total population growth, reaching a population of 27,198 by the end of the planning period. The Manson UGA is projected to account for approximately 3% of growth, with a population of 2,592 in 2046. The Peshastin UGA is not expected to experience any growth, and its population is projected to remain stable at 655 through 2046.

Future Housing Needs

Like the population projections, future housing needs are determined by the population growth allocations adopted by Chelan County. To assess these needs, the Points Consulting (PC) team used a model provided by Chelan County that incorporates the Housing for All Planning Tool (HAPT), developed by the Washington State Department of Commerce. The HAPT model estimates housing needs from 2020 to 2046 by Area Median Income (AMI) level for each jurisdiction in the County based on the adopted population allocations. Chelan County selected a methodology aligned with "Method A" from the HAPT guidance.

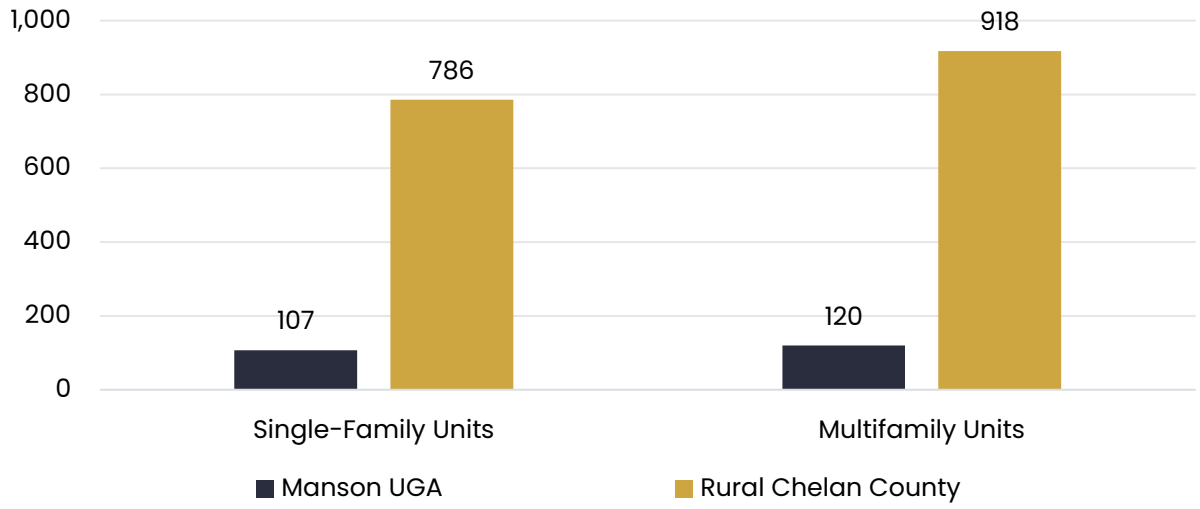
The planning period for Chelan County's next Comprehensive Plan spans 2027 to 2046. To align the model's projections with this timeframe, PC adjusted the baseline using housing permit data collected by the University of Washington Center for Real Estate Research (WCRER) from 2021 to 2023, including a forecast through 2026. Following this

DRAFT

adjustment, the County's HAPT-based projections indicate the number of housing units needed in each jurisdiction by 2046.

It is also important to note that, due to Peshastin's projected lack of population growth, there are no additional housing needs forecasted for the Peshastin UGA.

Figure 1.1: Housing Needs, 2027-2046



Source: Housing for All Planning Tool, Method A; WCRER Housing Permit Data; HUD Area Median Incomes; HUD Fair Market Rents

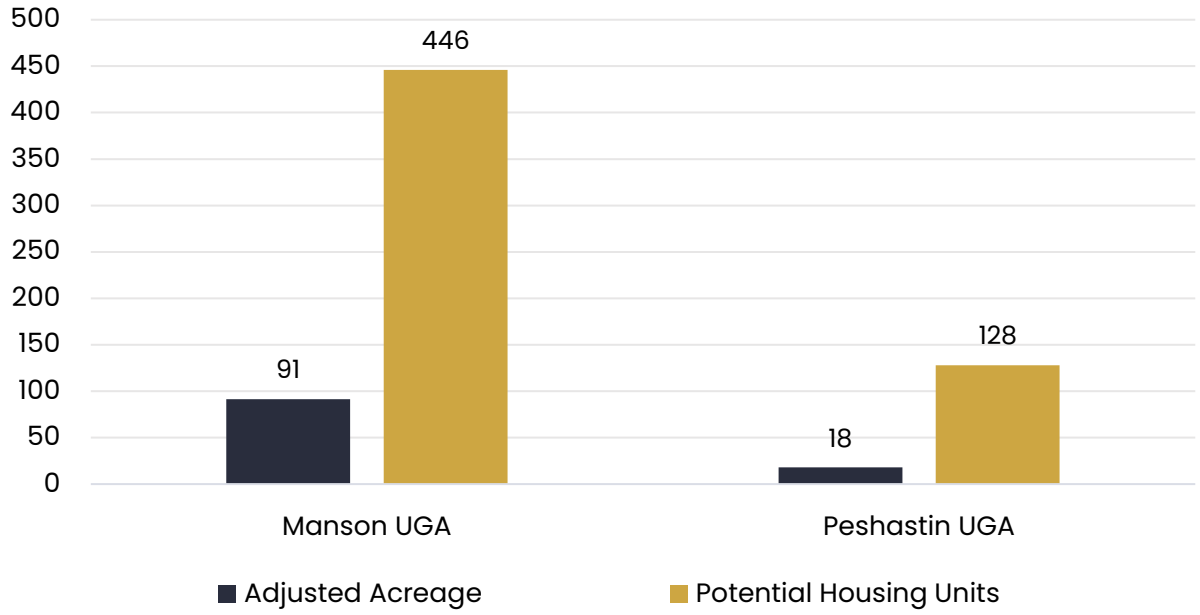
Residential Land Capacity Analysis

Using parcel data from Chelan County, PC conducted a Residential LCA. Within zones permitting residential development, PC classified parcels as **Vacant**, **Potentially Redevelopable**, or **Underutilized** based on improvement values, land values, and Department of Revenue (DOR) codes. Following best practices, PC applied a 25% reduction to account for market factors and an additional 25% reduction to account for public use and right-of-way development on Vacant land.

Although findings for the rural county areas are detailed in Chapter 4, key results are summarized here where appropriate. Our analysis of Vacant parcels is shown in Figure 1.2.

DRAFT

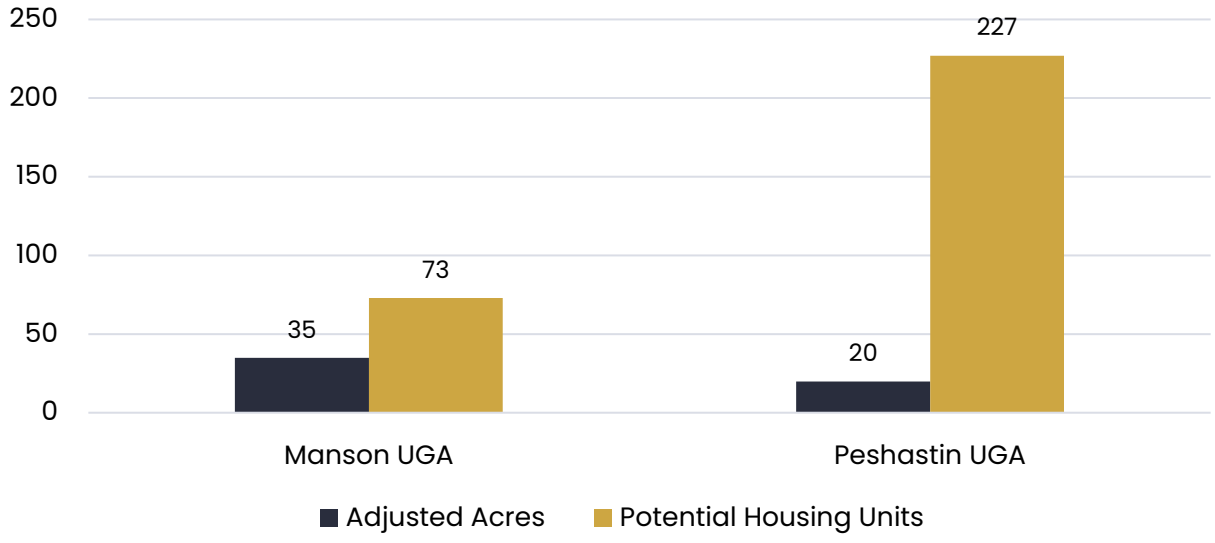
Figure 1.2: Chelan County Unincorporated Urban Growth Area Vacant Residential Land and Potential Units



Source: City and County of Chelan, 2024

PC defines Potentially Redevelopable parcels as those with improvement values lower than land values but exceeding $10,000. This captures properties with existing improvements that are significant yet still offer substantial land available for further development. Figure 1.3 shows the results of our analysis.

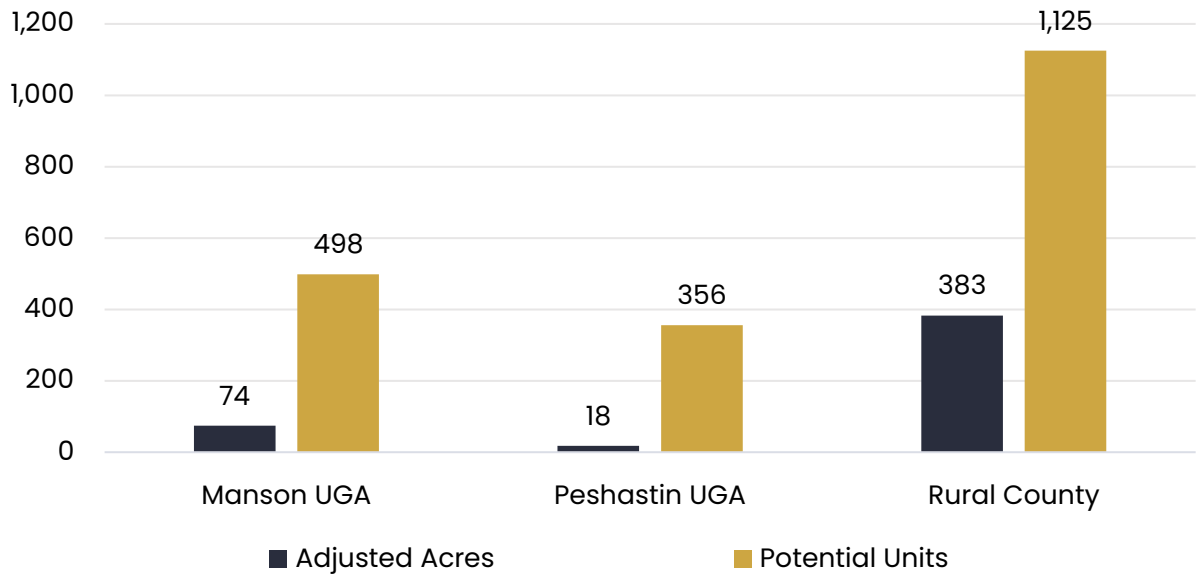
Figure 1.3: Redevelopable Residential Land in Unincorporated UGA Land



Source: City and County of Chelan, 2024

PC identified Underutilized parcels based on current use and zoning standards. Although these properties are already developed and have improvement values high enough to exclude them from the Potentially Redevelopable category, they remain candidates for redevelopment over the next 20 years to help meet housing demand. These properties have improvement values greater than their land values and exceed $10,000, but their current use reflects a lower density than what is allowed under current zoning. Figure 1.4 shows the results of our analysis.

Figure 1.4: Underutilized Land Inventory in Unincorporated UGAs and Rural County



Source: City and County of Chelan, 2024

Capacity Findings

PC's analysis of Vacant, Potentially Redevelopable, and Underutilized parcels shows that the total housing supply can meet projected housing demand through 2046. By strategically focusing on underutilized parcels (especially in Rural Village zones) policymakers can help ensure affordability and limit sprawl. Ongoing monitoring of market conditions and infrastructure investments will help keep growth aligned with long-term targets.

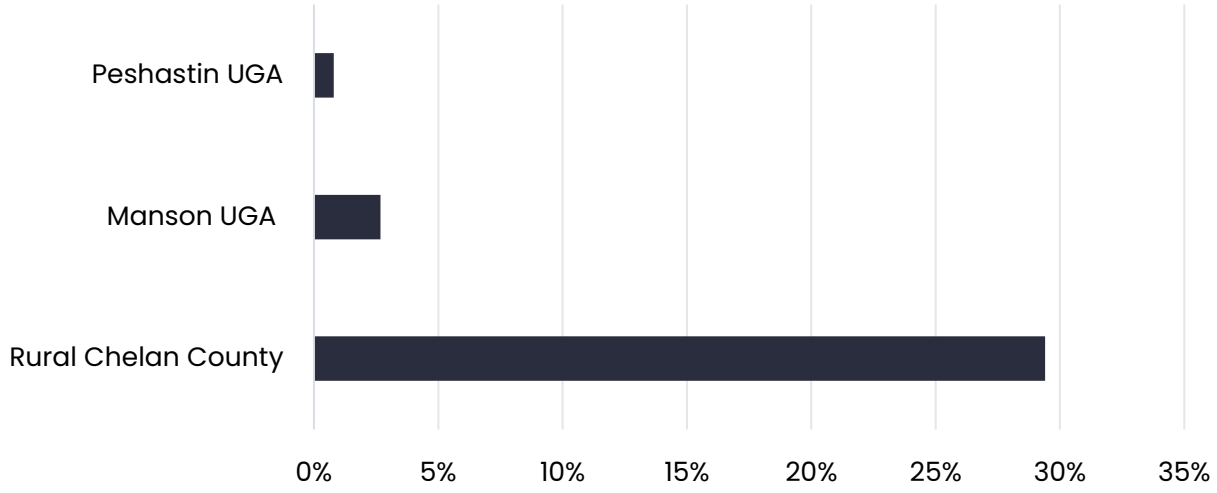
2. Population Estimates, Trends, and Projections

Population Estimates

In 2023, Chelan County's estimated population was 81,500. Approximately 40.4% of residents lived in unincorporated areas (land located outside city limits but within the Urban Growth Areas (UGAs)) designated for each city. Although not currently part of a city, these areas are eligible for annexation when the need arises.

Chelan County has two UGAs not associated with an incorporated city: Peshastin and Manson. In 2023, Peshastin accounted for 0.8% of the County's population, while Manson represented 2.7%. Rural Chelan County, located entirely outside both city and UGA boundaries, made up 29.4% of the total population (Figure 2.1).

Figure 2.1: Percent Share of Total County Population by Geographical Areas, 2023



Source: Small Area Estimates Program–Urban Growth Area Population Estimates, Washington State OFM

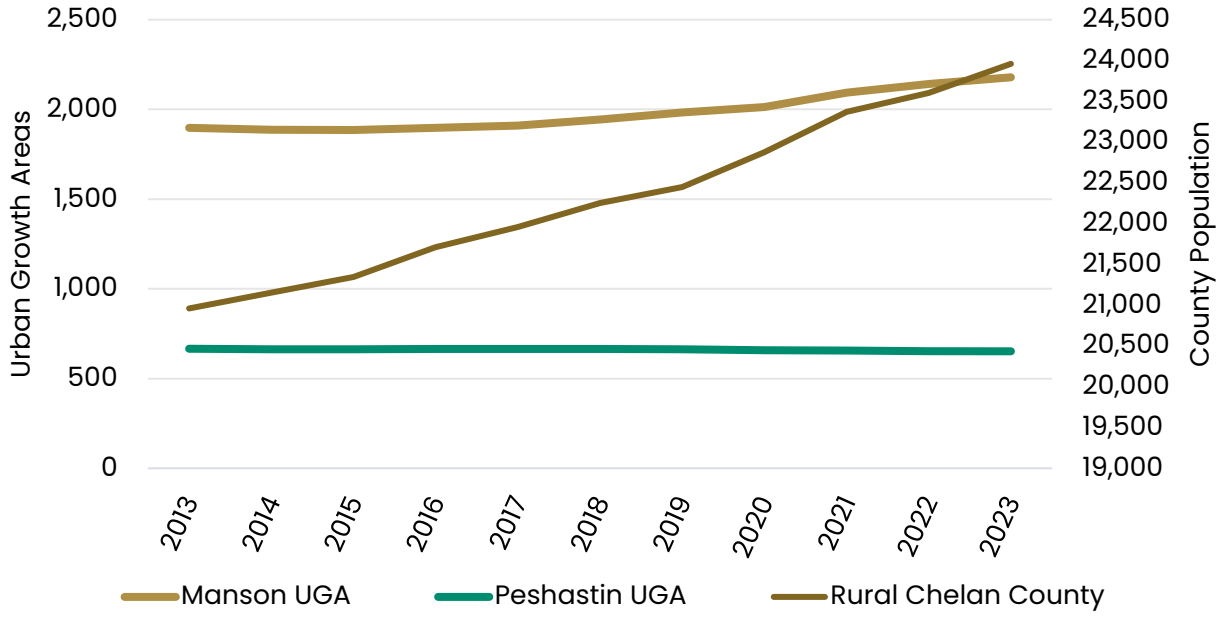
Population Growth Trends

In 2013, Chelan's County's population was estimated at 73,391. At that time, 28.6% of residents lived in rural Chelan County. By 2023, this share had grown, indicating an increasing proportion of the population living outside both city and UGA boundaries. In 2013, approximately 2.6% of the population lived in Manson and 0.9% in Peshastin

Overall, the County's population grew 11.4% between 2013 and 2023. The Chelan UGA and Leavenworth UGA experienced the highest percentage increases (5.8% and 12.3% respectively). However, in terms of total population growth, the Wenatchee UGA saw the largest increase.

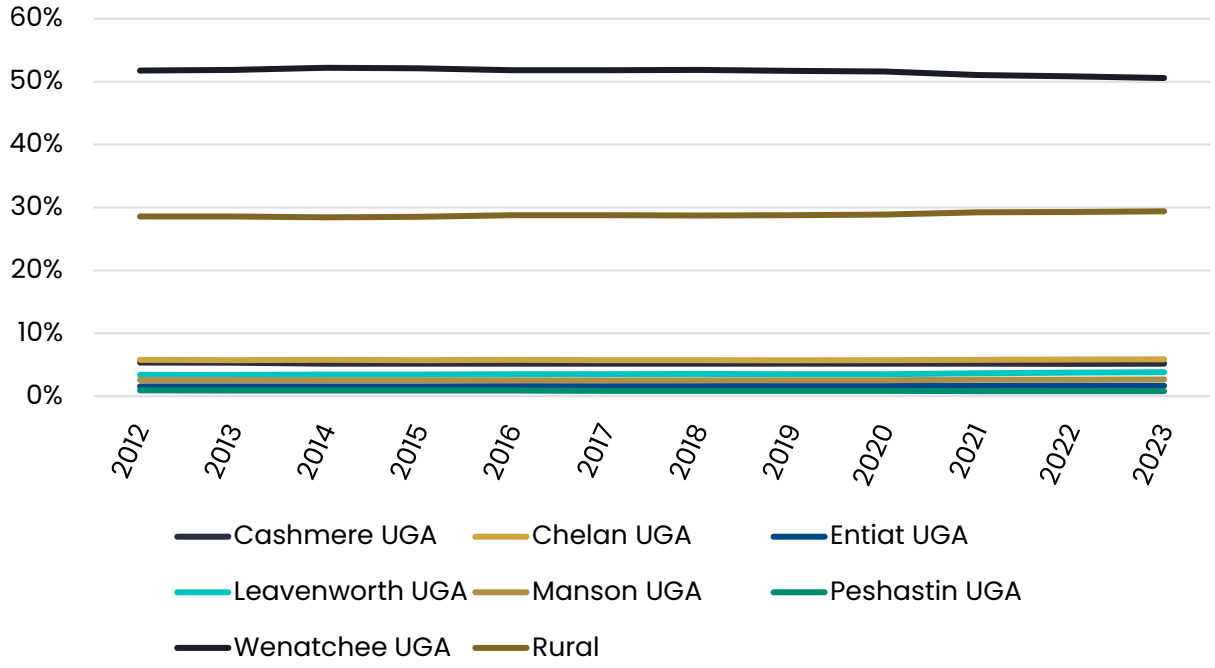
Figure 2.2 illustrates population changes in County-managed jurisdictions during this period. Figure 2.3 presents population trends for each area within Chelan County.

Figure 2.2: Unincorporated Urban Growth Area Populations, 2013-2023



Source: Small Area Estimates Program–Urban Growth Area Population Estimates, Washington State OFM

Figure 2.3: Chelan County Population Percentages



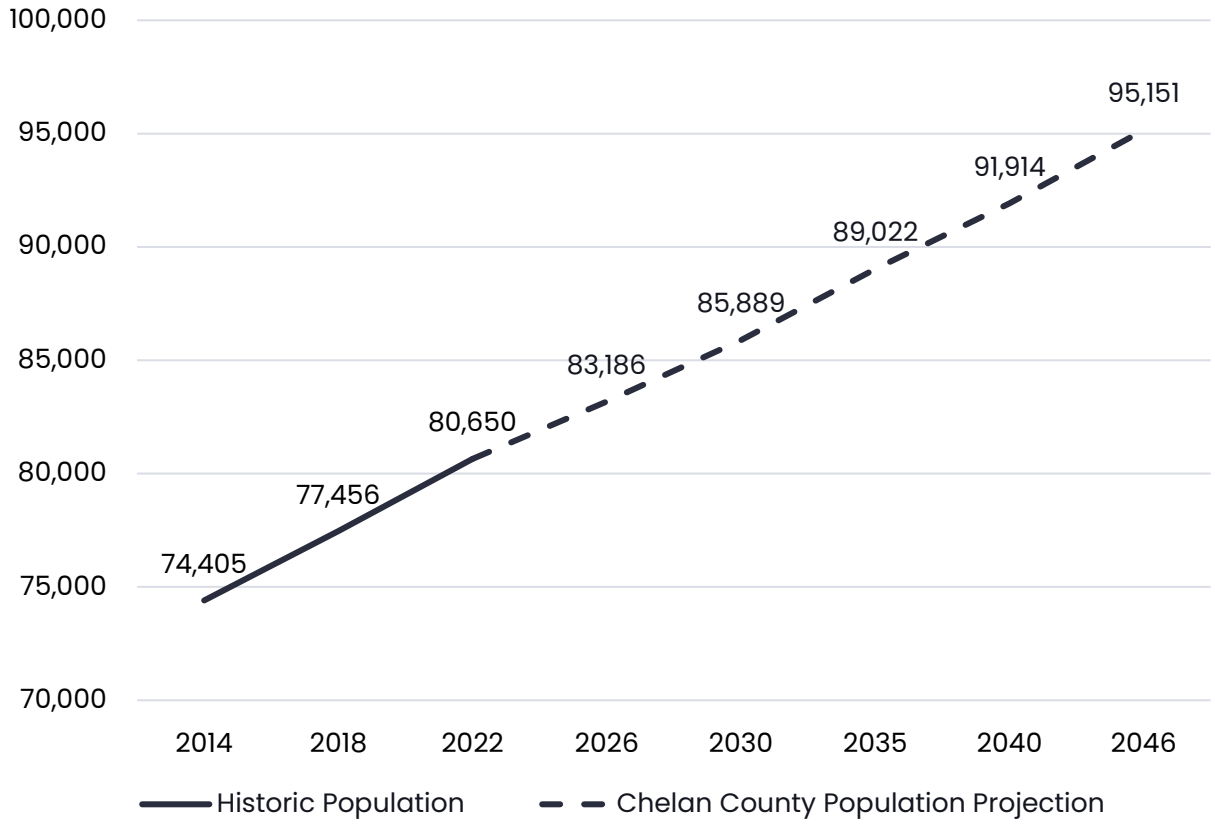
Source: Small Area Estimates Program–Urban Growth Area Population Estimates, Washington State OFM

On March 5, 2024, The Board of Chelan County Commissioners adopted a set of population projections based on the medium targets set by the Washington State

Office of Financial Management (OFM). Figure 2.4 shows the population projections that were chosen by the County, while Figure 2.5 displays the low, medium, and high population projections provided by the OFM. Also shown is the 2017 Chelan County Comprehensive Plan population projection in comparison to the new medium projection.

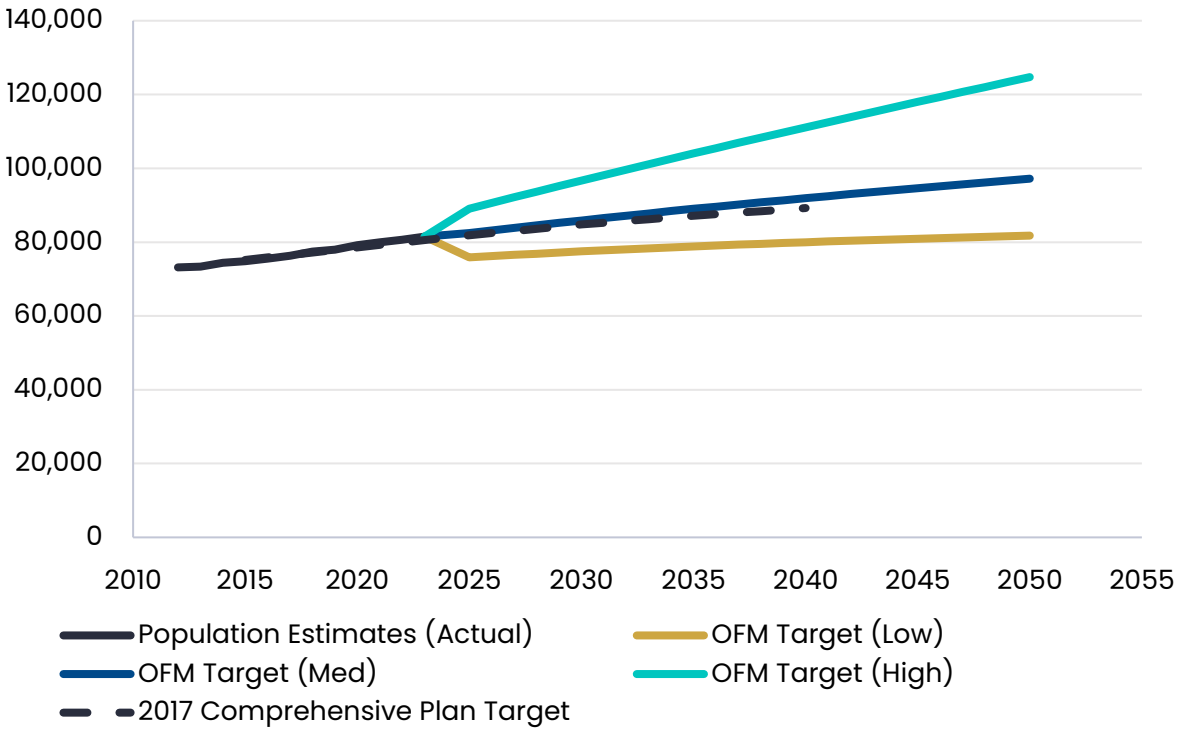
Table 2.1 shows the adopted projections broken down by each Urban Growth Area, as well as incorporated and unincorporated Chelan County.

Figure 2.4: Chelan County Population Projections



Source: Chelan County Population Allocations, 2024

Figure 2.5: Washington OFM Countywide Projections



Source: Points Consulting using Washington State OFM, 2024; Chelan County Comprehensive Plan 2017

Table 2.1: Chelan County Population Projections by Geographic Area

UGA	Population Allocation	2022	2026	2030	2035	2040	2046	2026-2046
Manson	3.4%	2,103	2,189	2,280	2,385	2,483	2,592	403
Chelan	3.4%	4,704	4,791	4,884	4,991	5,090	5,201	410
Entiat	2.2%	1,361	1,418	1,478	1,548	1,612	1,684	267
Leavenworth	3.4%	3,041	3,128	3,221	3,329	3,428	3,539	410
Peshastin	0.0%	655	655	655	655	655	655	--
Cashmere	3.2%	4,153	4,235	4,322	4,423	4,517	4,621	386
Wenatchee	59.6%	41,019	42,530	44,141	46,008	47,731	49,660	7,130
Urban	75.28%	57,036	58,945	60,980	63,339	65,516	67,953	9,007
Rural	24.72%	23,614	24,241	24,909	25,683	26,398	27,198	2,958
Total	**100.00%**	**80,650**	**83,186**	**85,889**	**89,022**	**91,914**	**95,151**	**11,965**

Source: Chelan County Population Allocations, 2024

3. Future Housing Demand

The Housing for All Planning Tool (HAPT) is a product of House Bill 1220 (HB 1220), a revision to the Growth Management Act (GMA). This tool helps counties plan for population growth by accounting for housing needs across different income levels. Using population projections for 2046 from the Washington State Office of Financial Management (OFM), the HAPT breaks down housing needs by Area Median Income (AMI) using three allocation methods.

On March 5, 2024, Chelan County selected the medium population projection as the most accurate reflection of expected growth.

In conjunction with this, the County adopted housing need allocations for the planning period from 2020 to 2046. These projections, based on Method A of the Washington State Department of Commerce's HAPT, distribute housing needs to Urban Growth Areas (UGAs) and rural areas.

Allocation Method A:

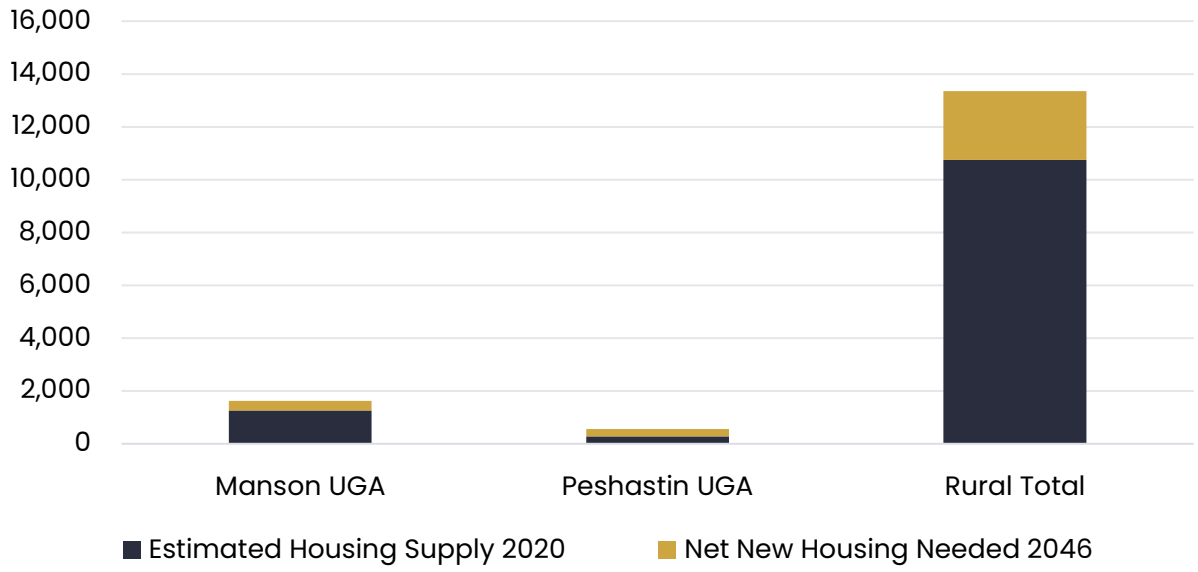
- Assumes all housing needs are met through new housing production
- Applies uniform income-based percentage shares to each jurisdiction's net new housing growth target

To ensure consistency, both the County and its cities must use the same allocation method, so that all housing needed to support projected population growth is properly accounted for.

Figure 3.1 shows the estimated housing needs for Manson, Peshastin, and rural unincorporated areas. A full breakdown of housing needs for the entire County is provided in Appendix A. Notably, Peshastin is projected to need zero new housing units by 2046.

DRAFT

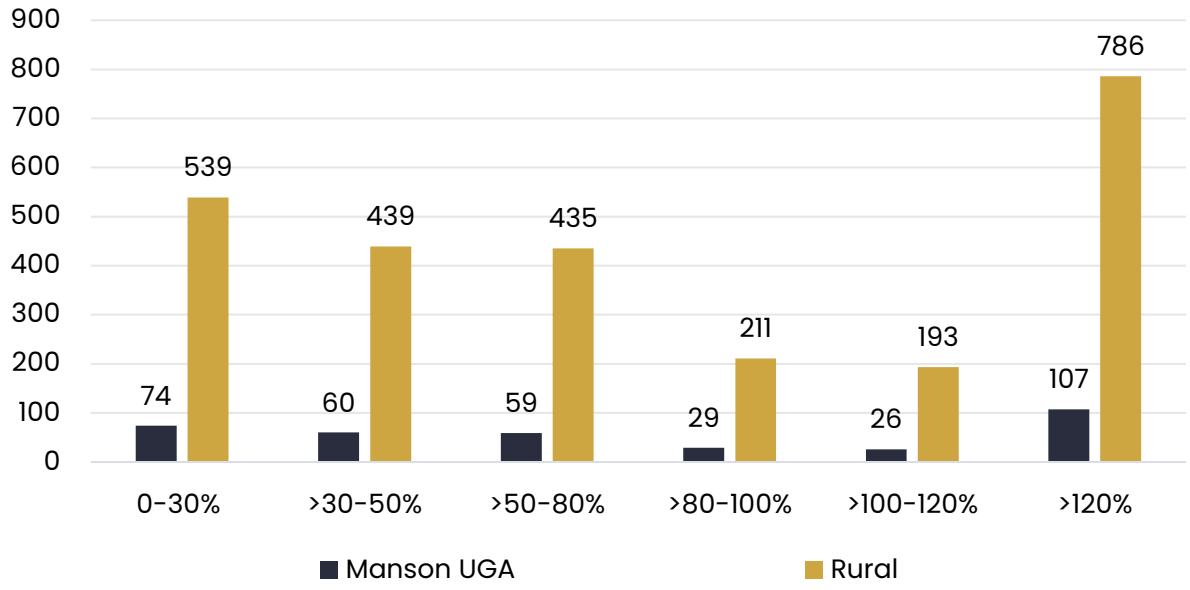
Figure 3.1: Projected Housing Need for Unincorporated County Areas



Source: Chelan County Population and Housing Allocations using the Housing for All Planning Tool, Washington State Department of Commerce

Figure 3.2 shows the demand for housing based on Area Median Income (AMI) level for the same period.

Figure 3.2: Housing Need by AMI Level for Unincorporated County



Source: Chelan County Population and Housing Allocations using the Housing for All Planning Tool, Washington State Department of Commerce

Estimated Housing Supply by Income Level and Region

The Comprehensive Planning Update covers a 20-year growth period. However, the HAPT model produces housing demand estimates for the years 2020 to 2046. To align with the 20-year planning horizon, housing supply is first estimated for the period from 2020 to 2026. These estimates are then subtracted from the total housing demand (2020–2026) to determine the remaining housing need for the 20-year period of 2027 to 2046.

Housing supply estimates for 2021 to 2026 are based on permit data collected by the University of Washington's Center for Real Estate Research (WCRER).

Residential Permits Issued, 2021–2023

The housing permit data from WCRER includes the number of housing permits issued by local jurisdictions, along with their corresponding permit values, for the years 2021 to 2023. These permit values were used to estimate the value of the housing units constructed during that period.

Estimating Housing Supply, 2024–2026

A three-year moving average of the total number of dwelling units built from 2021 to 2023 is used to forecast housing production in subsequent years. This average is applied as follows: the 2021–2023 average is used to estimate 2024 housing production; the 2022–2024 average informs the 2025 estimate; and the 2023–2025 average is used for the 2026 projection.

Estimated Housing Supply, 2021–2026

Figure 3.3 shows the estimated total housing supply by affordability level for the years 2021 to 2026. The graph indicates that the majority of housing during this period is expected to be built in rural areas of the County.

Determining Affordability of the Estimated Housing Supply

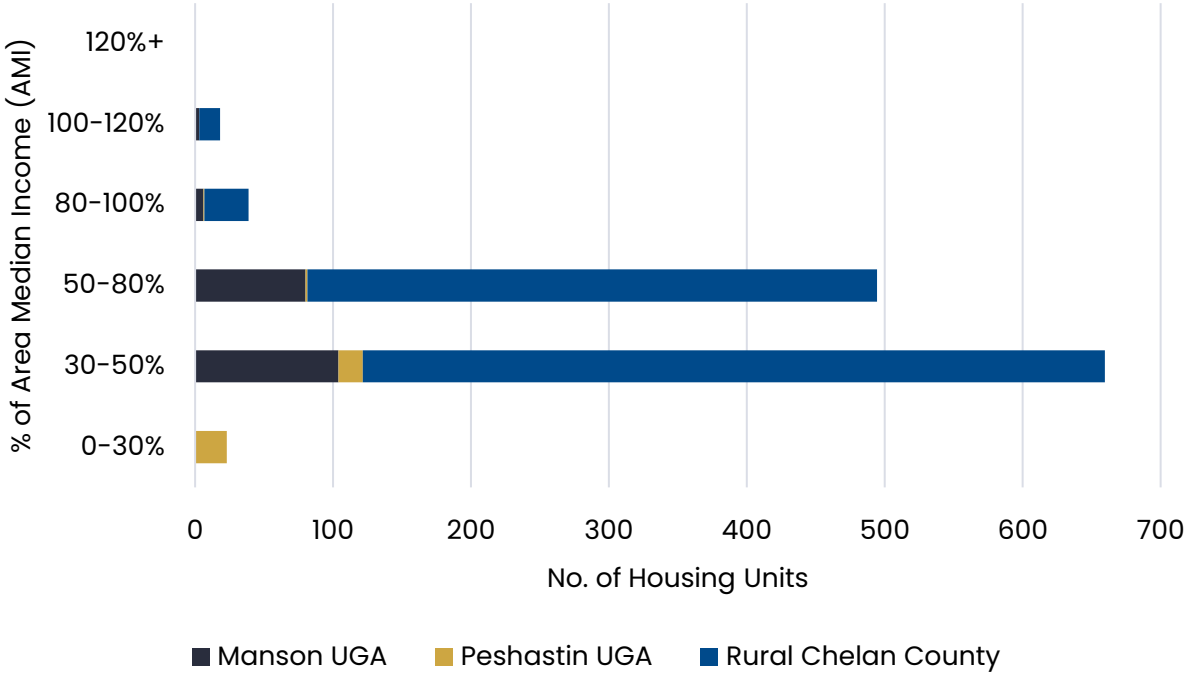
To estimate the affordability level of new housing units, the project team used different methods based on housing type. For single-family and two-unit structures, affordability was calculated using mortgage payment estimates. These were compared against income levels derived from the U.S. Department of Housing and Urban Development's (HUD) Median Family Income (MFI) data to determine affordability at various Area Median Income (AMI) levels.

For structures with five or more units, the team used HUD's Fair Market Rents (FMRs) to assess affordability.

A detailed breakdown by unit count can be found in Appendix A.

DRAFT

Figure 3.3: Estimated Housing Supply by Region and Income Level, 2021–2026



Source: Housing for All Planning Tool, Method A; WCRER Housing Permit Data; HUD Area Median Incomes; HUD Fair Market Rents

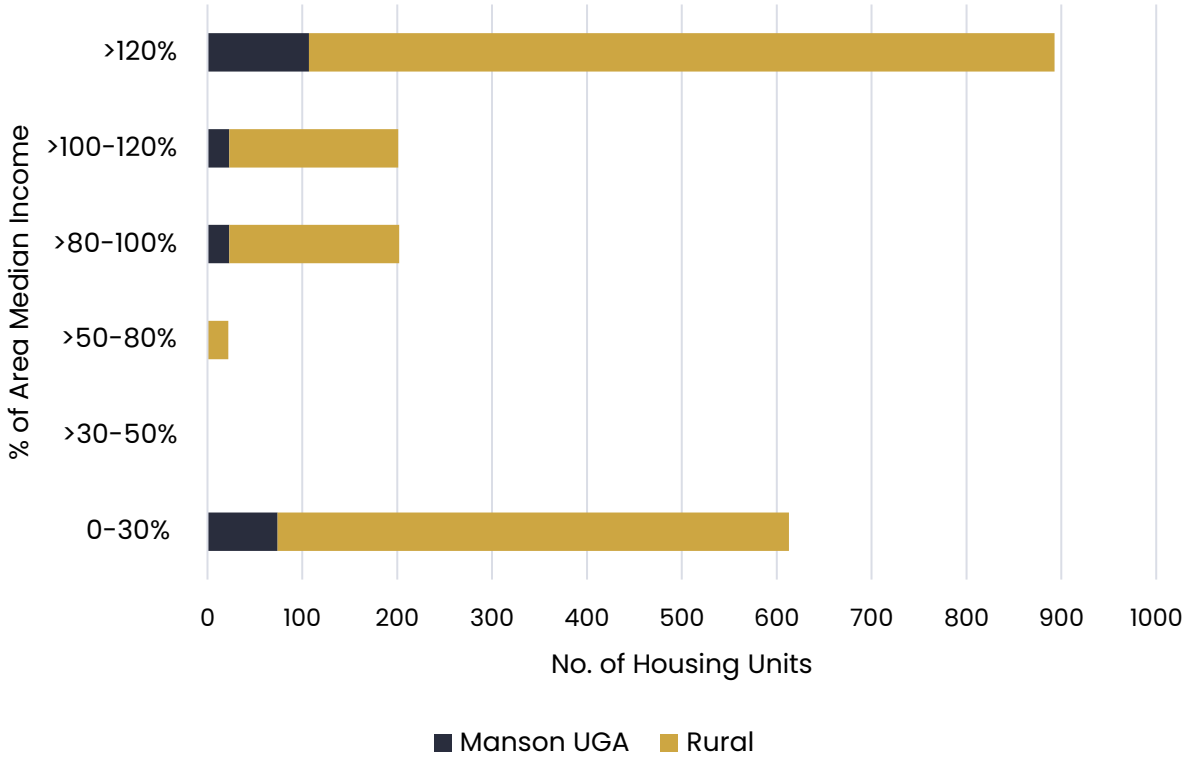
Housing Demand by Income Level 2027–2046

The project team calculated housing demand for the planning period of 2027 to 2046 by subtracting the estimated housing supply built between 2020 and 2026 from the total projected housing demand for 2020 to 2046. The substantial number of units built in the 30–50% AMI range during 2021–2026 suggests that this need has been met, and therefore, no additional units are required in this income category over the next 20 years.

Based on the current housing supply, Manson will need approximately 74 low-income multifamily units and 107 single-family units between 2027 and 2046. The remainder of rural Chelan County will require 539 low-income multifamily units and 786 single-family units during the same period (Figure 3.4).

DRAFT

Figure 3.4: Housing Demand by Region and Income Level, 2027–2046



Source: Housing for All Planning Tool, Method A; WCRER Housing Permit Data; HUD Area Median Incomes; HUD Fair Market Rents

Temporary Emergency Housing Demand

The HAPT model produced housing unit needs for temporary, emergency housing. According to the model, the County will need 302 additional units by 2046. Approximately 10 of these will be located in the Manson UGA, and 75 will be located in the rural county.

DRAFT

4. Residential Land Capacity Analysis

Purpose

The Residential Land Capacity Analysis (LCA) identifies Vacant, Potentially Redevelopable, and Underutilized residential land in unincorporated Chelan County, which includes all rural areas of Chelan, as well as the Manson and Peshastin Urban Growth Areas (UGAs). The analysis identifies areas that have the potential to be developed with new or additional residential development to accommodate housing needs for the next twenty years (2027–2046).

An additional evaluation was conducted for the Malaga Limited Area of More Intense Rural Development (LAMIRD), which is recognized by the State of Washington as an area intended for:

- Intense rural development and the containment of low-density sprawl
- Small-scale commercial uses that rely on a rural location
- Small-scale economic development and employment consistent with rural character
- Redevelopment of existing industrial areas within rural areas

Findings from this analysis are shown in Appendix C.

This chapter outlines the key assumptions and the methodology the Points Consulting (PC) project team used to create an inventory of Vacant, Potentially Redevelopable, and Underutilized parcels. The geographic scope of the residential LCA includes all unincorporated land in Chelan County.

Assumptions

The study is based on the following assumptions:

1. The project team acquired the following densities from local zoning codes and the Comprehensive Plan. They serve as the baseline density assumptions for the LCA:
    - PC assumed that land in each zoning district will be developed to the highest allowable density. For example, a zone designated for multifamily housing is not assumed to develop single-family housing.
    - Each residential density has been adjusted downward to create an "assumed density," as it is unlikely that development will occur at the maximum allowed density in every zone. Many zones also include a range of densities, requiring reasonable assumptions.
    - Only one rural zone (rural village, RV) permits multifamily dwellings. While the density standards do not explicitly state that RV has the highest

DRAFT

residential density, PC assumed that the RV zone will develop at the highest density.

- See the Zoning Dictionary in Appendix A for detailed descriptions of each zone.

Table 4.1: Zoning Densities and Assumptions

Zone	Density	Density Assumption
Manson UGA		
UR1	4	3
UR2	8	6
UR3	12	9
Peshastin UGA		
R-1	10	6
R-2	6 SFH–37 MFH	20
R-3	7 SFH–37 MFH	20
Rural County		
RR2	0.4	0.4
RR5	0.2	0.2
RR10	0.1	0.1
RR20	0.05	0.05
RW	0.5-3.5	1.5
RRR	0.5-3.5	1
RV	0.4+	3
RC	No Limit	0.5

Source: Chelan County Zoning Code

2. PC assumed that land under certain types of ownership or existing uses will not be converted to residential use, even if it is zoned for residential development. when zoned for residential purposes. These ownership types or uses include the following:
    - Government-owned parcels
    - School District-owned parcels
    - Tribal-owned parcels
    - Fire District-owned parcels
    - Public/Quasi-Public land, Recreational land (parks, golf courses, etc.)
    - Cemeteries
    - Churches
    - Condominiums and Condo Public Spaces
3. **Market Factors:** PC assumed approximately 25% of the land will not develop due to market constraints such as unwilling sellers or buyers, lack of developer

interest, or landowners choosing to conserve property through land trusts. Therefore, PC made this reduction from the land inventory.

- **Potentially Redevelopable**: PC assigned these parcels an assumed market factor of 35%. They are less likely to be developed with additional housing compared to Vacant land due to the presence of existing residential structures.
- **Underutilized**: PC assigned these a higher market factor of 50%, as they are the least likely property classification to redevelop. While not used to their full potential, these parcels are already fully developed for residential purposes, making redevelopment less probable than for Potentially Redevelopable properties.
- **City of Chelan Adjustment:** PC made an additional, community-specific adjustment for the City of Chelan to account for a planned development at the Apple Blossom Center. This multifamily development allows a maximum density of 24 dwelling units per acre, with a total cap of 720 units. This special district is reflected in the City of Chelan's figures and tables as "ABMF."

4. **Public Infrastructure and Roads:** PC assumed that as development occurs, nearly 25% of the land in the inventory will be used to accommodate public infrastructure and public rights-of-way necessary to support future development.
5. **Vacant:** PC classified parcels with an improvement value of $10,000 or less as Vacant.
6. **Potentially Redevelopable:** PC classified residential parcels as Potentially Redevelopable if they are not considered Vacant (i.e., they have an improvement value greater than $10,000) and have an improvement-to-land value ratio of less than 1.0. This classification assumes that such parcels could be redeveloped to accommodate additional housing. The improvement-to-land ratio is equivalent to a 33% improvement-to-total assessed value ratio.
    - For instance, if the total assessed value of a parcel is $200,000, and the improvement value is $50,000, the land value would be $150,000. PC would classify this parcel as Potentially Redevelopable. It is not considered Vacant because the improvement value exceeds $10,000, but it qualifies as Potentially Redevelopable because the improvement value is less than the land value.
7. **Underutilized:** This category of land inventory includes residential parcels assumed to be underutilized (those that do not fall in either the Vacant or Potentially Redevelopable categories). Underutilized parcels are developed at a lower density than what is permitted by the zoning district in which they are located.

DRAFT

- For example, parcels that are assigned a Department of Revenue (DOR) Code of 11 (Residential Single Family) but located in a zone with higher maximum density (such as RM in Wenatchee) are considered Underutilized.
- In another case, both Wenatchee and Peshastin have parcels located in high-density zones (such as RH) that are designated as DOR Code 12 (2–4 unit) parcels. PC also considers these parcels Underutilized, as the existing 2–4 unit structures do not maximize the development potential allowed by zoning.

Methodology to Create Land Inventory

PC began this analysis with a comprehensive evaluation of all parcels in unincorporated Chelan County, as well as the City of Chelan. Using the above noted assumptions, PC took the following steps to create the land inventory.

1. PC used local zoning codes to identify and extract all parcels zoned for residential development in all the Urban Growth Areas and rural areas of the County.
2. Subsequently, PC segregated the residential parcels by zoning districts to identify land that could be developed with single-family dwellings and multifamily residential development.
3. PC removed the following from the inventory: parcels that are government-owed; owned by school districts, tribes, fire districts, or homeowner associations; designated as public or quasi-public land; used for recreation (e.g., parks, golf courses); reserved for cemeteries; or developed with churches.
4. PC removed parcels from the land inventory containing steep slopes of over 15% grade and those located within FEMA Special Flood Hazard Area Zones A, AE and AO.
5. PC deducted 25% of the remaining land area from the inventory to accommodate market factors.
6. We deducted 25% of the remaining land area from the inventory to accommodate development of public infrastructure and roads to support future development.
7. PC separated the remaining inventory into three different categories using improvement values, land values and Department of Revenue (DOR) tax codes based on the assumptions noted above. The three categories of land inventory are:
    a. Vacant
    b. Potentially Redevelopable
    c. Underutilized

DRAFT

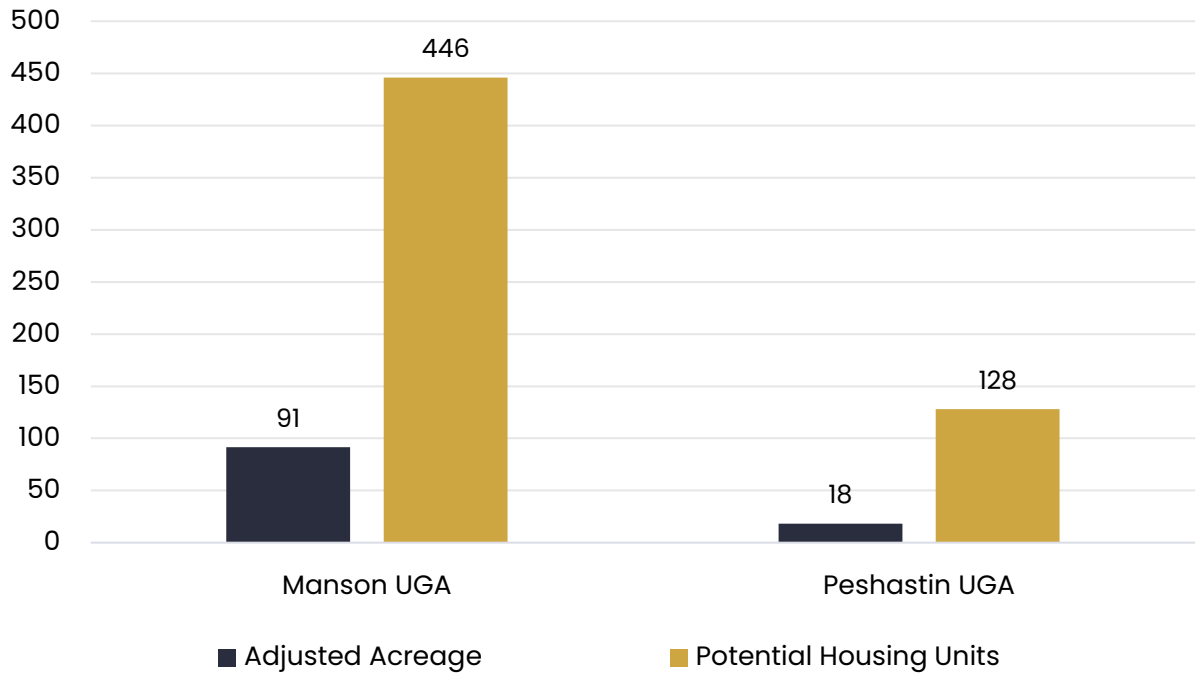
8. PC multiplied the area of land (in acres) from the land inventory by the assumed residential densities for each zoning district (as noted in the assumptions above) to estimate the potential number of housing units that could be accommodated on that land.

Vacant Land Inventory and Potential Housing Units Supply

As noted in the assumptions, parcels with an improvement value of less than $10,000 are classified as Vacant. Figure 4.1 below and Tables 4.2–4.4 show Vacant land inventory derived using the assumptions and methodology noted in the previous section.

Figure 4.1 depicts the Vacant land available in unincorporated Chelan County. These areas include the two unincorporated towns of Manson and Peshastin, which are recognized as UGAs. The figure shows the potential number of housing units that could be developed on the available, adjusted acreage.

Figure 4.1: Chelan County Unincorporated Urban Growth Area Vacant Residential Land and Potential Units



Source: City and County of Chelan, 2024

Tables 4.2–4.4 detail the amount of land classified as Vacant and the resulting potential housing units within each unincorporated UGA, broken down by zoning. Table 4.4 also includes all Vacant land in rural Chelan County.

Table 4.2: Manson UGA Unincorporated UGA Vacant Residential Land

Zone	Adjusted Acres	Housing Unit Potential
UR1	43	129
UR2	40	238
UR3	9	79
Total	**91**	**446**

Source: City and County of Chelan, 2024

Table 4.3: Peshastin UGA Unincorporated Vacant Residential Land

Zone	Adjusted Acres	Housing Unit Potential
R-1	17	100
R-2	1	24
R-3	0.21	4
Total	**18**	**128**

Source: City and County of Chelan, 2024

Table 4.4: Rural Chelan County Vacant Residential Land

Zone	Adjusted Acres	Housing Unit Potential
RC	22	11
RR10	6,126	613
RR2	888	355
RR20	24,588	1,229
RR5	3,768	754
RRR	200	200
RV	132	395
RW	211	316
Total	**35,933**	**3,873**

Source: City and County of Chelan, 2024

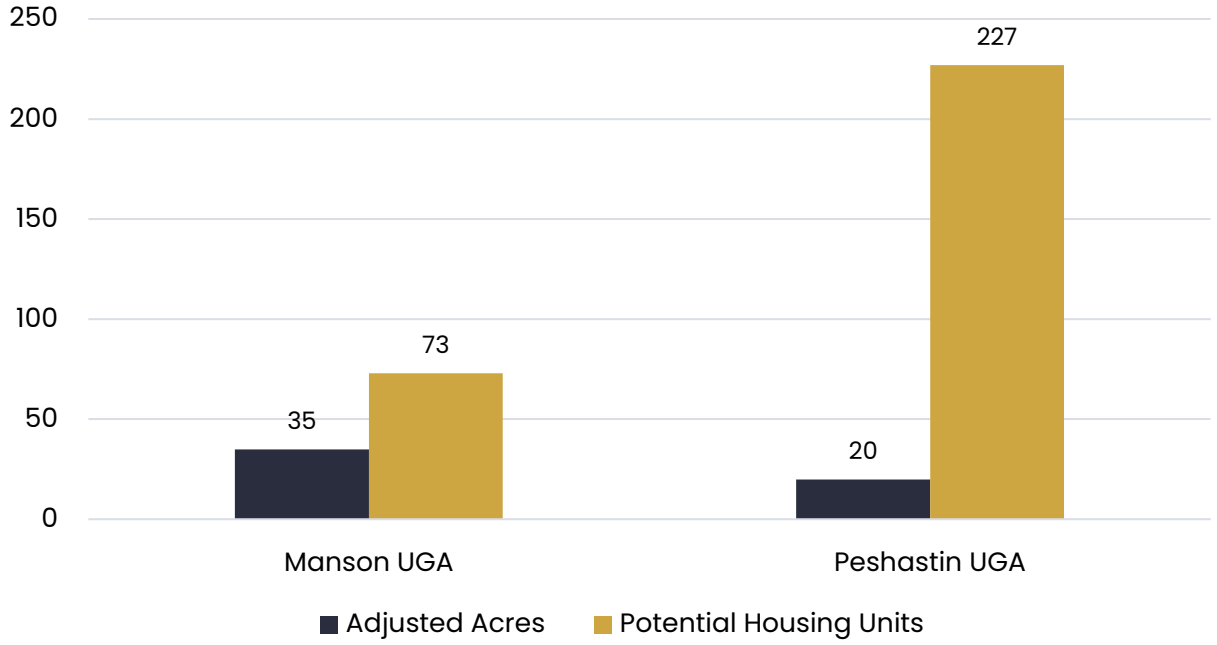
Potentially Redevelopable Land Inventory

As defined in this study's assumptions, residential parcels not classified as Vacant (specifically, those with an improvement value over $10,000 and an improvement-to-total taxable value ratio of less than 0.33) are considered Potentially Redevelopable. This threshold is more conservative than those used in some other residential land capacity analyses, due to the undervaluation of highly sought-after parcels and structures in Chelan County, where scenic views drive high demand.

These parcels have improvement values lower than their land values, indicating potential for redevelopment to accommodate more housing. However, recognizing that not all parcels will be redeveloped, PC applied a 35% market factor to the estimates. This effectively eliminates 65% of the acreage.

Figure 4.2 shows all Potentially Redevelopable land available within the unincorporated UGA boundary.

Figure 4.2: Potentially Redevelopable Residential Land in Unincorporated UGA Land



Source: City and County of Chelan, 2024

Tables 4.5–4.7 display a detailed breakdown and total of Potentially Redevelopable land by zone.

Table 4.5: Manson UGA Potentially Redevelopable Land

Zone	Number of Parcels	Adjusted Acres	Housing Unit Potential
UR1	37	17	51
UR2	65	16	93
UR3	29	2	22
Total	**131**	**35**	**166**

Source: City and County of Chelan, 2024

Table 4.6: Peshastin UGA Potentially Redevelopable Land

Zone	Number of Parcels	Adjusted Acres	Housing Unit Potential
R-1	8	12	72
R-2	8	7	148
R-3	6	0.3	7
Total	**22**	**19**	**227**

Source: City and County of Chelan, 2024

Table 4.7: Rural Chelan County Potentially Redevelopable Land

Zone	Number of Parcels	Adjusted Acres	Housing Unit Potential
RC	4	1	1
RR10	125	493	49
RR2	241	198	79
RR20	167	1,096	55
RR5	350	797	159
RRR	37	12	12
RV	68	38	115
RW	507	2,635	470
Total	**1,499**	**5,270**	**940**

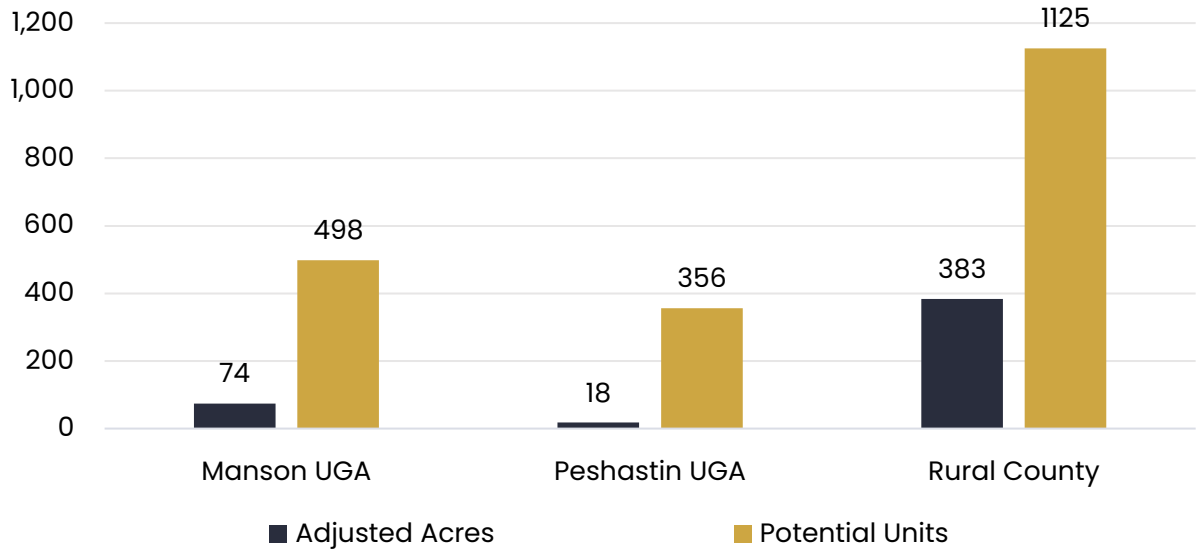
Source: City and County of Chelan, 2024

Underutilized Land Inventory

As noted in the study assumptions, Underutilized land refers to residential parcels that are not classified as Vacant or Potentially Redevelopable but are assumed to be developed at a lower density than allowed by their zoning. These parcels do not meet the criteria for the other categories but still represent opportunities for additional housing development. The assumptions section of this chapter provides examples to illustrate how PC identified these parcels.

Figure 4.3 shows the amount of land classified as Underutilized in the unincorporated UGAs of Chelan County, along with the potential number of housing units that could be accommodated if the land were developed to its maximum zoning capacity.

Figure 4.3: Underutilized Land Inventory in Unincorporated UGAs



Source: City and County of Chelan, 2024

DRAFT

Tables 4.8–4.10 provide a breakdown of each zone by number of parcels, total acreage, and potential housing units.

Table 4.8: Manson UGA Underutilized Residential Land

Zone	Number of Parcels	Adjusted Acres	Housing Unit Potential
UR2	320	57	341
UR3	207	17	157
Total	**527**	**74**	**498**

Source: City and County of Chelan, 2024

Table 4.9: Peshastin UGA Underutilized Residential Land

Zone	Number of Parcels	Adjusted Acres	Housing Unit Potential
R-2	20	15	309
R-3	25	2	47
Total	**45**	**18**	**188**

Source: City and County of Chelan, 2024

A cluster of parcels located within the City of Wenatchee's boundaries are zoned under county designations, despite being situated in high- and medium-density areas. Technically, these parcels are not part of the City of Wenatchee. Many are currently underutilized and are included in this portion of the analysis.

Table 4.10: Rural Underutilized Residential Land

Zone	Number of Parcels	Adjusted Acres	Housing Unit Potential
RC	26	10	5
RV	1,098	373	1,120
Total	**1,124**	**383**	**1,125**

Source: City and County of Chelan, 2024

5.Housing Demand vs. Supply

The previous chapters in this study have laid the groundwork for evaluating whether current zoning regulations and the available land inventory can meet the projected housing demand in Chelan County over the next two decades. By comparing the estimated housing supply in each zoning district to the anticipated demand from 2027 to 2046, the analysis identifies potential gaps or surpluses in housing availability. This type of assessment is critical for long-term urban planning, helping ensure that enough land is appropriately zoned (and that sufficient land exists overall) to accommodate population growth and housing needs without overburdening infrastructure or underutilizing available space.

DRAFT

Relationship between Zoning Districts and Housing Affordability

For the purposes of this study, it is assumed that single-family dwellings developed over the next two decades will provide housing opportunities primarily for earners making more than 120% of the Area Median Income (AMI). This applies to all zoning districts in the County where only single-family dwellings are permitted, such as UR1 in Manson, R-1 in Peshastin, and RR 2-20 in rural Chelan County.

Similarly, PC assumes duplex and multifamily dwellings developed during the same period will serve earners above 120% of AMI. This includes all zoning districts in the County's urban areas that allow duplexes and multifamily units, such as UR2 in Manson, R-2 in Peshastin, and RV in rural Chelan County.

More specifically, PC expects only two zoning districts in rural areas, — UR3 (high-density Manson) and R-3 (upper-medium and high-density Peshastin) — to provide affordable housing opportunities for earners below 50% of AMI. PC expects all other zoning districts permitting duplexes and multifamily dwellings to serve earners with incomes ranging from 50% to 120% of AMI.

Findings

This section compares the total housing demand with the estimated housing supply the region can support based on current land zoning. As shown in Table 5.1 and Figures 5.1 and 5.2, every region has sufficient supply to meet future housing needs driven by population growth. Please note that Peshastin has zero projected housing demand by 2046 and is therefore excluded from these findings.

Table 5.1: Housing Demand vs. Supply

Region	Total No. of Dwelling Units Demanded	Total No. of Possible Dwelling Units	Supply Meets Demand?
Manson UGA	227	1,110	Yes
Rural Chelan County	1,704	5,559	Yes

Source: Housing for All Planning Tool Method A; WCRER Housing Permit Data; HUD Area Median Incomes; HUD Fair Market Rents

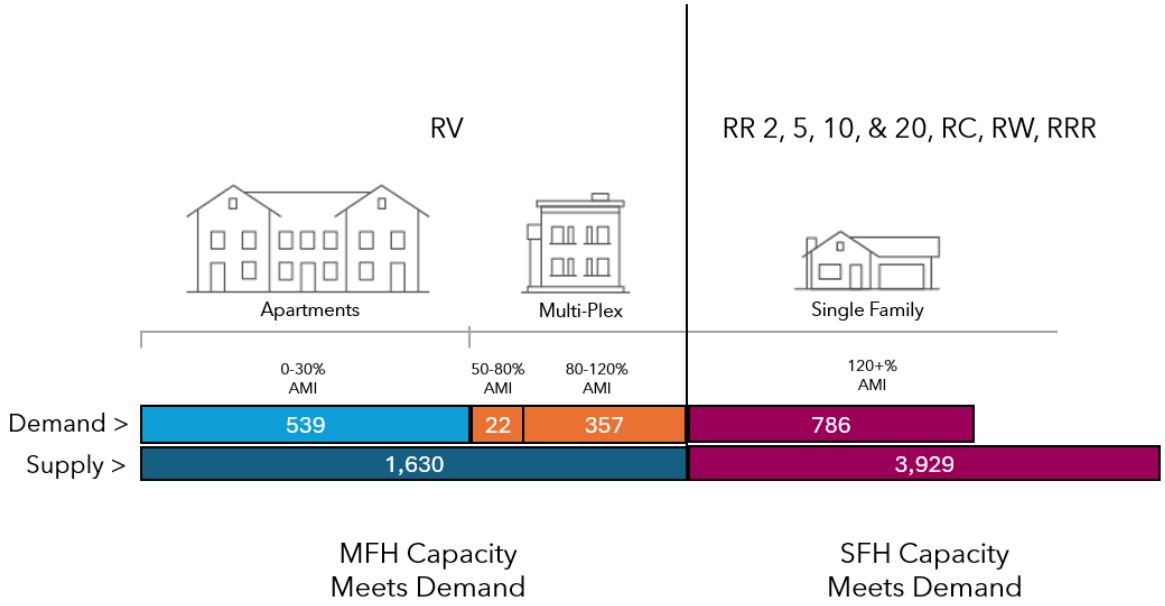
Residential areas in rural Chelan County generally favor single-family, sprawling developments with large properties. However, the Rural Village (RV) zone permits multiplex and apartment-style dwellings. This zone is part of a Limited Area of More Intensive Rural Development (LAMIRD), along with Rural Commercial (RC), Rural Waterfront (RV) and Rural Recreational/Residential (RRR) zones. Outside of RV, the other zones are intended primarily for single-family use, though some allow for higher densities than others.

DRAFT

Given the amount of underutilized space in Rural Village areas, there is sufficient land available to meet future housing demand. However, if this underutilized space were unavailable, the demand for multifamily dwellings would not be fully met.

It should be noted that RC is considered single-family in this portion of the analysis since the RC land will primarily be developed for commercial purposes, not for residential purposes.

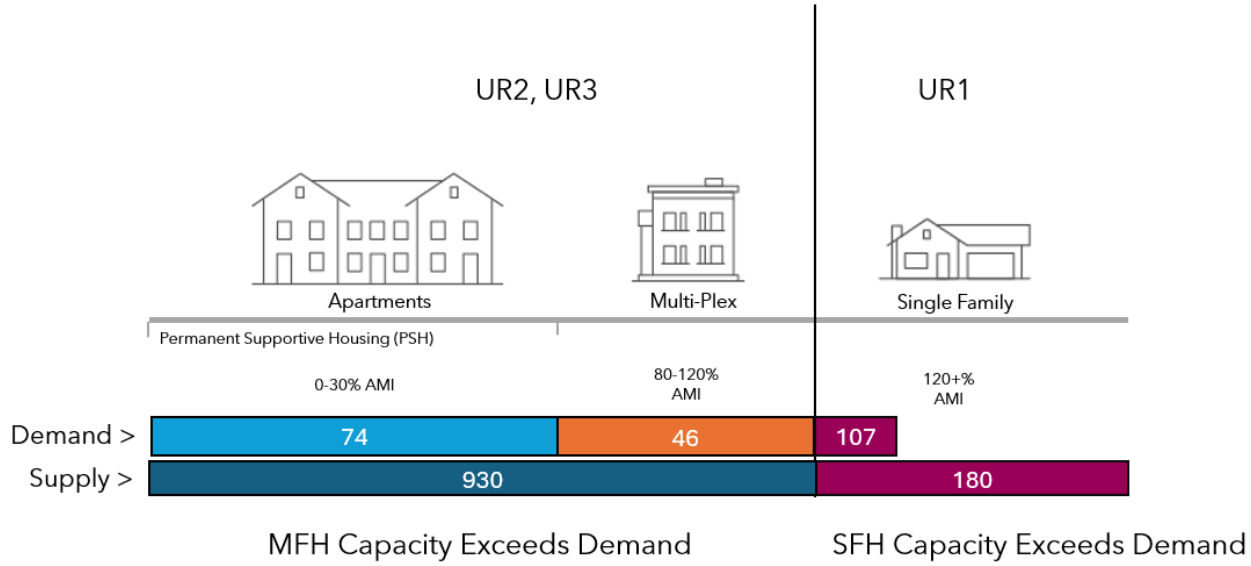
Figure 5.1: Rural Chelan County Residential Supply and Demand



Source: Washington State Department of Commerce; Housing for All Planning Tool, Method A; WCRER Housing Permit Data; HUD Area Median Incomes; HUD Fair Market Rents

The Manson UGA area, shown in Figure 5.2, meets both single-family and multifamily housing needs. Similar to rural Chelan County, much of the multifamily demand is accommodated by underutilized parcels in the UR2 and UR3 multifamily districts. Additionally, the remaining Vacant and Potentially Redevelopable land in the UR1 zones satisfies the demand for single-family housing.

Figure 5.2: Manson UGA Residential Supply and Demand



Source: Washington State Department of Commerce; Housing for All Planning Tool, Method A; WCRER Housing Permit Data; HUD Area Median Incomes; HUD Fair Market Rents

Potentially Redevelopable and Underutilized Market Factor Sensitivity Analysis

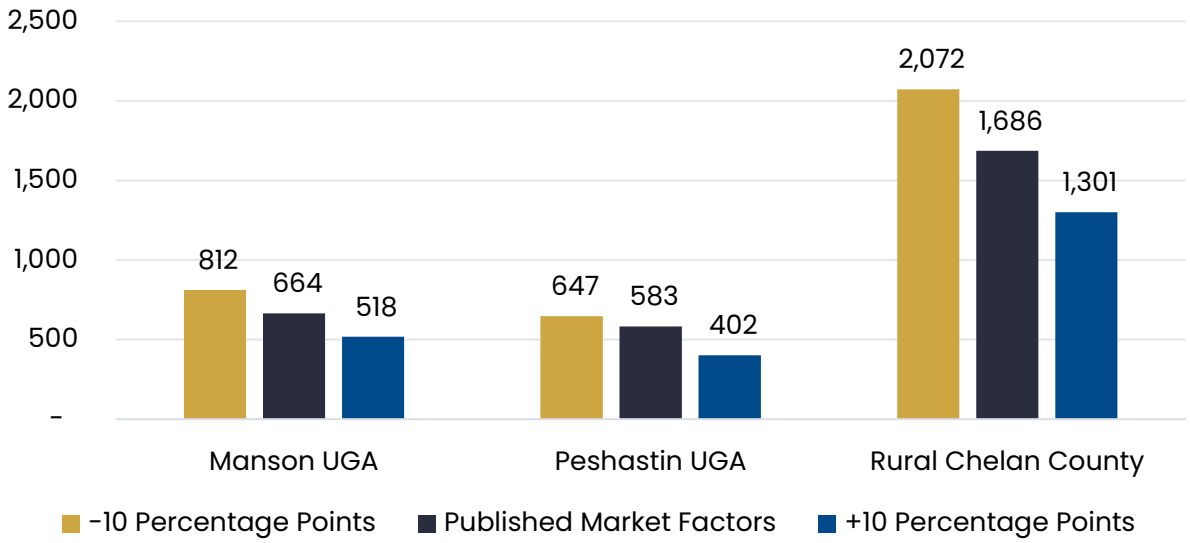
PC performed a sensitivity analysis to ensure final capacity findings were not adversely impacted by Potentially Redevelopable and Underutilized housing unit potential estimates.[1] A sensitivity analysis adjusts a factor of interest (in this case, the market factor) by 10 percentage points in either direction to assess how the outcome would change if the actual value differs from the predicted one. The baseline market factors used in the initial study were as follows:

- Potentially Redevelopable: 35%
- Underutilized: 50%

Figure 5.3 illustrates the market factor sensitivity analysis, presenting high, medium, and low estimates of housing unit potential. For rural Chelan County, Potentially Redevelopable and Underutilized properties could accommodate between 1,301 and 2,072 housing units.

[1] For the capacity findings presented earlier in this chapter, PC used the housing unit potential based on the "Published Market Factors."

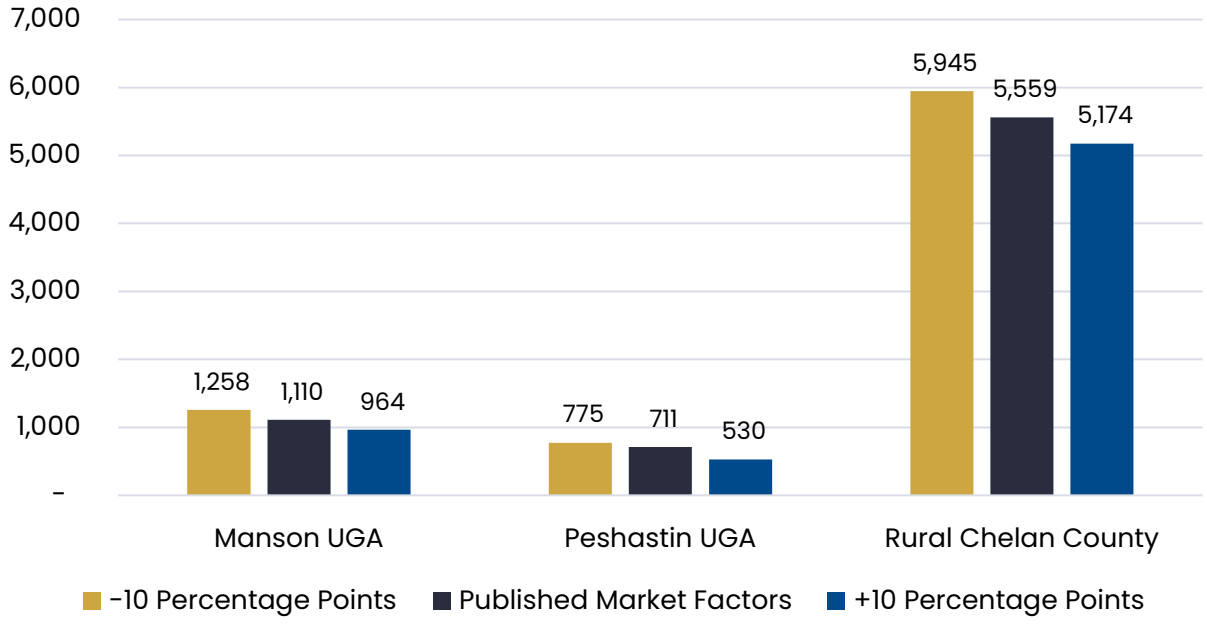
Figure 5.3: Sensitivity Analysis for Potentially Redevelopable and Underutilized Parcels



Source: City and County of Chelan

Figure 5.4 shows the total housing supply for each region over the next 20 years. For each jurisdiction, PC found that the supply for the next 20 years will meet the total housing demand based on the population allocations adopted by the County. This holds true even when using the lower market factors to estimate housing potential from Potentially Redevelopable and Underutilized properties.

Figure 5.4: Total Housing Supply Sensitivity Analysis



Source: City and County of Chelan

Appendix A. Detailed Tables

Figure A.1: Malaga LAMIRD Land Uses and Acreages

DOR Code Description	Zone	Parcels	Acres
AGRIC IN OPEN SPACE RCW 84.34	RI	5	305
--	RR5	7	77
--	RRR	1	5
--	RV	8	98
AGRICULTURE RELATED ACTIVITIES	RI	2	1
AGRICULTURE-NOT IN OPEN SPACE	RI	3	89
--	RRR	1	103
ALL OTHER RESIDENTIAL	RRR	58	33
BUSINESS SERVICES	RI	7	2
FABRICATED METAL PRODUCTS	RI	3	3
GOVERNMENTAL SERVICES	RI	1	2
HOUSEHOLD 2-4 UNITS	RV	6	2
LUMBER/WOOD PROD EXC FURNITURE	RI	2	15
MISCELLANEOUS MANUFACTURING	RI	7	20
MISCELLANEOUS SERVICES	RI	3	2
MOTOR VEHICLE TRANSPORTATION	RI	1	11
OPEN SPACE RCW 84.34	RRR	1	0
OTHER RESOURCE PRODUCTION	RRR	2	6
--	RV	1	3
OTHER UNDEVELOPED LAND	RI	11	467
--	RV	1	3
PRIMARY METAL INDUSTRIES	RI	3	337
PUBLIC ASSEMBLY	RV	2	3
RECREATIONAL ACTIVITIES	RRR	1	3
RETAIL TRADE-FOOD	RC	1	6
--	RV	1	3
SINGLE-FAMILY UNITS	RI	8	45
--	RR5	12	46
--	RRR	358	182
--	RV	383	397
STONE, CLAY & GLASS PRODUCTS	RI	1	1
UNDEVELOPED LAND	RI	16	209
--	RR5	3	4
--	RRR	2	14
--	RV	2	7
UTILITIES	RI	1	8
VACATION AND CABIN	RV	1	6

DRAFT

Source: City and County of Chelan, 2024

Figure A.2: County Zoning Definitions

Location	Zone	Zone Description
Unincorporated UGA's/County Code	RR20	Rural Residential/Resource
Unincorporated UGA's/County Code	RR10	Rural Residential/Resources 10
Unincorporated UGA's/County Code	RR5	Rural Residential/Resource 5
Unincorporated UGA's/County Code	RR 2.5	Rural Residential
Unincorporated UGA's/County Code	RW	Rural Waterfront
Unincorporated UGA's/County Code	RRR	Rural Recreational/Residential
Unincorporated UGA's/County Code	RV	Rural Village
Unincorporated UGA's/County Code	RC	Rural Commercial
Peshastin UGA	R-1	Low Density
Peshastin UGA	R-2	Medium Density
Peshastin UGA	R-3	High Density
Manson UGA	UR1	Urban Residential 1
Manson UGA	UR2	Urban Residential 2
Manson UGA	UR3	Urban Residential 3

Source: Chelan County Zoning Code

Figure A.3: Housing Allocations by AMI, 2020–2046

Urban Growth Area	Permanent Housing Needs by Income Level (% of Area Median Income)						
	0–30% Non-PSH	PSH	>30–50%	>50–80%	>80–100%	>100–120%	>120%
Manson UGA	43	31	60	59	29	26	107
Chelan UGA	43	32	61	60	29	27	109
Entiat UGA	28	21	40	39	19	17	71
Leavenworth UGA	43	32	61	60	29	27	109
Peshastin UGA	--	--	--	--	--	--	--
Cashmere UGA	41	30	57	57	28	25	103
Wenatchee UGA	752	548	1,057	1,048	509	466	1,895
Urban Total	950	693	1,335	1,323	644	589	2,394
Rural	312	227	439	435	211	193	786
Total	**1,262**	**920**	**1,774**	**1,758**	**855**	**782**	**3,180**

Source: Chelan County Population and Housing Allocations using the Housing for All Planning Tool, Washington State Department of Commerce

Figure A.4: County Housing Allocations by AMI Level, 2027–2046

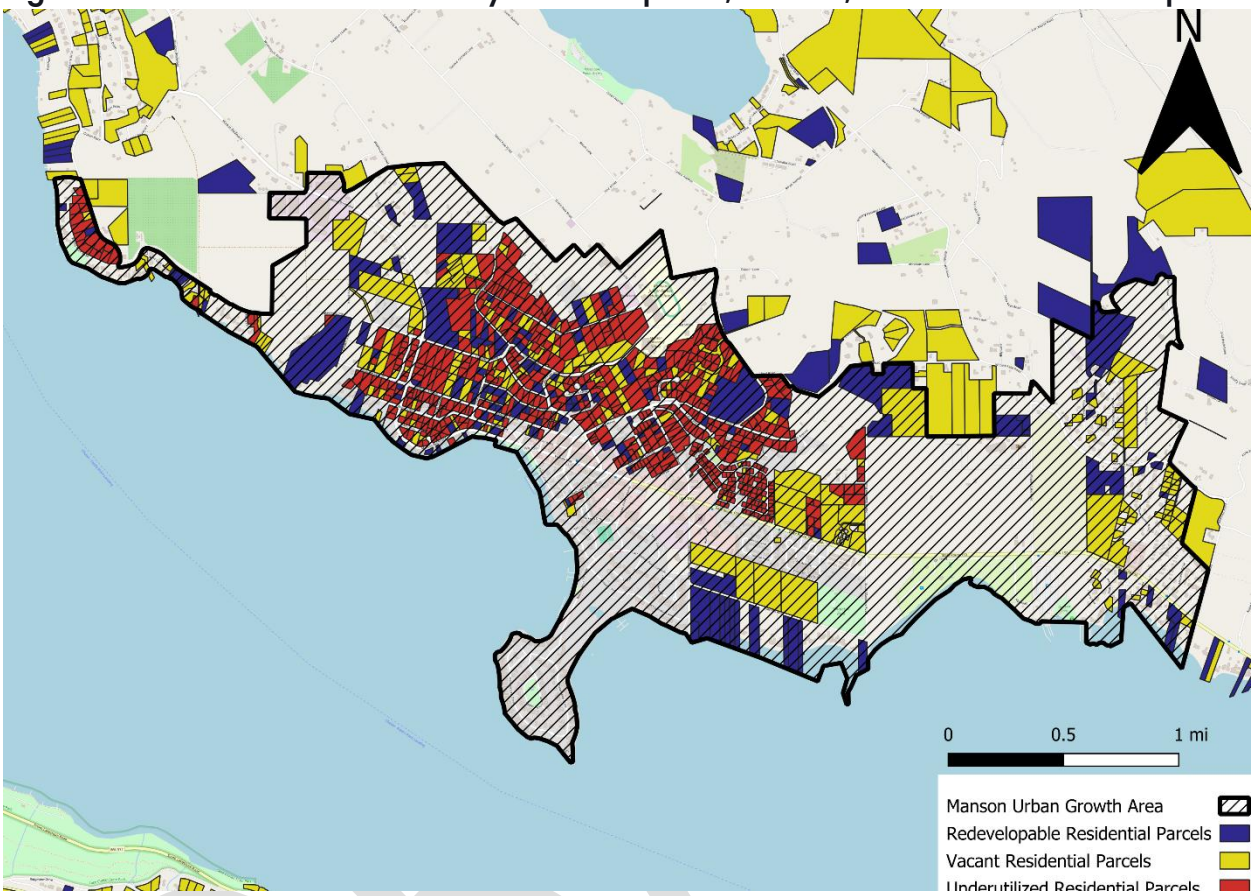
Area	0–30%	>30–50%	>50–80%	>80–100%	>100–120%	>120%
Manson UGA	74	0	0	23	23	107
Rural	539	0	22	179	178	786

Source: Housing for All Planning Tool, Method A; WCRER Housing Permit Data; HUD Area Median Incomes; HUD Fair Market Rents

DRAFT

Appendix B. Maps

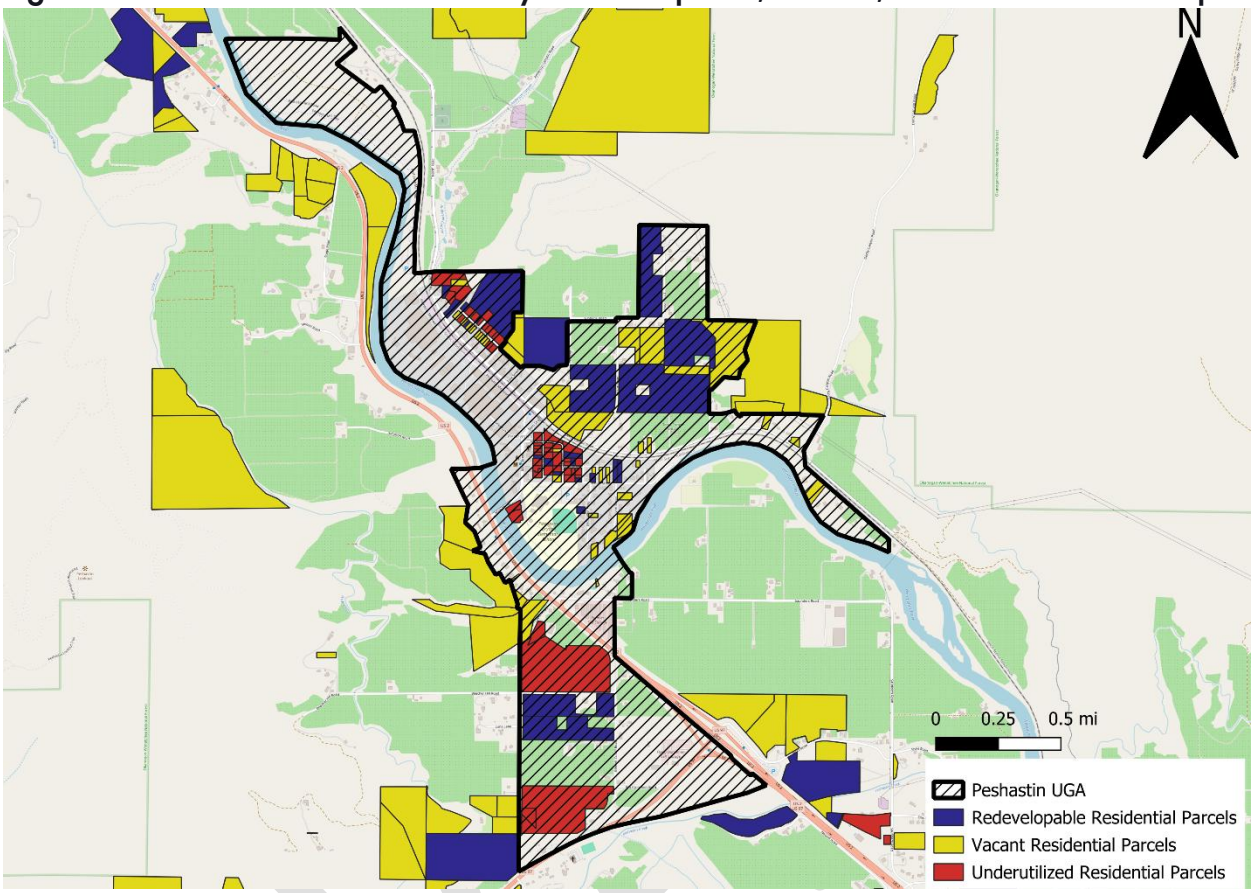
Figure B-1: Manson UGA Potentially Redevelopable, Vacant, and Underutilized Map



Source: Points Consulting using Data from the City and County of Chelan

DRAFT

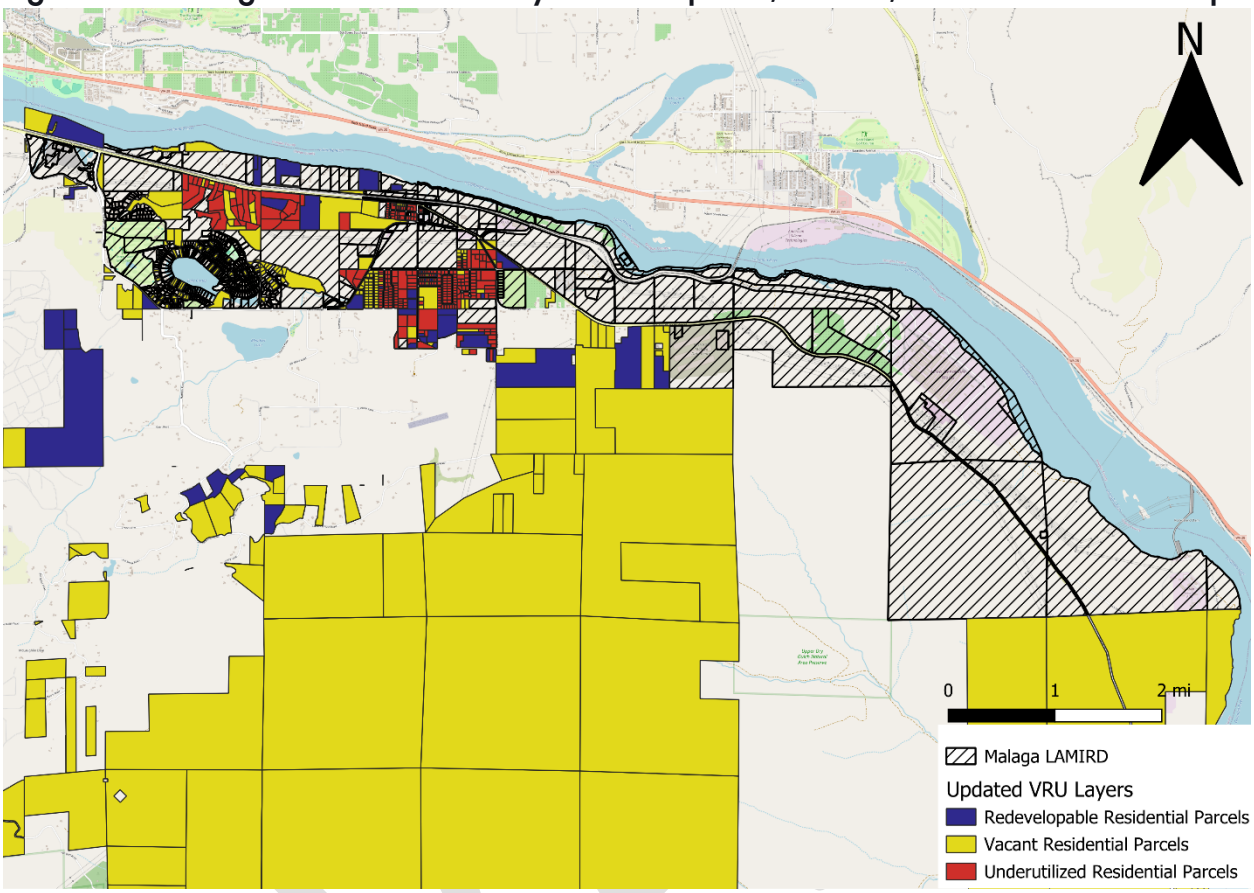
Figure B-2: Peshastin UGA Potentially Redevelopable, Vacant, and Underutilized Map



Source: Points Consulting using Data from the City and County of Chelan

DRAFT

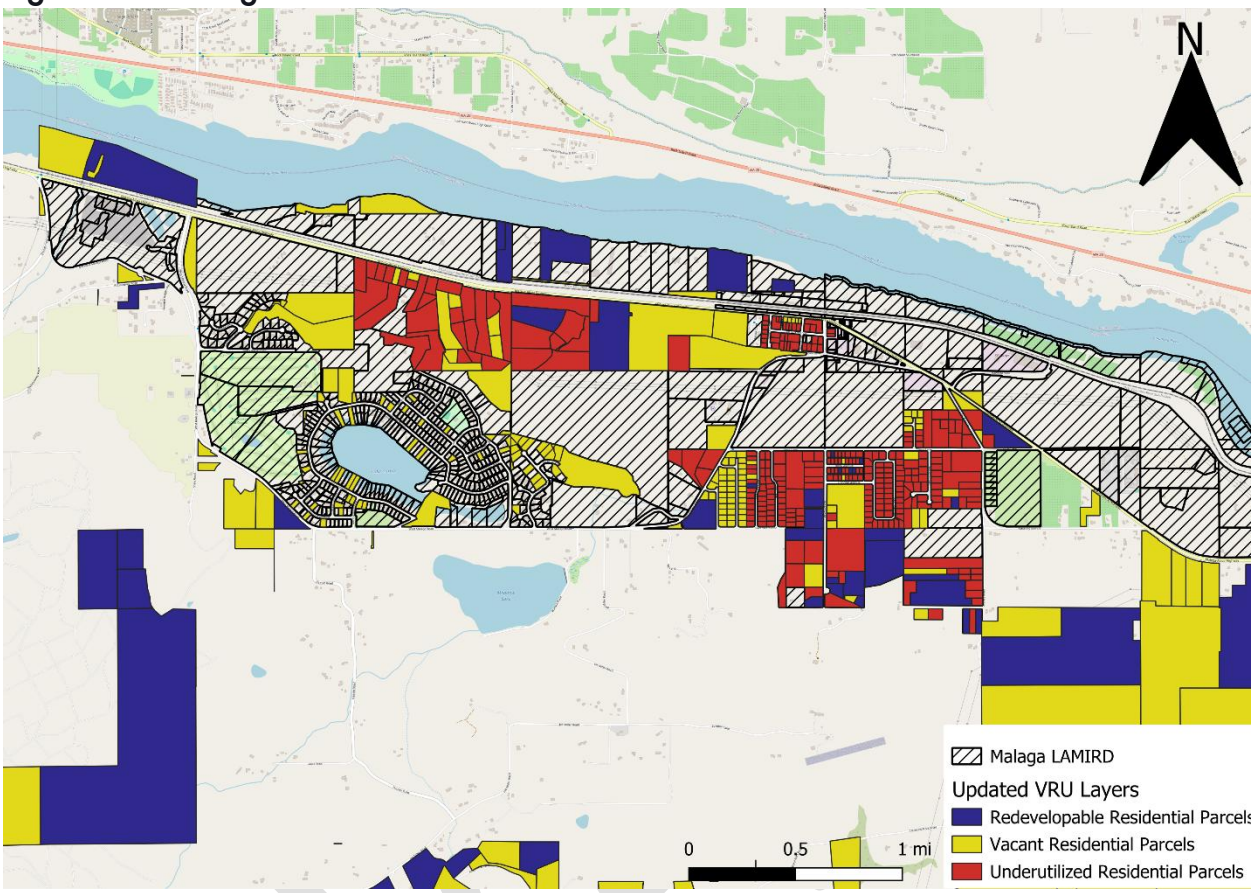
Figure B-3: Malaga LAMIRD Potentially Redevelopable, Vacant, and Underutilized Map



Source: Points Consulting using Data from the City and County of Chelan

DRAFT

Figure B-4: Malaga LAMIRD Zoomed In



Source: Points Consulting using Data from the City and County of Chelan

DRAFT

Appendix C. Malaga UGA LCA

At the request of the County, PC conducted an LCA on residential land in the Malaga LAMIRD. The Malaga LAMIRD currently follows Chelan County's zoning code and has multiple areas of residential development. A detailed map of the Malaga LAMIRD can be found in Appendix B.

In addition to the LCA conducted for the Malaga LAMIRD area, our team attempted to identify the changes that would occur to the County's supply and demand of residential land if the Malaga LAMIRD were to become an Urban Growth Area. This process followed the methodology from Chapters 2 through 4 as close as possible. However, the lack of data in Malaga was a limiting factor. Malaga is currently considered a part of the unincorporated county, and as such has no distinction as a city or UGA in datasets, either within the State of Washington or federally. Consequently, the project team decided to estimate supply and demand without AMI levels, or an estimate on current housing production from 2021 – 2026, instead opting to build upon the previous steps taken earlier in this report and the parcel data available.

Malaga Population and Housing Estimates

The project team estimated the population and housing supply in the Malaga LAMIRD using a combination of sources, including the County's population and housing allocations, current vacancy and occupancy rates, and average people per household (PPHH). This approach provided the information needed to assess the exiting housing stock and project future demand based on expected population growth of the rural county areas. Although the State does not provide or endorse these estimates, the methodology offers a useful snapshot of current conditions in Malaga.

The Malaga LAMIRD area currently has a large portion of single-family units, which are mostly found in Rural Recreational/Residential (RRR) or Rural Village (RV) zones. These two zoning types make up more than 85% of the Malaga LAMIRD's housing units. The Rural Village zone also holds an estimated 6 multi-family housing units, which range from duplexes to quadplexes. Assuming an average of 3 housing units per multi-family parcel, these lots provide 18 additional housing units to the current supply in the Malaga LAMIRD.

Using the estimated number of housing units in Malaga from parcel data, the population of the area can be derived using the surveyed occupancy rate of those units, and the PPHH in the area. Unincorporated Chelan County was found to have a PPHH of 1.75, and the Malaga Census County Division vacancy rate was approximately 12.3%. Knowing this, the 699 housing units likely hold a population around 1,073 in the Malaga LAMIRD.

DRAFT

Table C.1: Malaga LAMIRD Current Housing and Population Estimates

Zone	Unit type	Count	Unit Estimate
RI	Single-Family Units	6	6
RR5	Single-Family Units	12	12
RRR	All Other Residential	50	50
	Single-Family Units	305	305
RV	Household 2-4 Units	6	18
	Single-Family Units	308	308
Subtotal	--	687	699
Occupancy Rate	--	--	87.7%
Estimated Occupied Households	--	--	613
PPHH in rural county	--	--	1.75
Estimated Population	**--**	**--**	**1,073**

Source: Washington Office of Financial Management, Chelan County, US Census Bureau ACS 5-year Estimates

Table C.2 shows the Malaga LAMIRD population projection. This estimate was derived from the County estimate found in Chapter 2, which utilized the Washington Office of Financial Management's projections and were adopted March 5, 2024. The Malaga LAMIRD area accounts for approximately 4.4% of the rural Chelan County's population. If this share remains constant over time, the population is projected to grow by 168 people. The area will need an estimated 109 additional housing units to accommodate this growth.

Table C.2: Malaga LAMIRD Population and Housing Projections, 2024 - 2046

	2024	2026	2030	2035	2040	2046	Change
Malaga Population Estimate	1,073	1,085	1,120	1,161	1,198	1,241	168
Estimated Malaga Housing Demand	699	707	729	756	781	808	109

Source: Washington Office of Financial Management, Chelan County, US Census Bureau ACS 5-year Estimates

Residential Land Capacity Analysis

Tables C.3 through C.5 show the results of the Land Capacity Analysis, which was conducted using the methodology found in Chapter 4. Using the same density assumptions, the RV zones have the most housing unit potential in the LAMIRD area. There are also 42 acres of vacant RR land available, which provides space for single-family housing at a low density. RV can also be utilized for single-family housing if needed. Overall, the Malaga LAMIRD area has an additional capacity for approximately 549 housing units if it is built to a higher density in the RV zoned areas.

DRAFT

Table C.3: Malaga LAMIRD Vacant Land

Zone	Adjusted Acreage	Housing Unit Potential
RC	4	2
RR5	5	1
RRR	42	42
RV	56	169
Total	**107**	**214**

Source: City and County of Chelan, 2024

Table C.4: Malaga LAMIRD Potentially Redevelopable Land

Zone	Adjusted Acreage	Housing Unit Potential
RR5	6	1
RV	19	57
Total	**25**	**58**

Source: City and County of Chelan, 2024

Table C.5: Malaga LAMIRD Underutilized Residential Land

Zone	Adjusted Acreage	Housing Unit Potential
RV	92	277

Source: City and County of Chelan, 2024

Tables C.6 and C.7 show the new relationship between a possible future Malaga UGA and the updated rural Chelan County totals without Malaga's contributions. With these changes, rural Chelan County has an updated demand of 1,595 units, which is lower than the initial 1,704 units found in the County's LCA.

The Malaga LAMIRD area currently holds around 31% of the rural County's multi-family (RV) land supply, meaning that if the County lost this land to the Malaga UGA, it would be important to build at higher densities for the remaining RV zones in the rural areas to meet the projected demand. Single-family housing remains a non-issue for both the Malaga LAMIRD and rural county areas.

It is important to remember that these changes reflect a constant rate of growth from Malaga, assuming that its share of the population within Chelan County remains stable. Given the Malaga LAMIRD is a place of more intense development and focus, it is possible that there is a higher demand for housing in the area than presented in this sub study. However, an increase in demand by even hundreds of housing units would not change the outlook for rural Chelan County over the next 20 years. The County should still have a large enough supply of land to account for future demand. The only possible situation in which the County comes short of demand needs is if the Rural Village areas are not built to accommodate multi-family housing. If the supply of RV land is shifted to single-family housing, the County could then run short of lower-income housing opportunities for the population.

Table C.6: Malaga UGA Supply and Demand

Place	Multi-family Supply	Single-family Supply	Total No. of Units Demanded	Total No. of Units Supplied
Malaga UGA	503	46	109	549

Source: City and County of Chelan, 2024, Washington OFM, US Census Bureau ACS 5-year Estimates

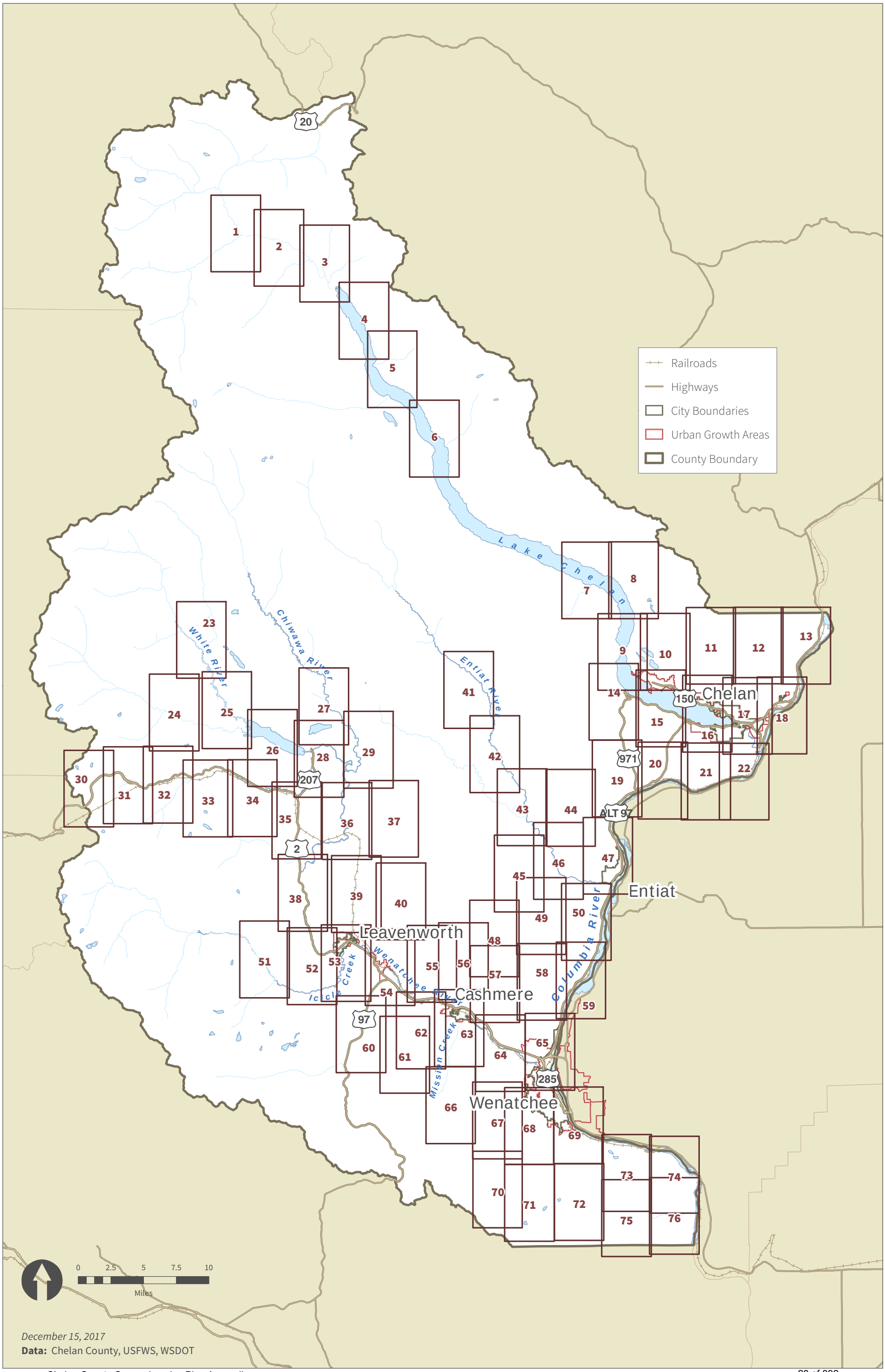
Table C.7: Rural Chelan County without Malaga UGA

Place	Total No. of Units Demanded	Multi-family Supply	Single-family Supply
Rural Chelan County	1,595	1,127	3,883

Source: City and County of Chelan, 2024, Washington OFM, US Census Bureau ACS 5-year Estimates

DRAFT

Chelan County Land Use Designation Map Atlas



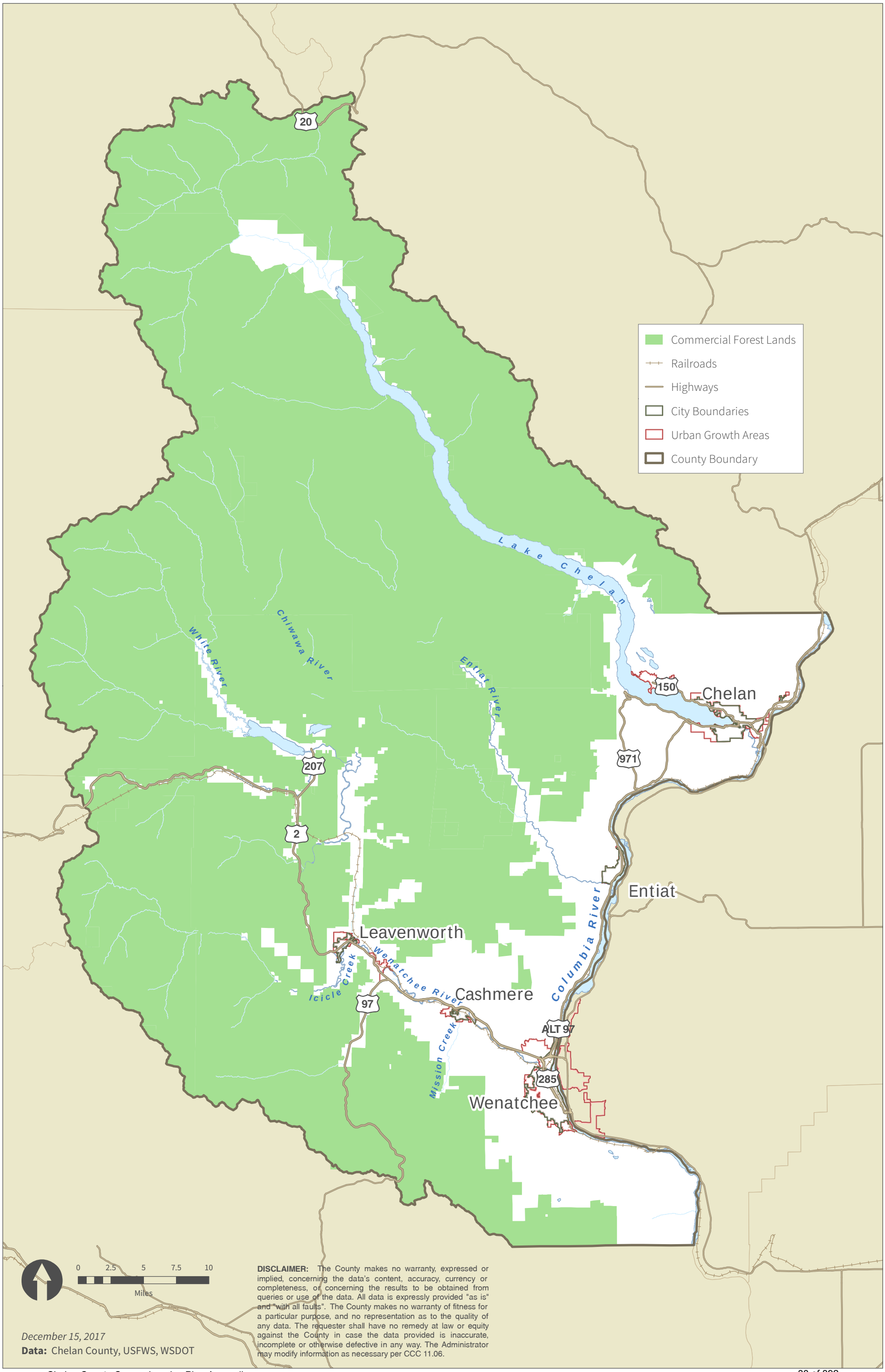
Chelan County Zoning Legend

- 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

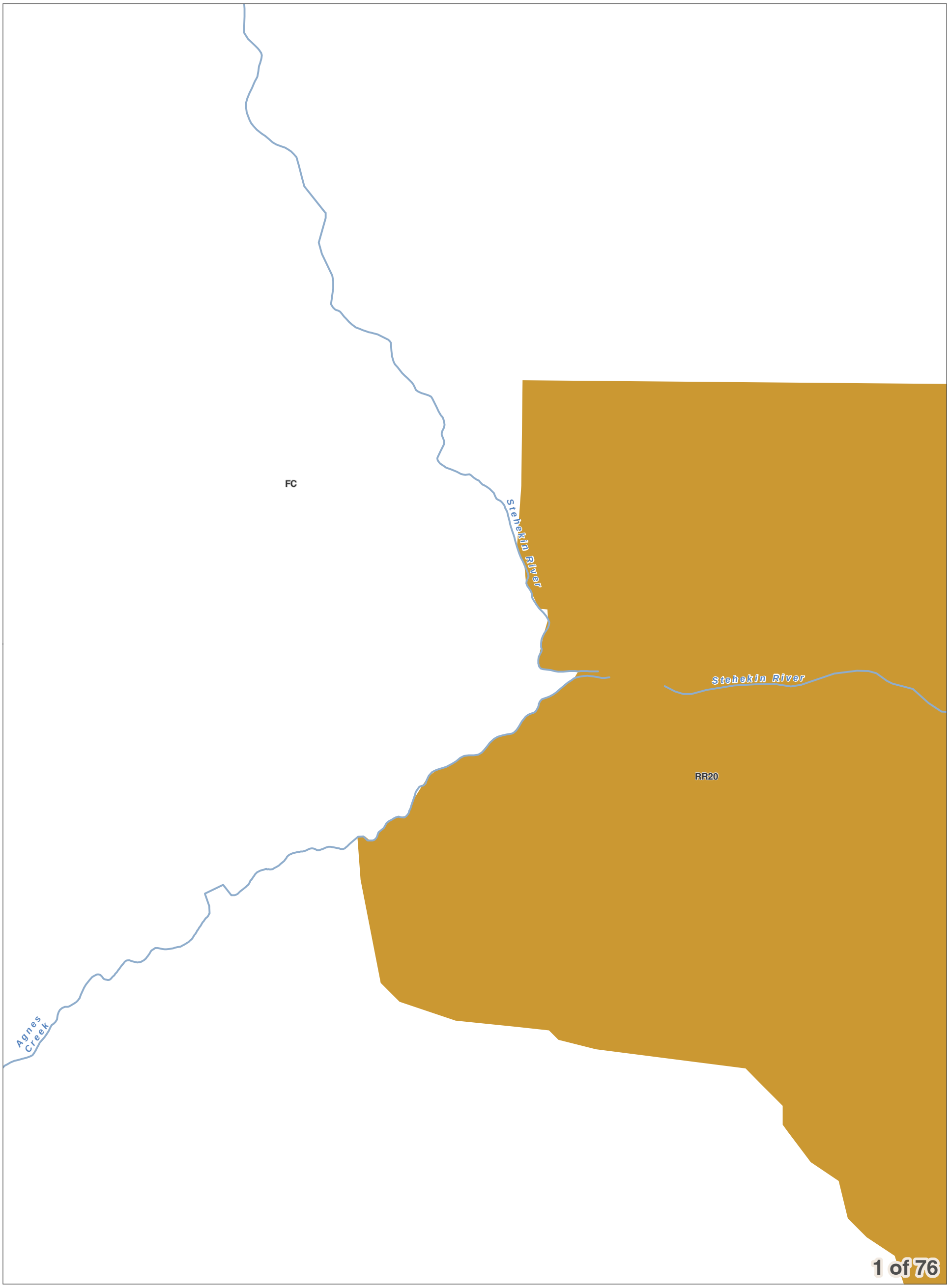
NOTE: Zoning categories depicted on this map are under revision and are displayed here for reference purposes only. All zoning boundaries should be verified with Chelan County.

Chelan County Commercial Forest (FC) Land Use Designation



DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

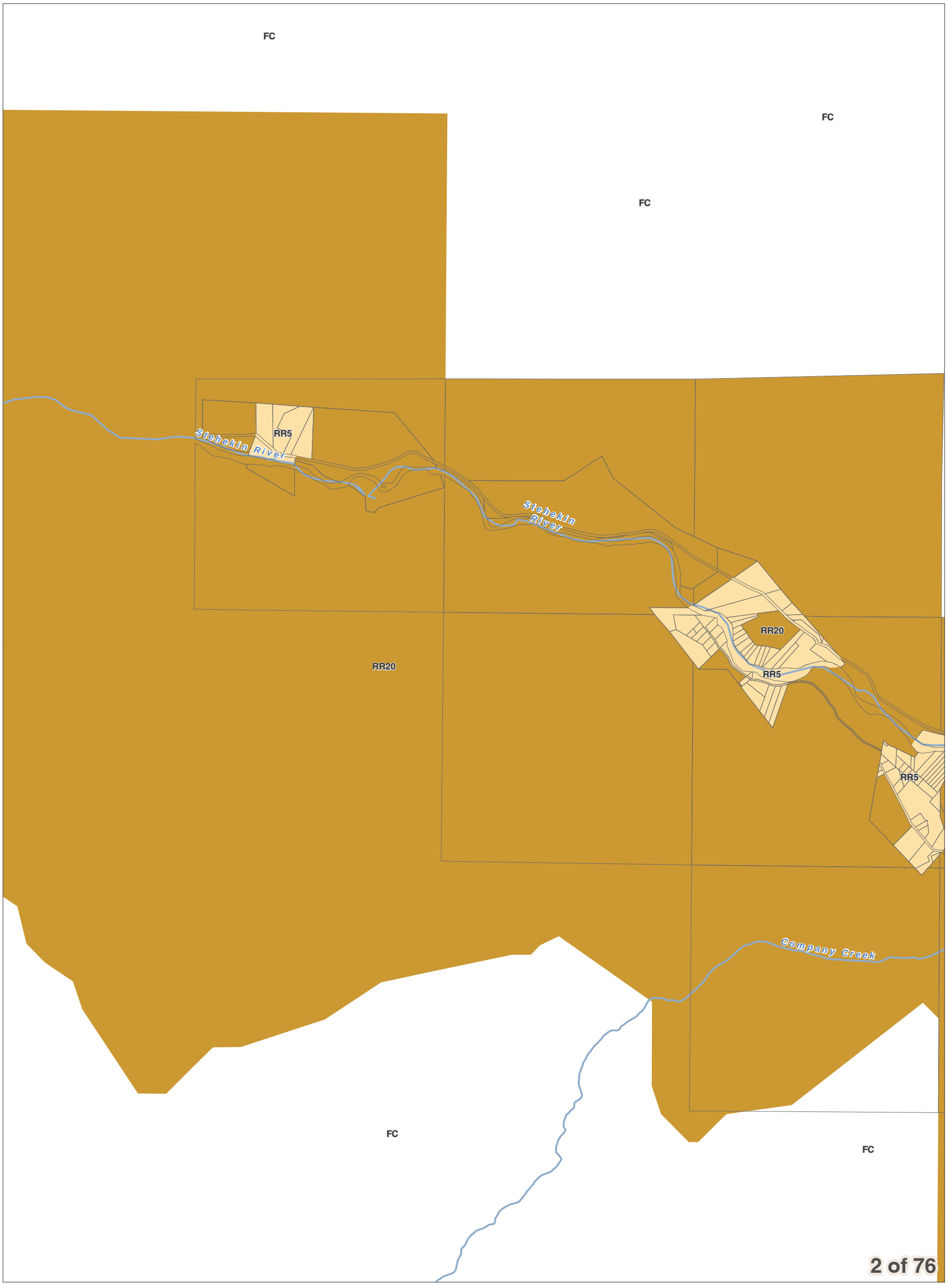
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

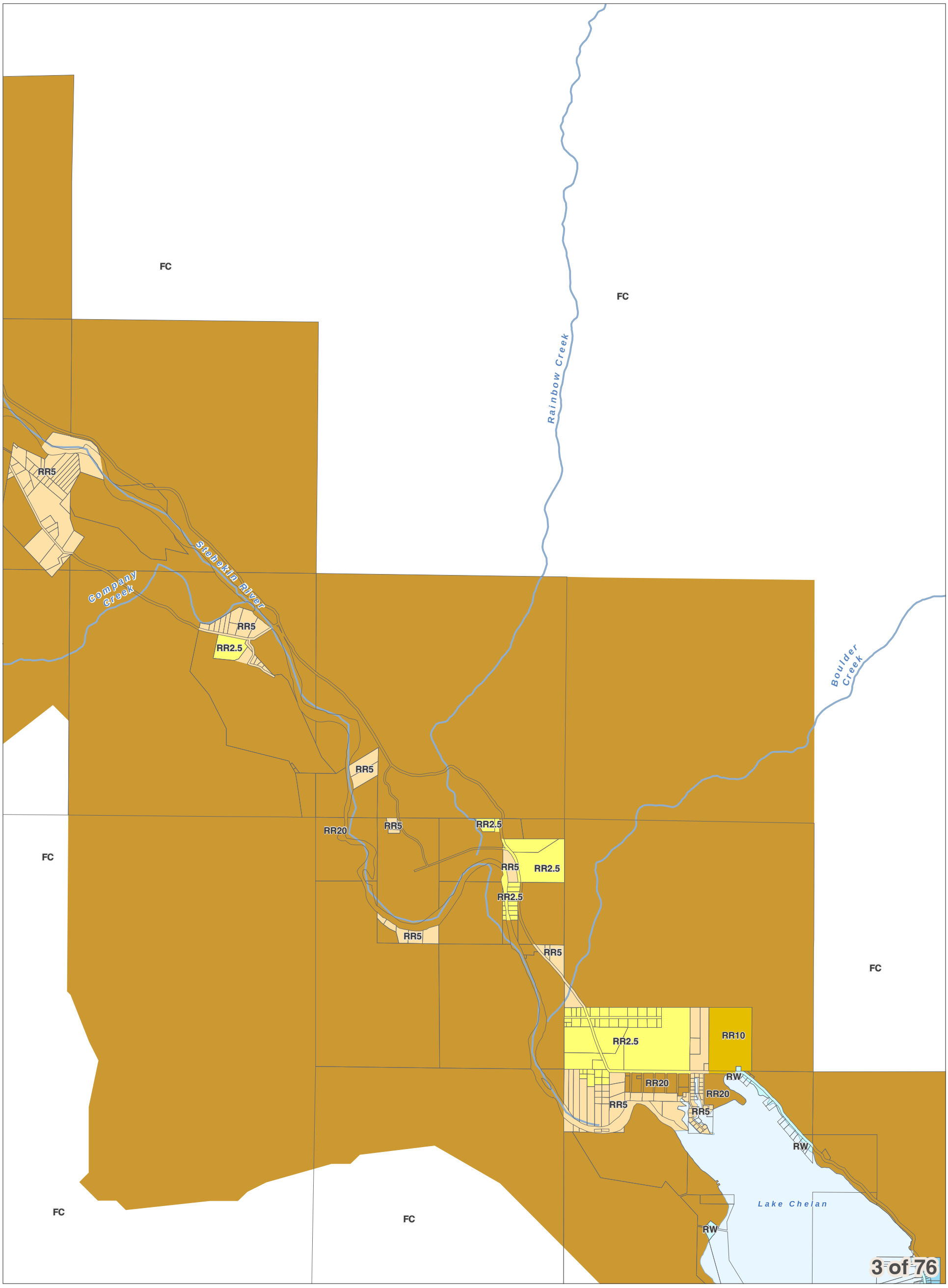
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



4 of 76

City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

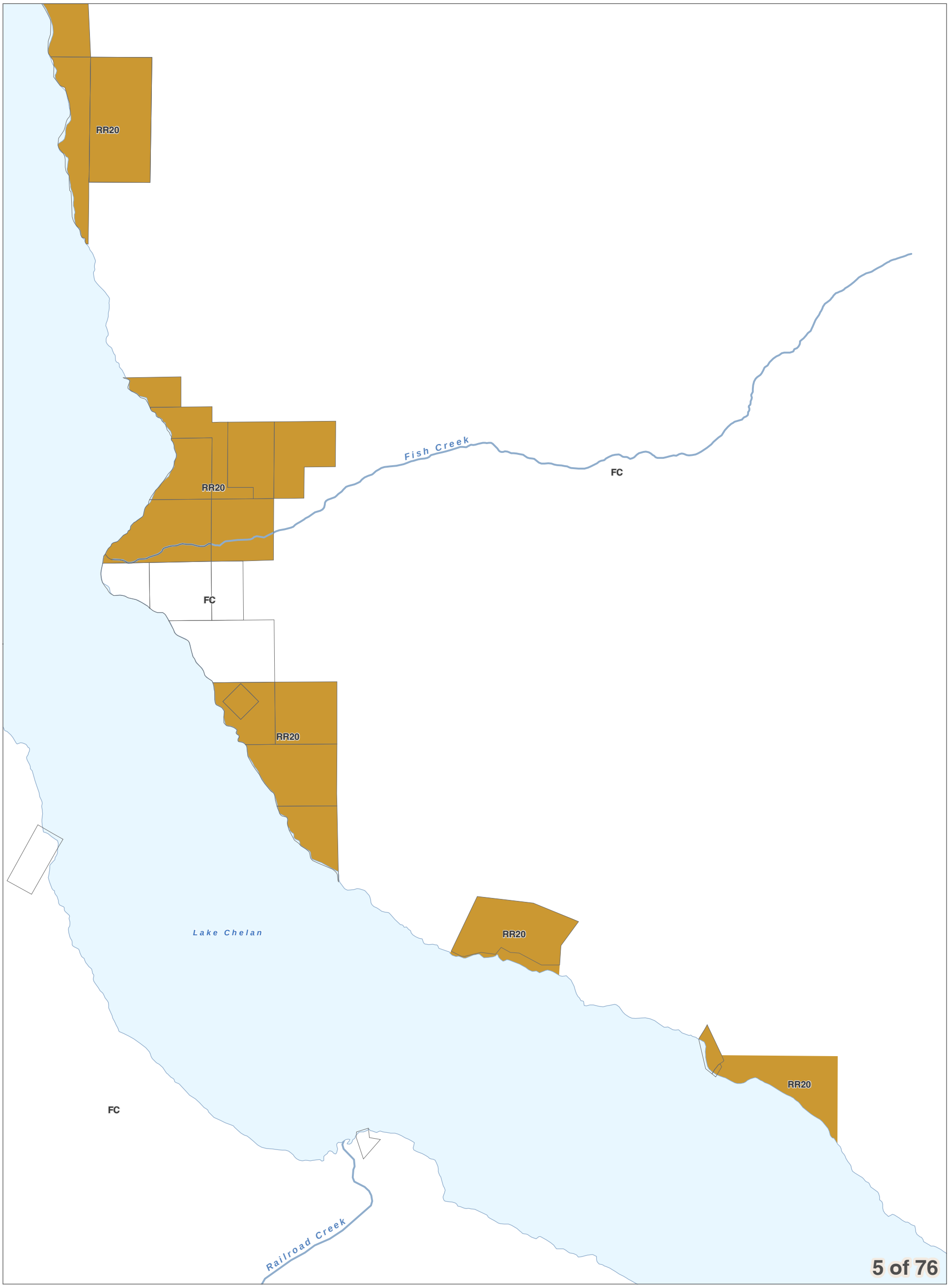
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

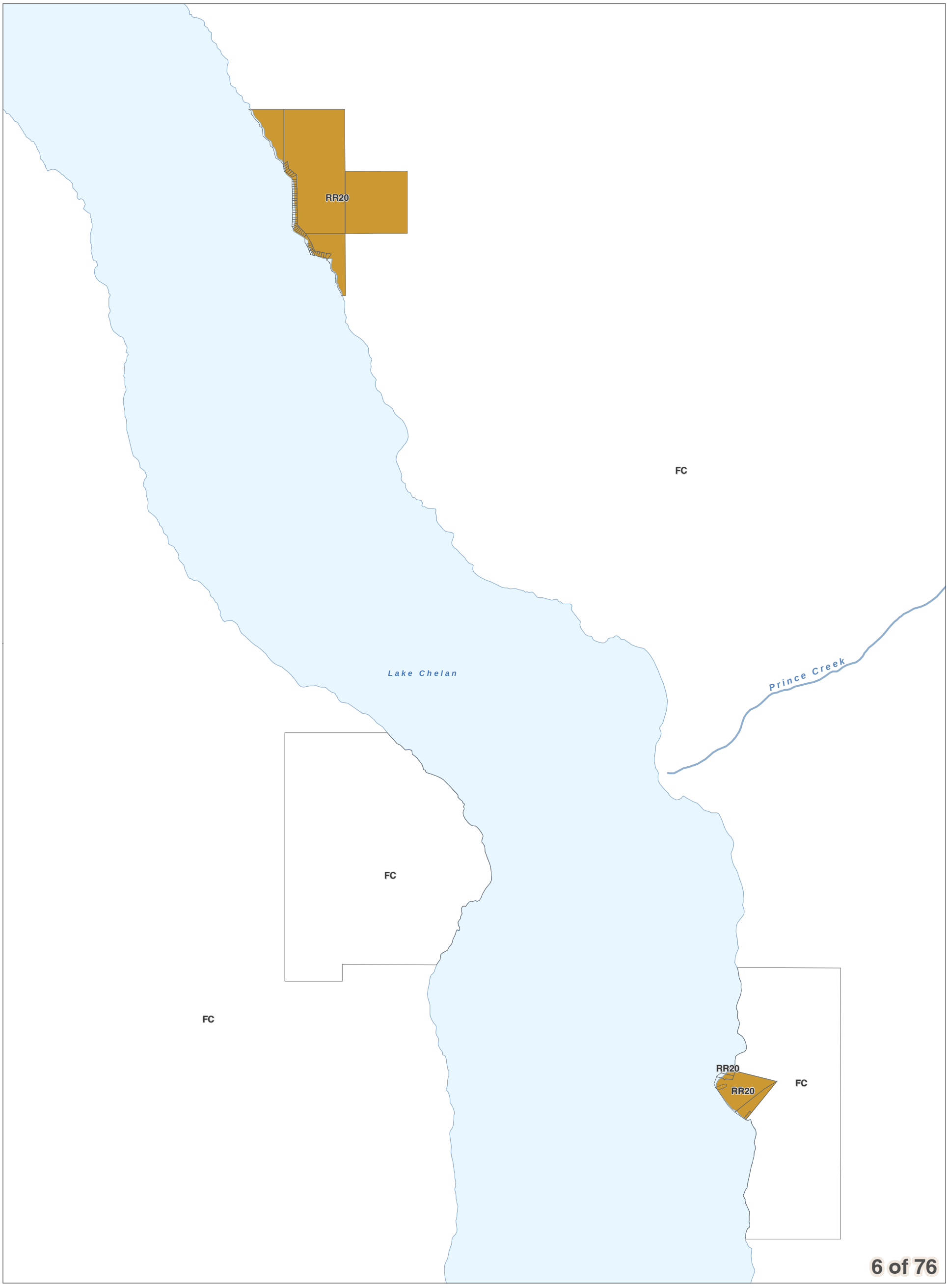
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

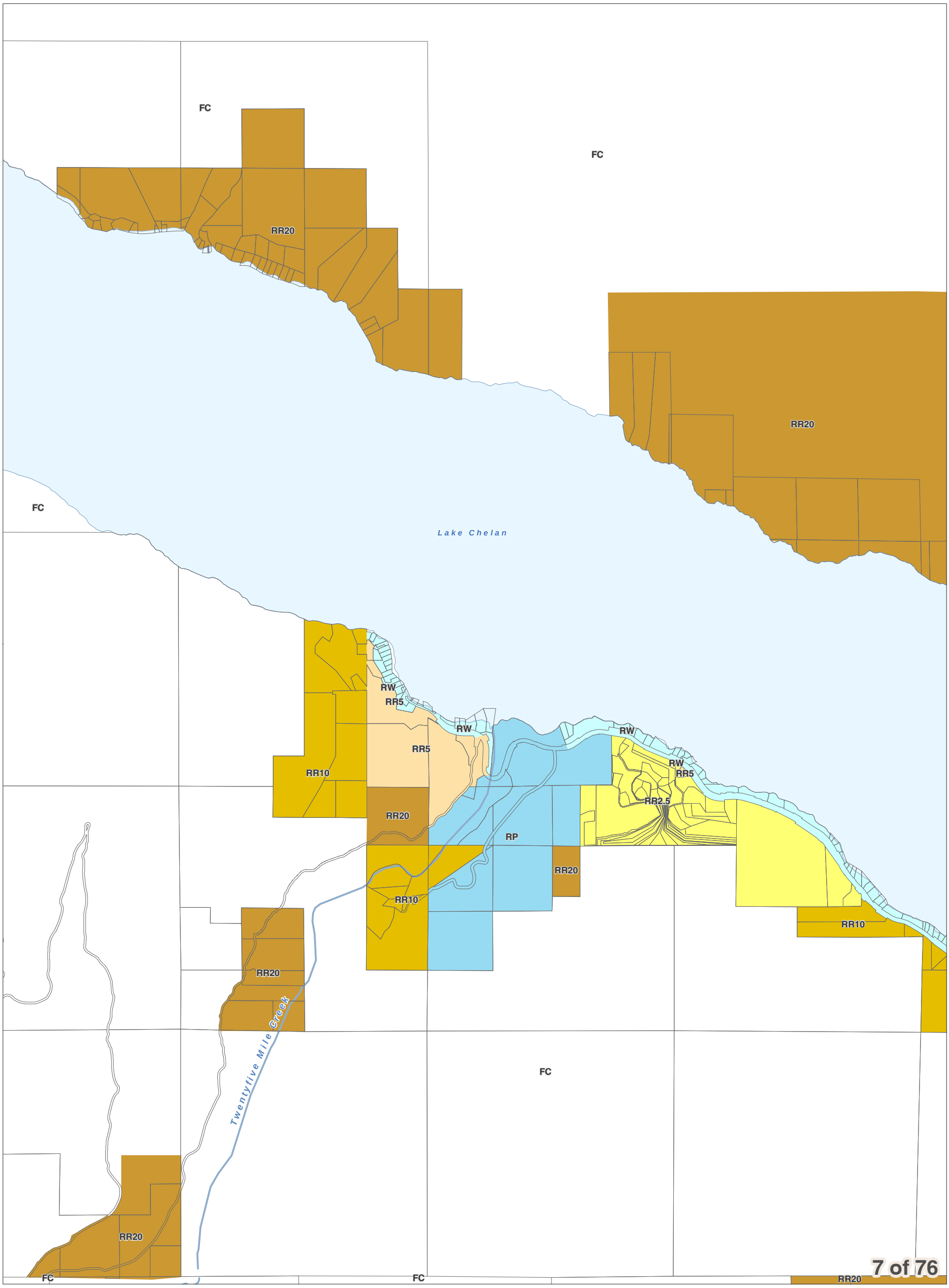
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT

Area of Interest in Red

Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

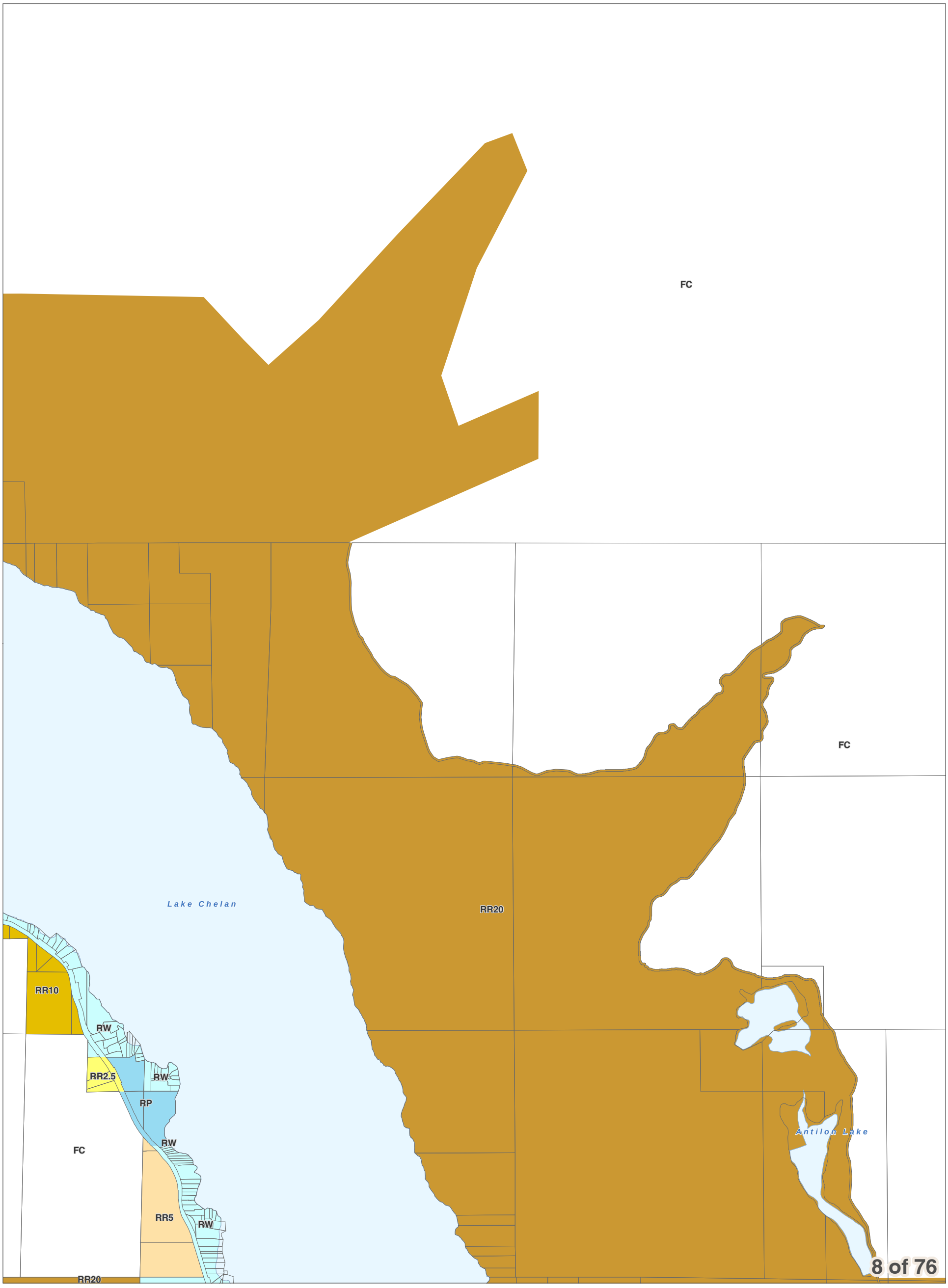
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

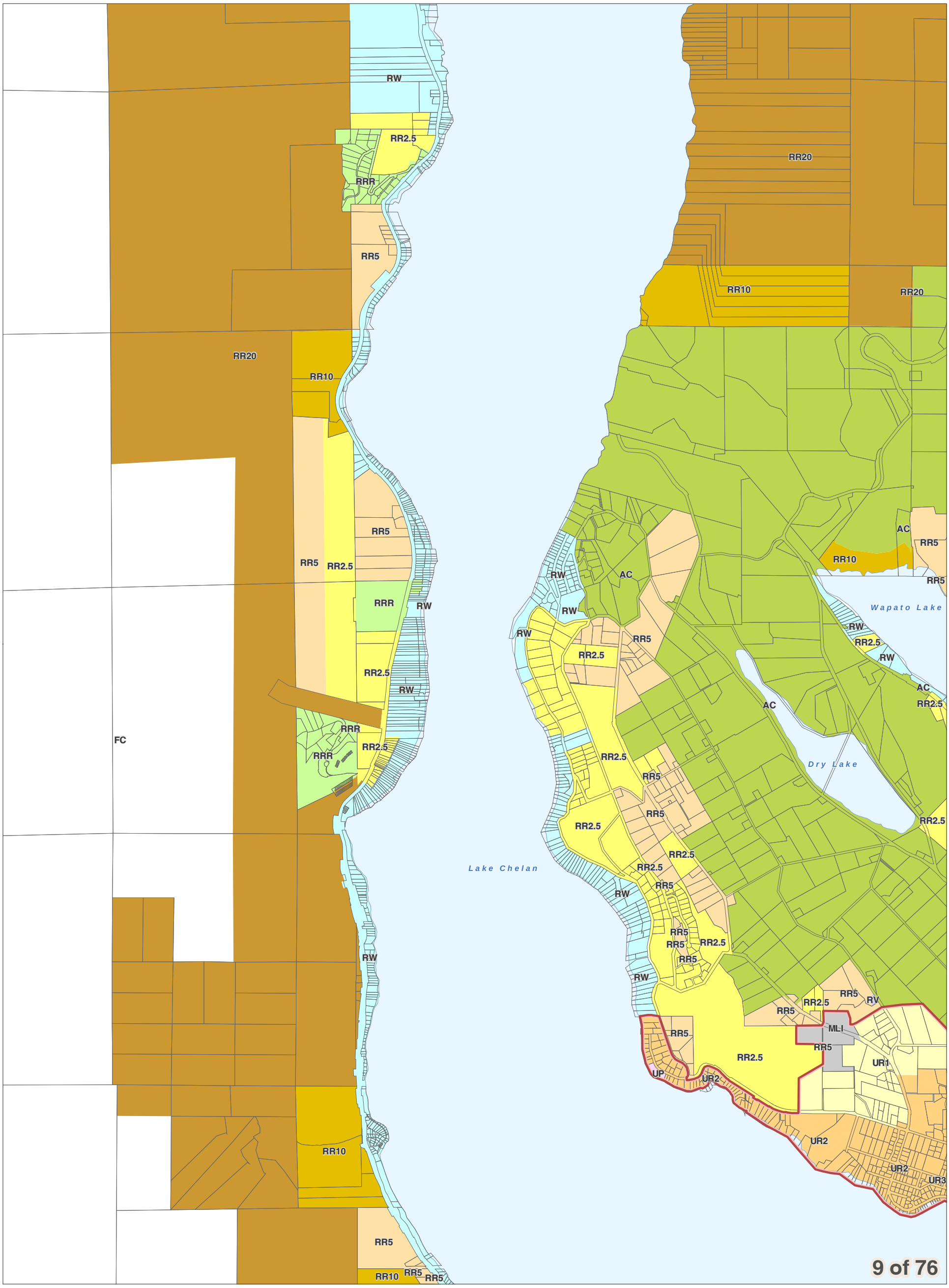
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT

Area of Interest in Red

Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

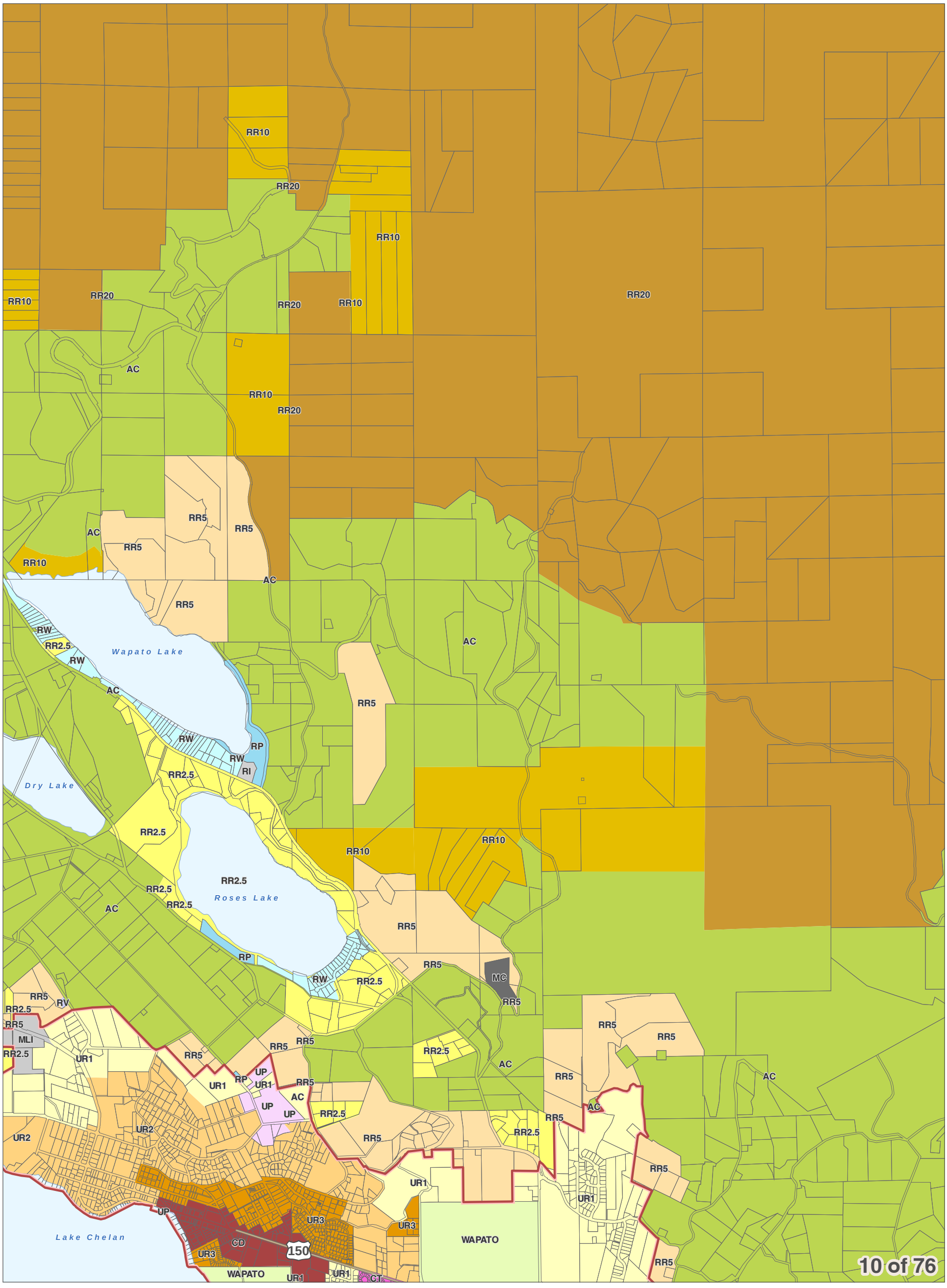
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

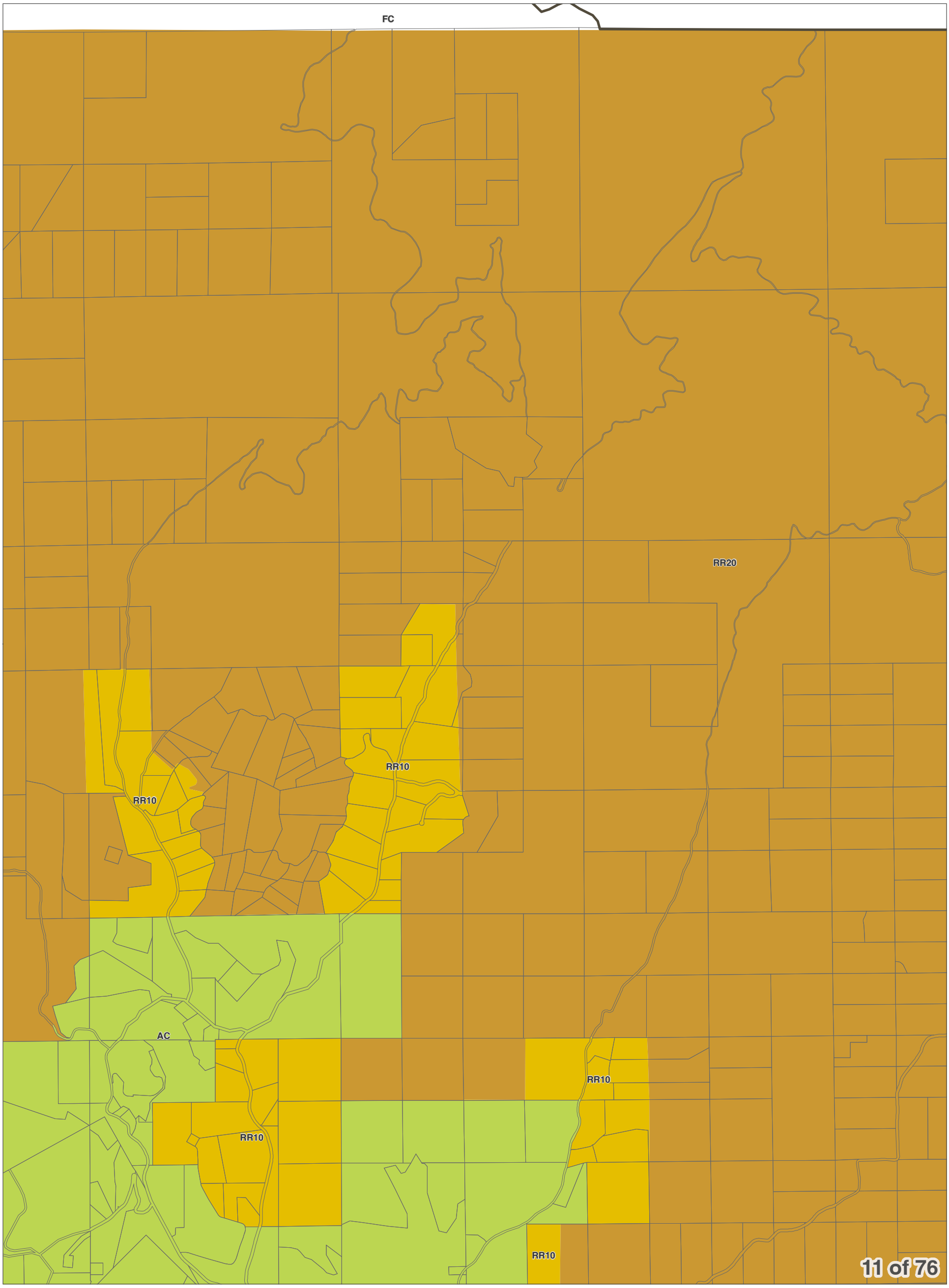
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

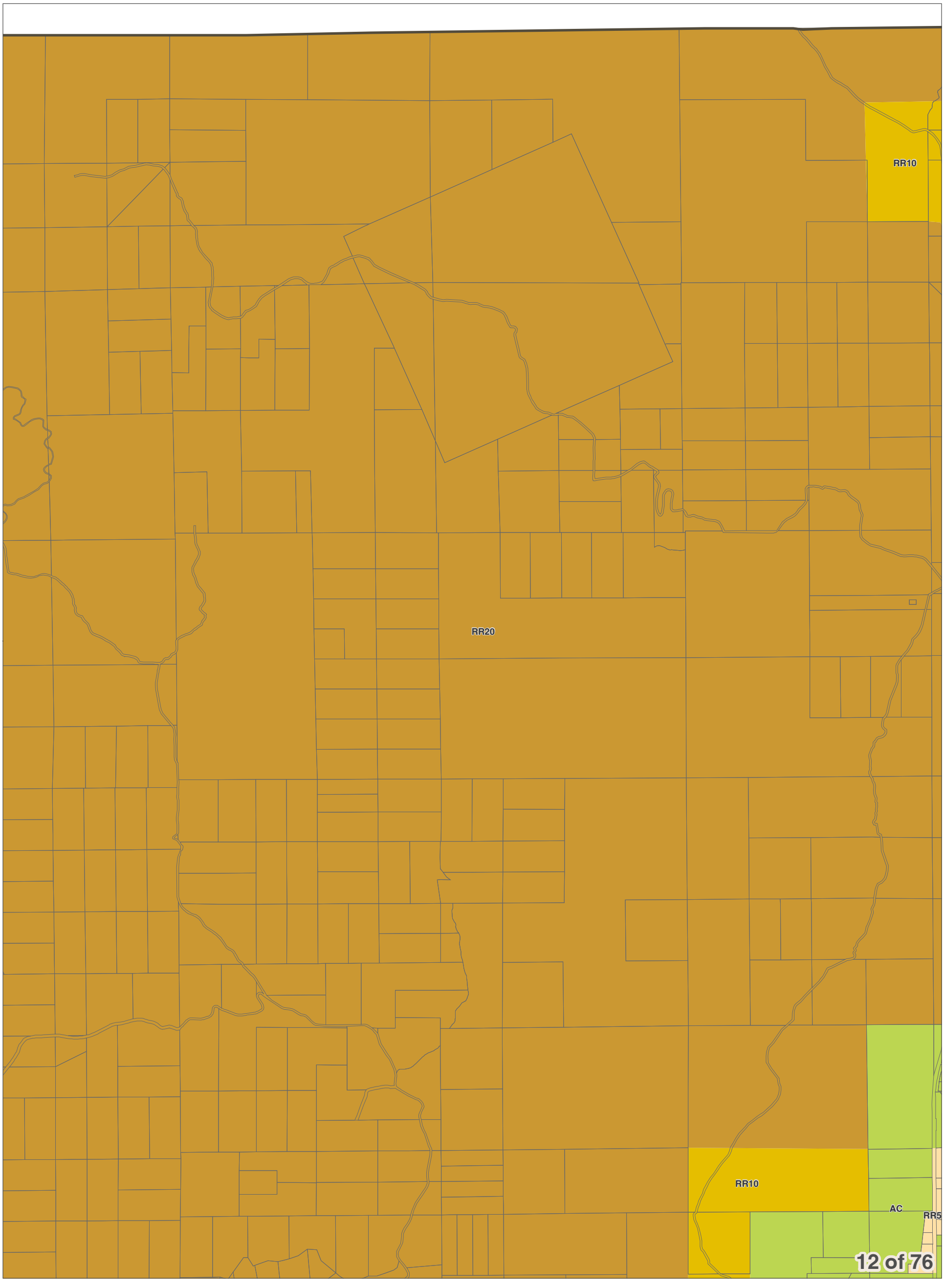
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

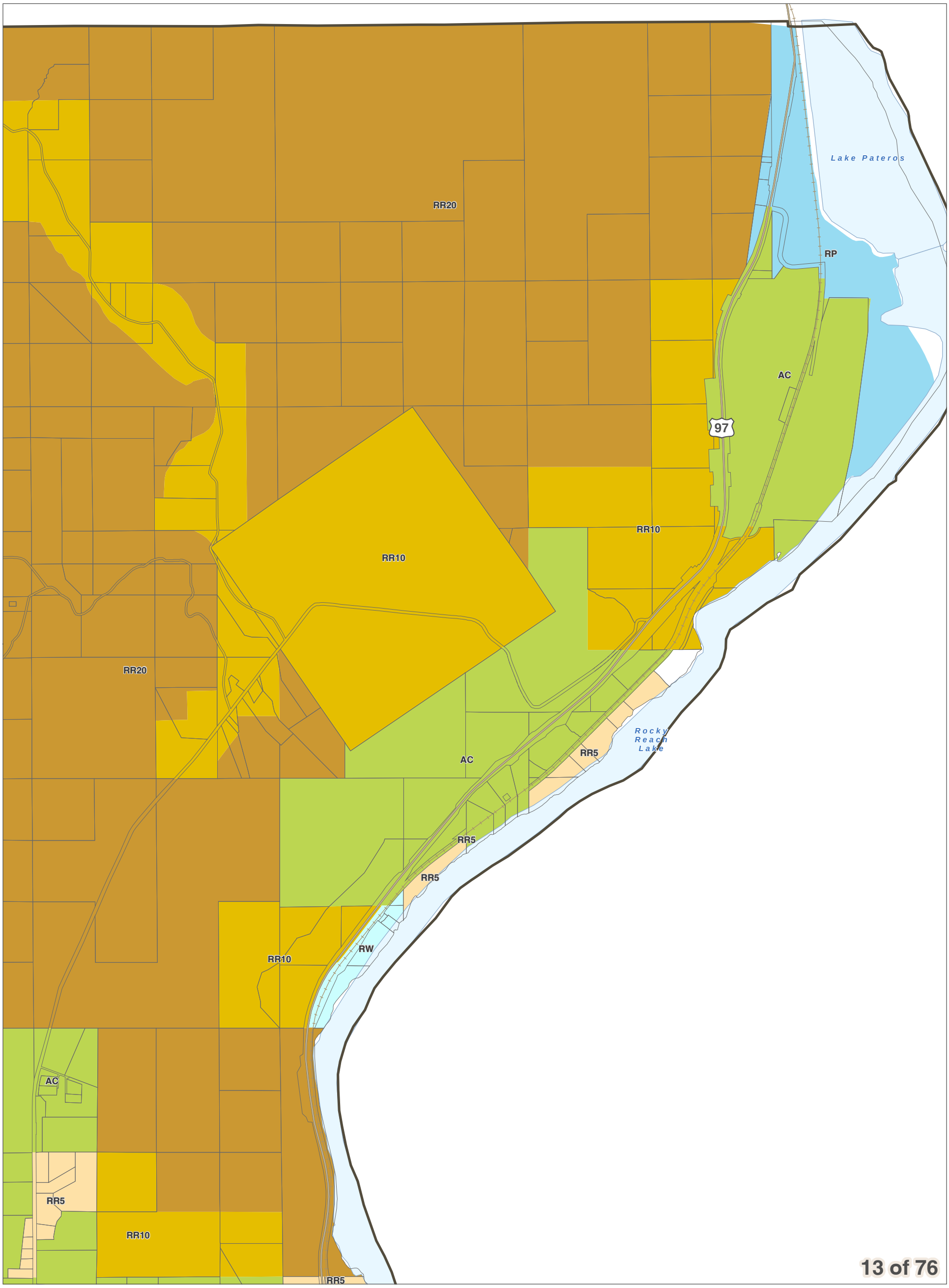
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT

Area of Interest in Red

Chelan County Land Use Designation



13 of 76

City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

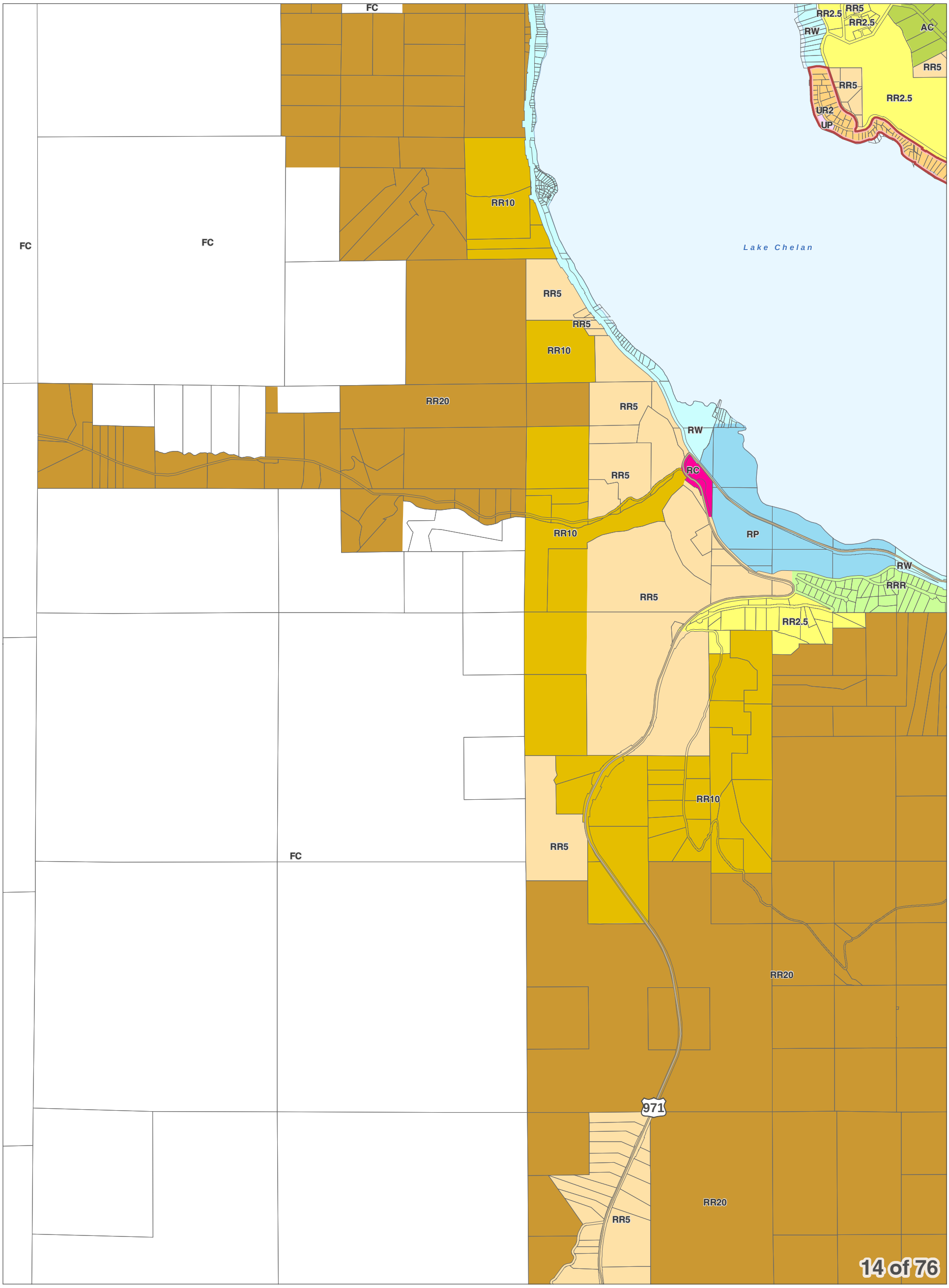
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

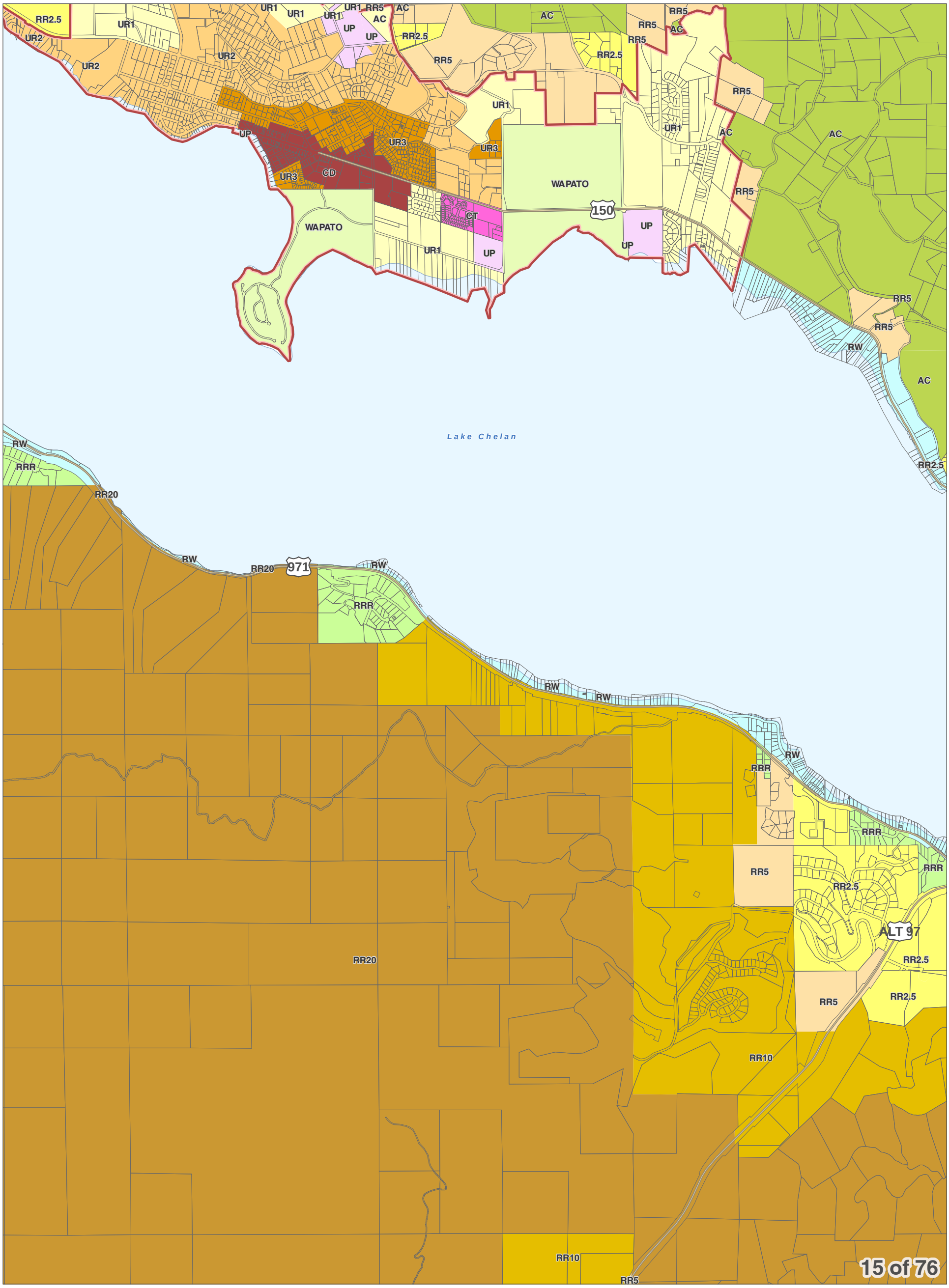
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT

Area of Interest in Red

Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

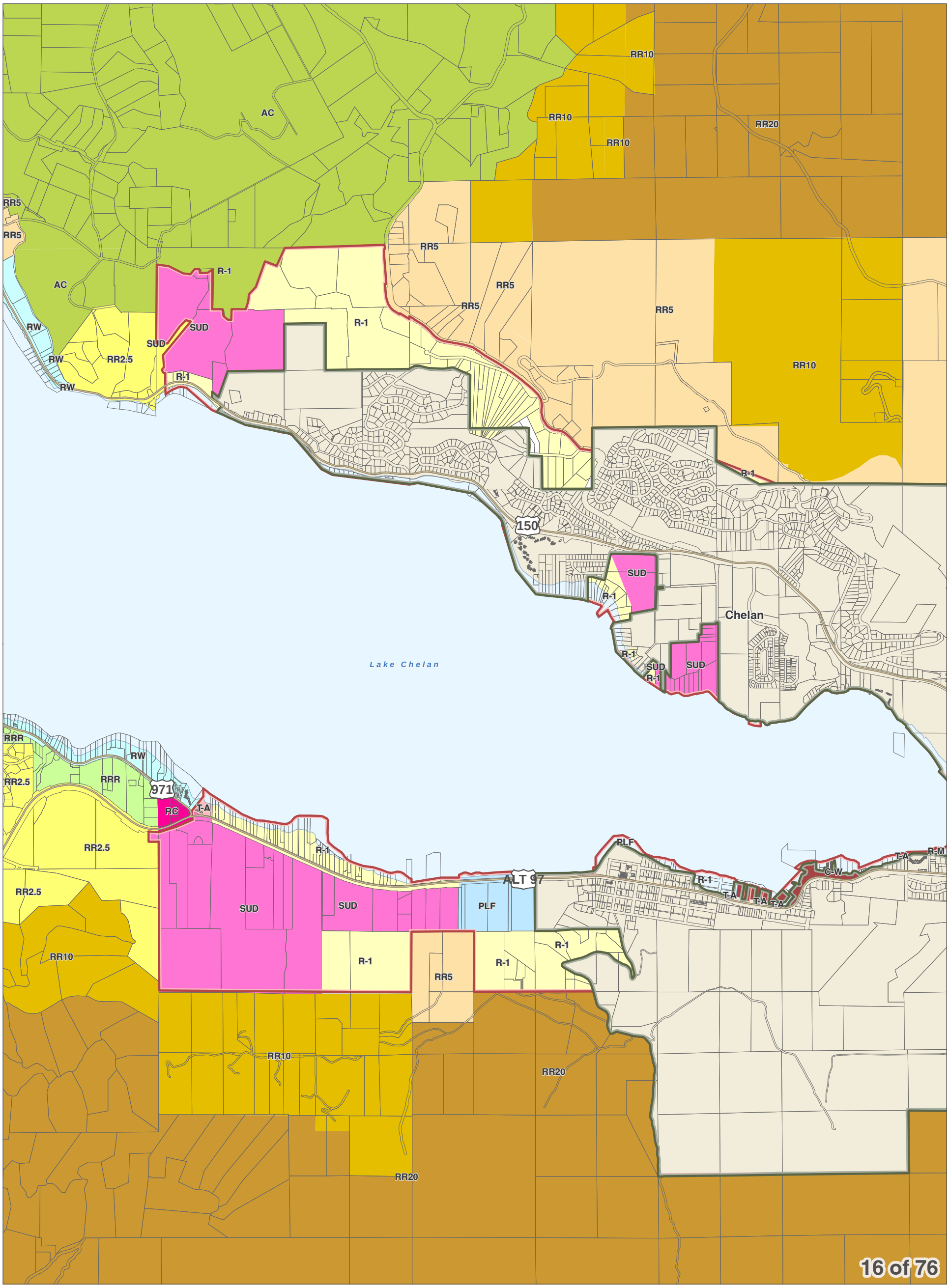
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

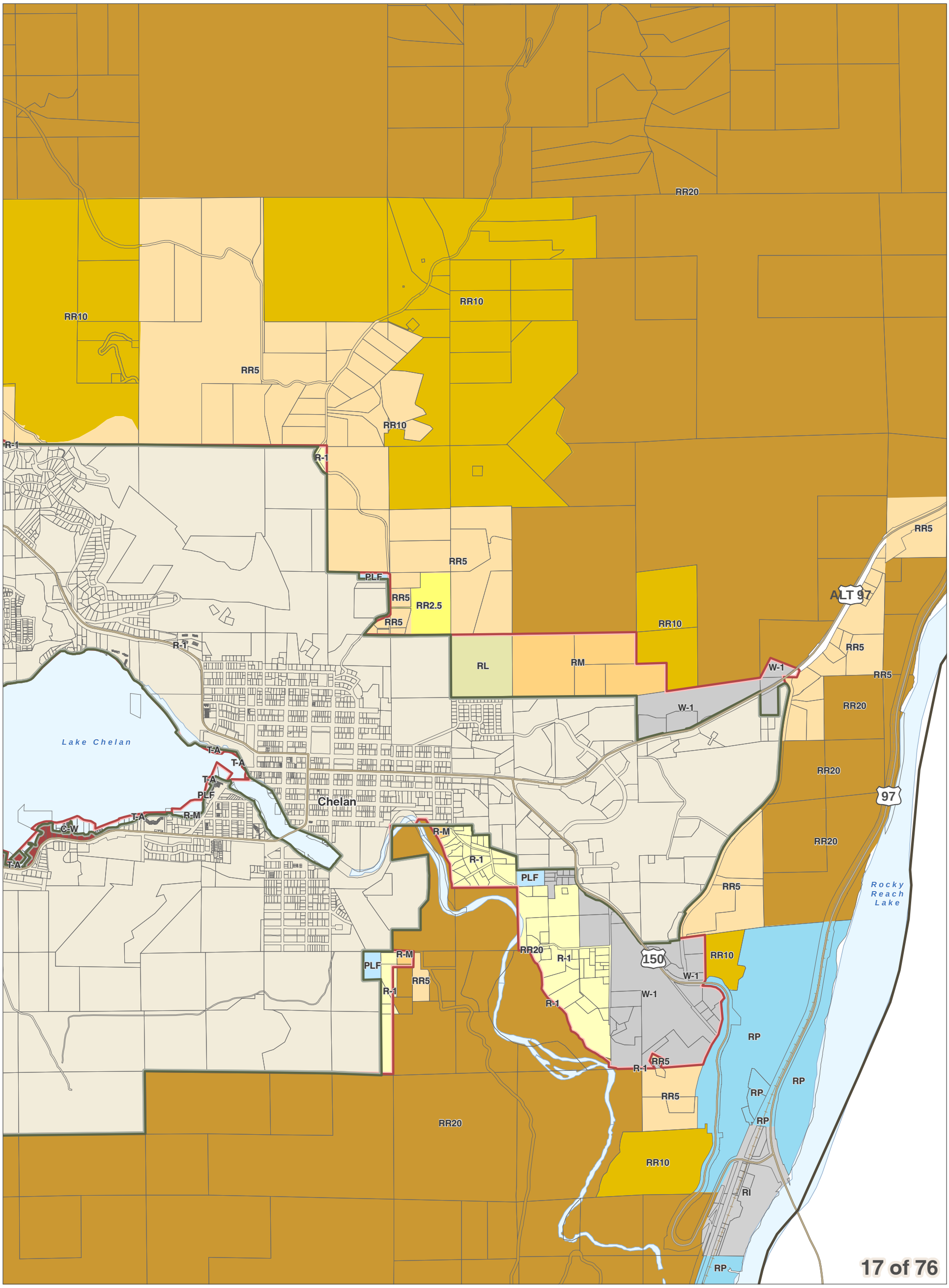
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

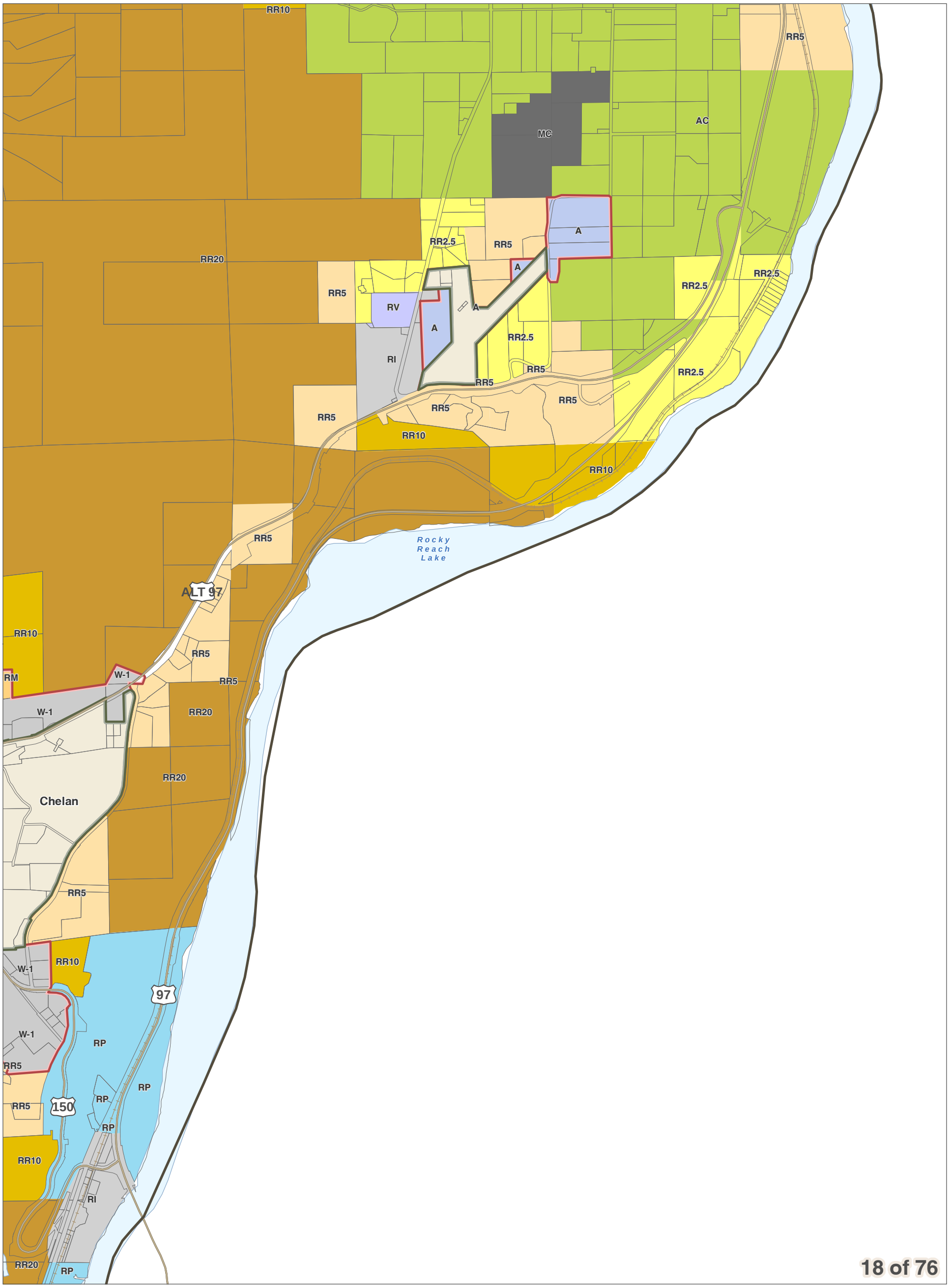
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT

Area of Interest in Red

Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

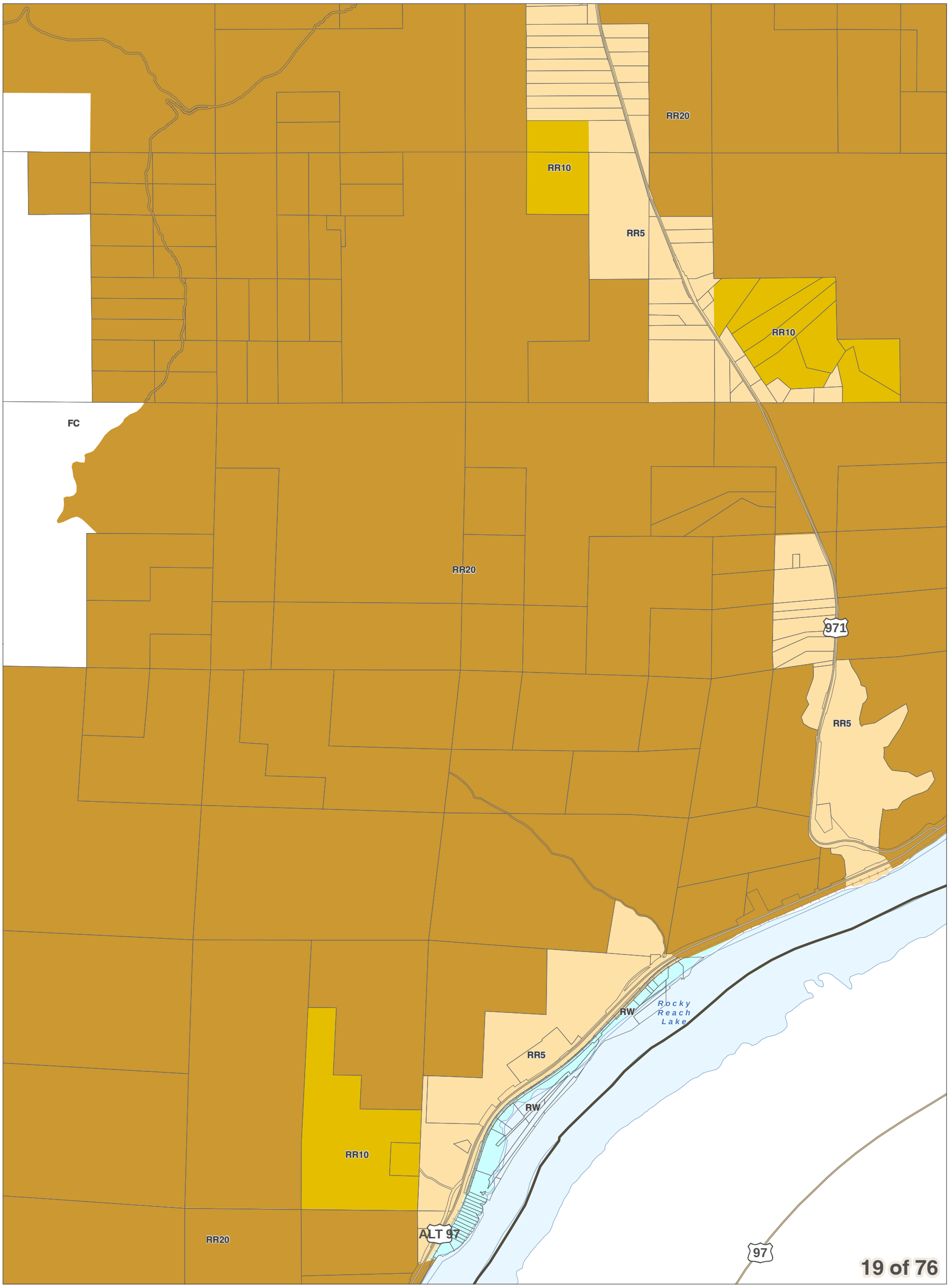
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

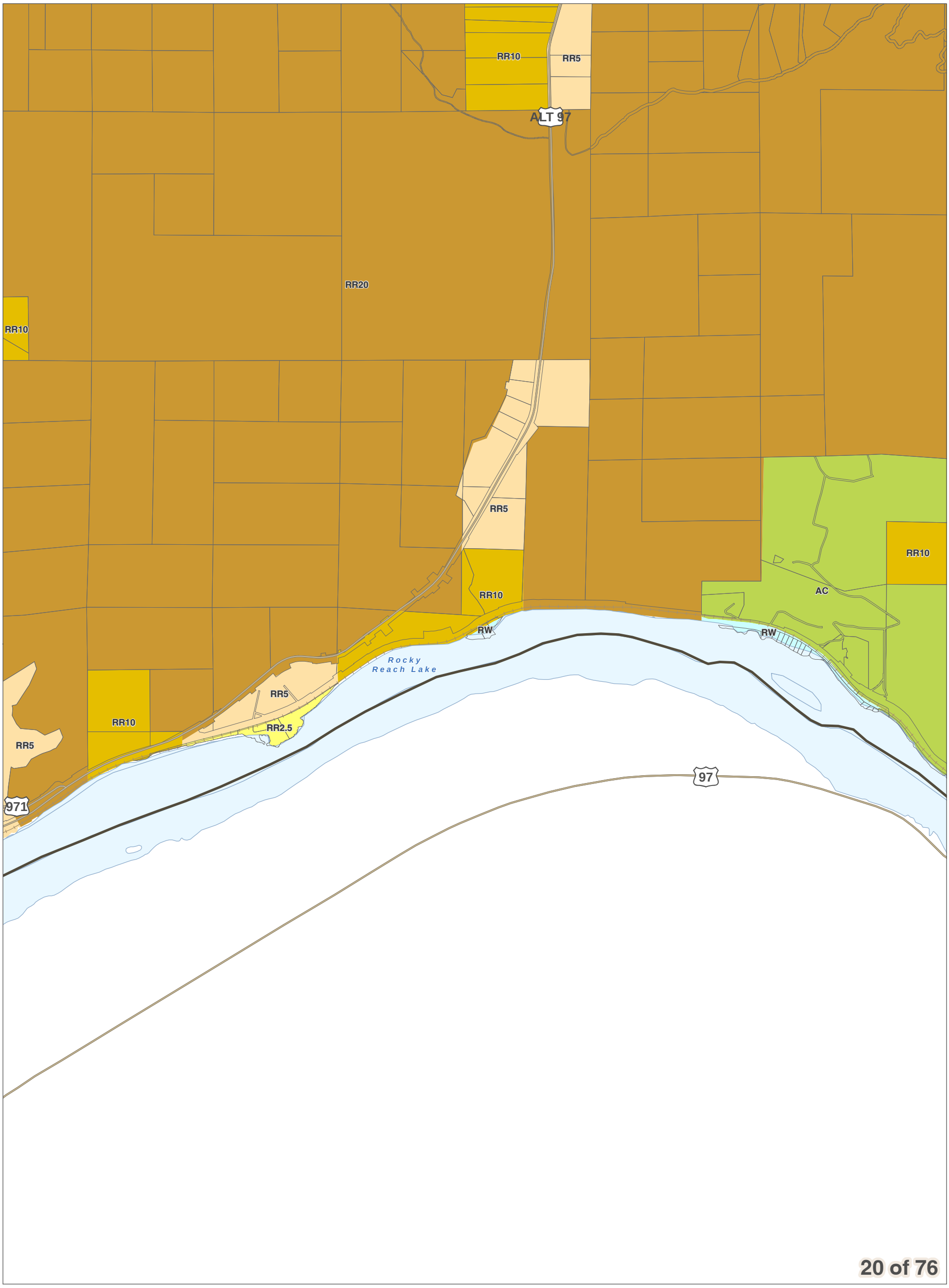
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

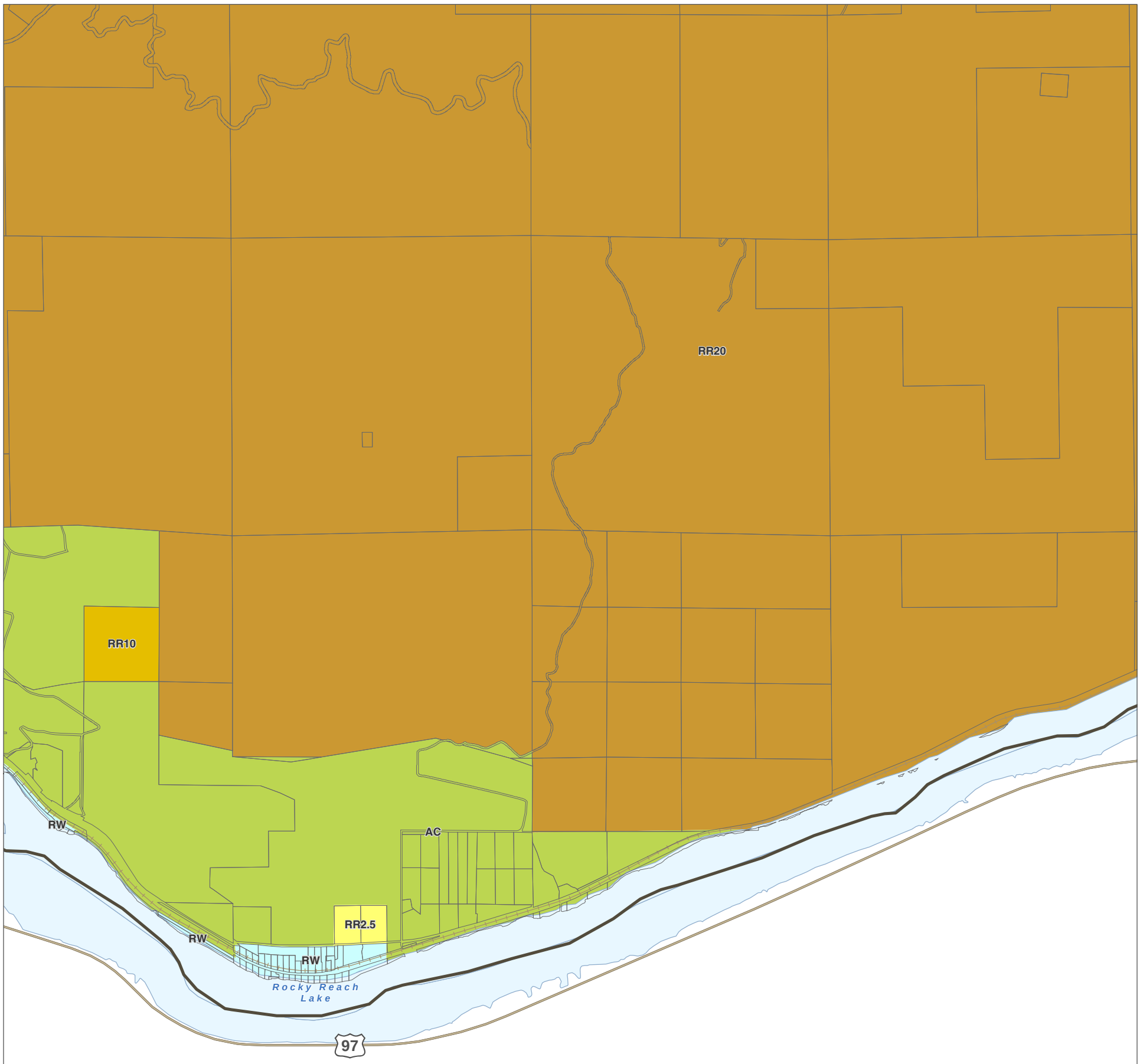
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

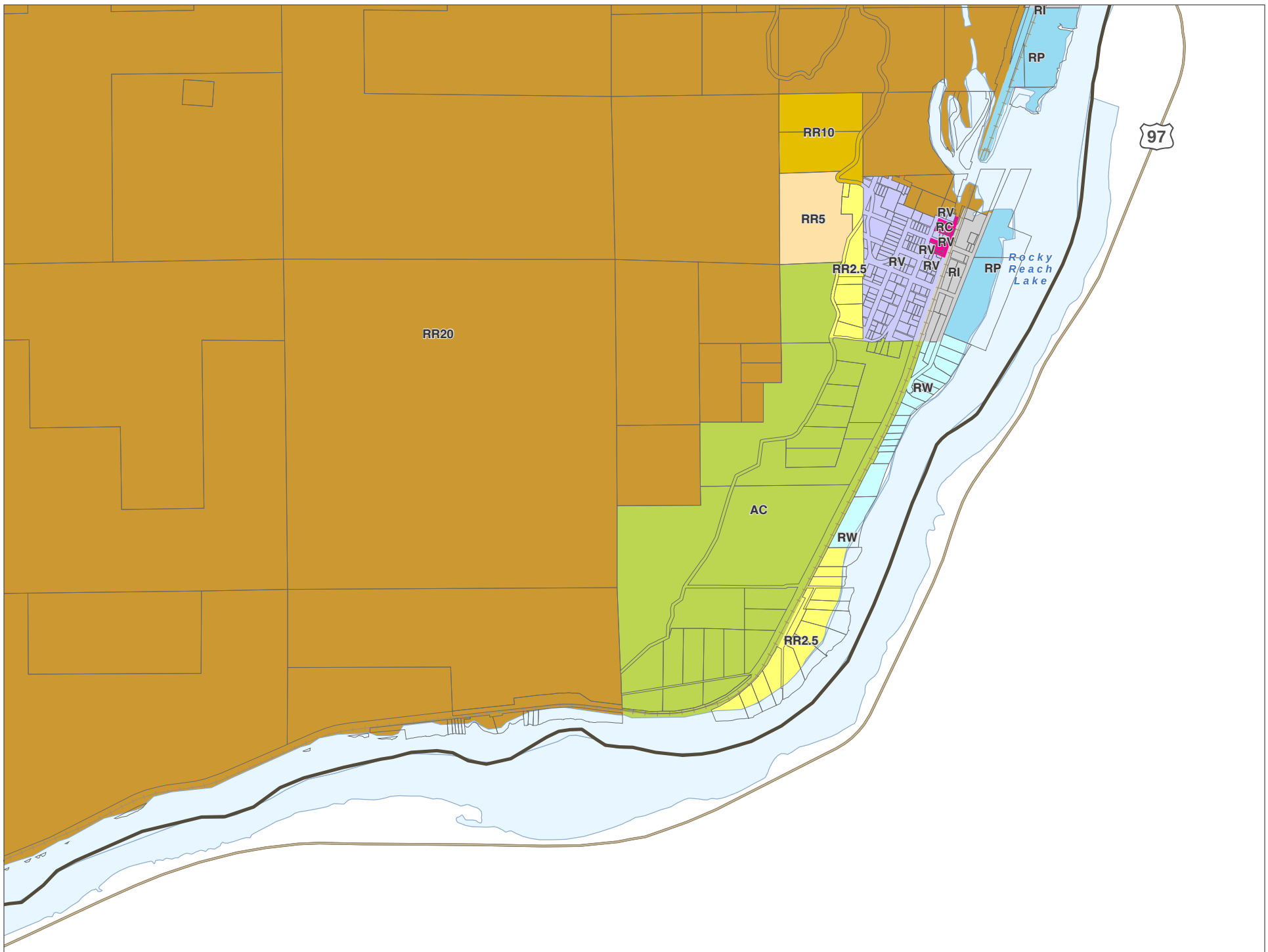
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

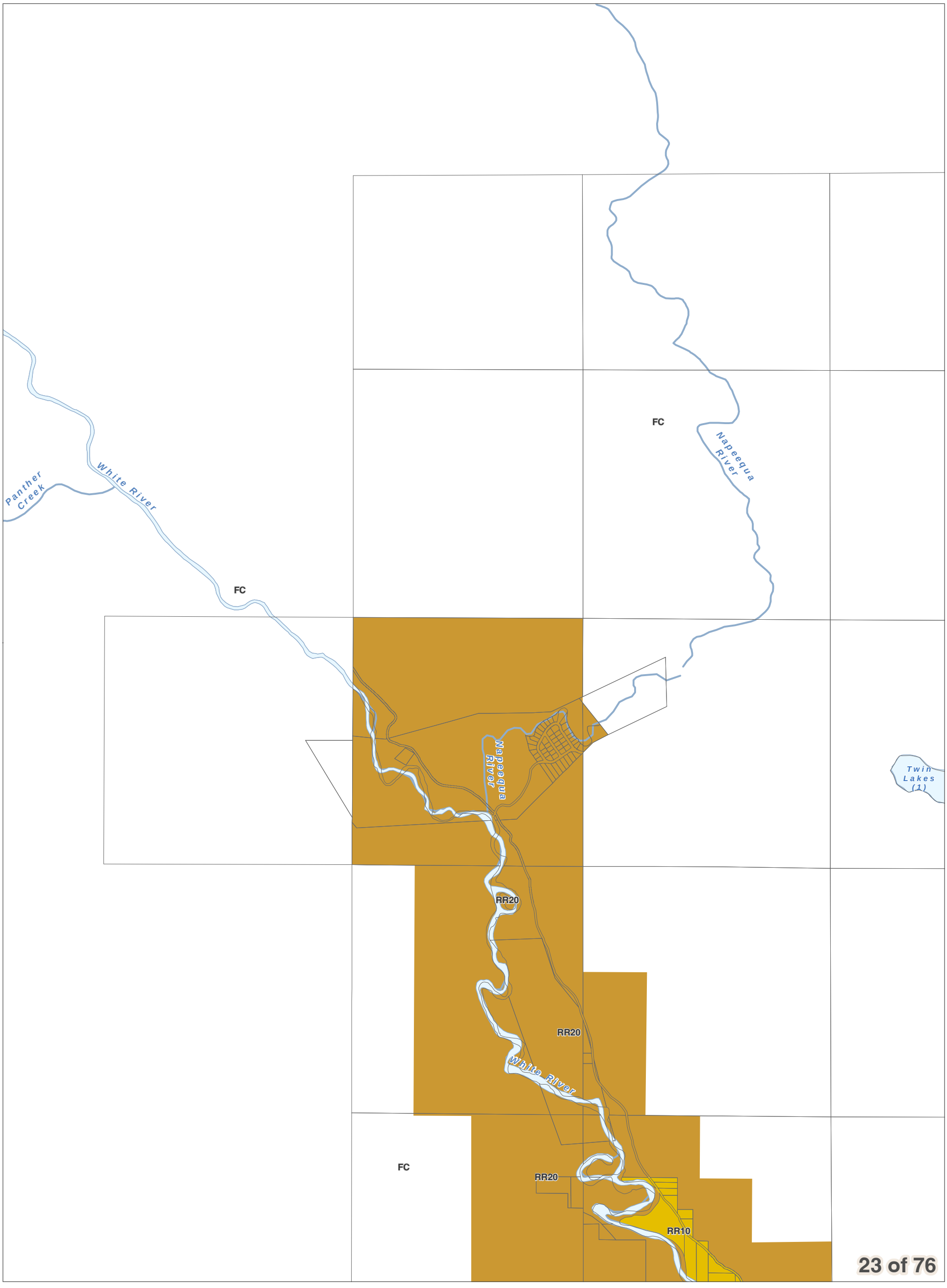
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

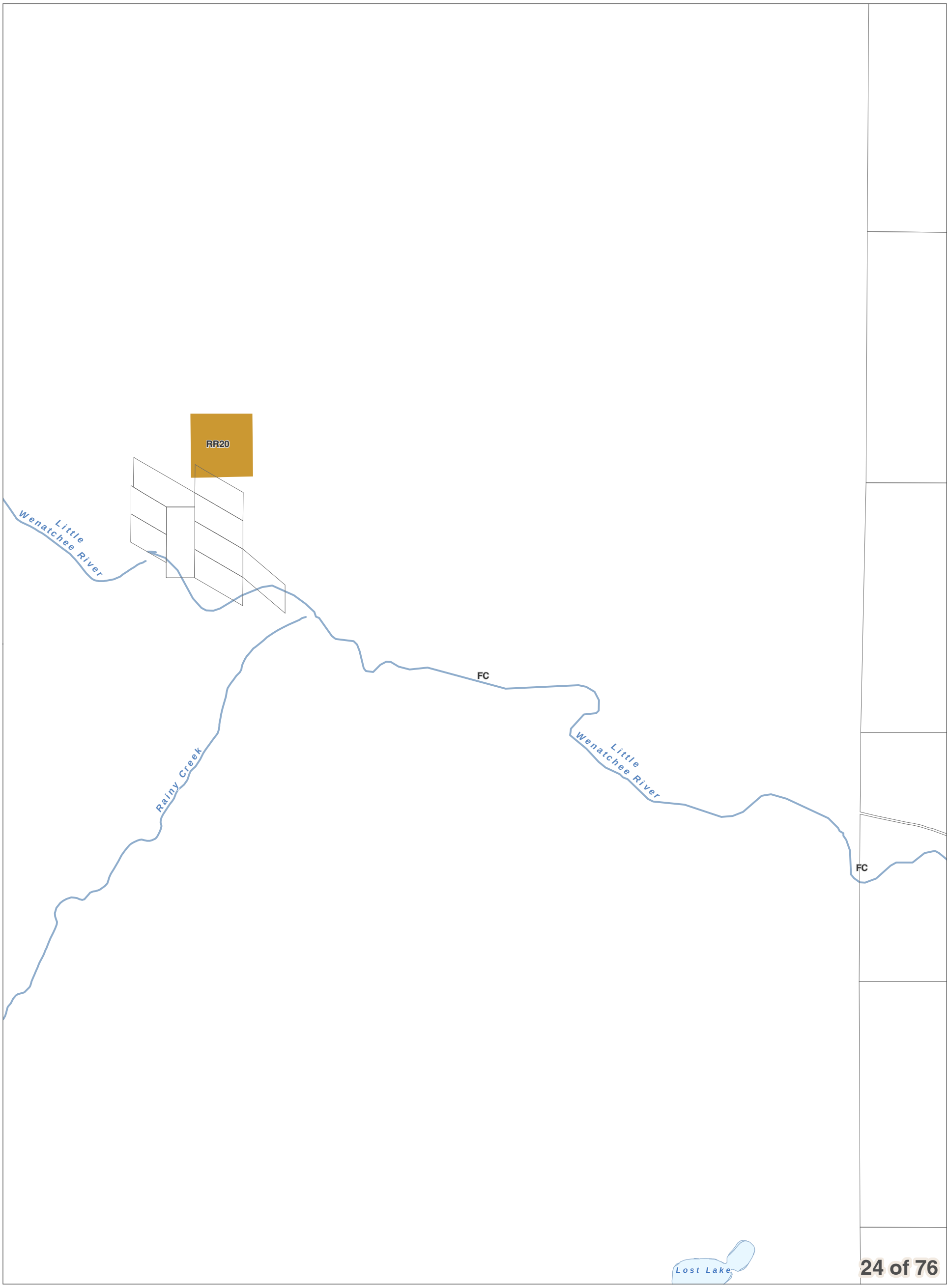
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT

Area of Interest in Red

Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

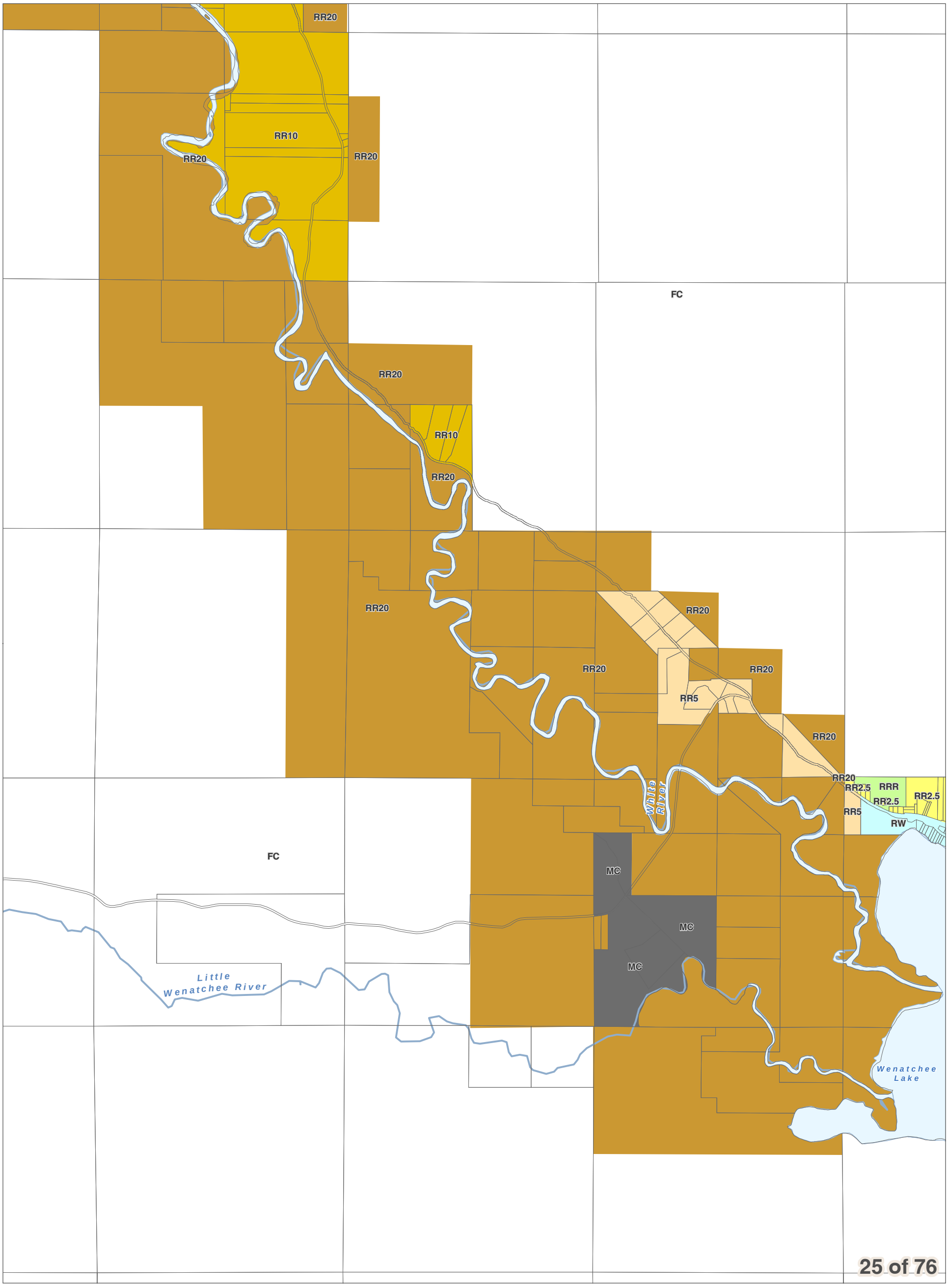
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

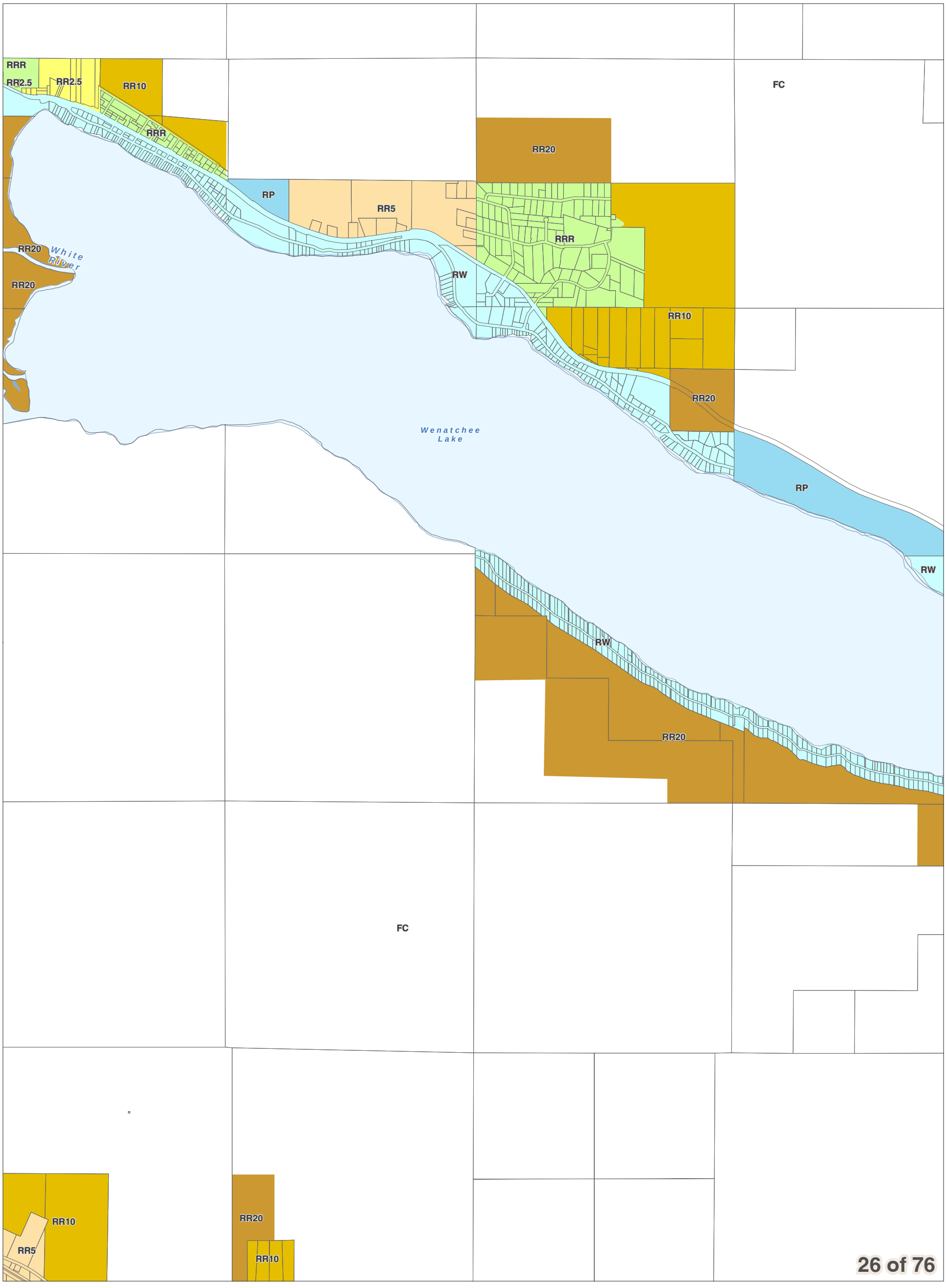
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

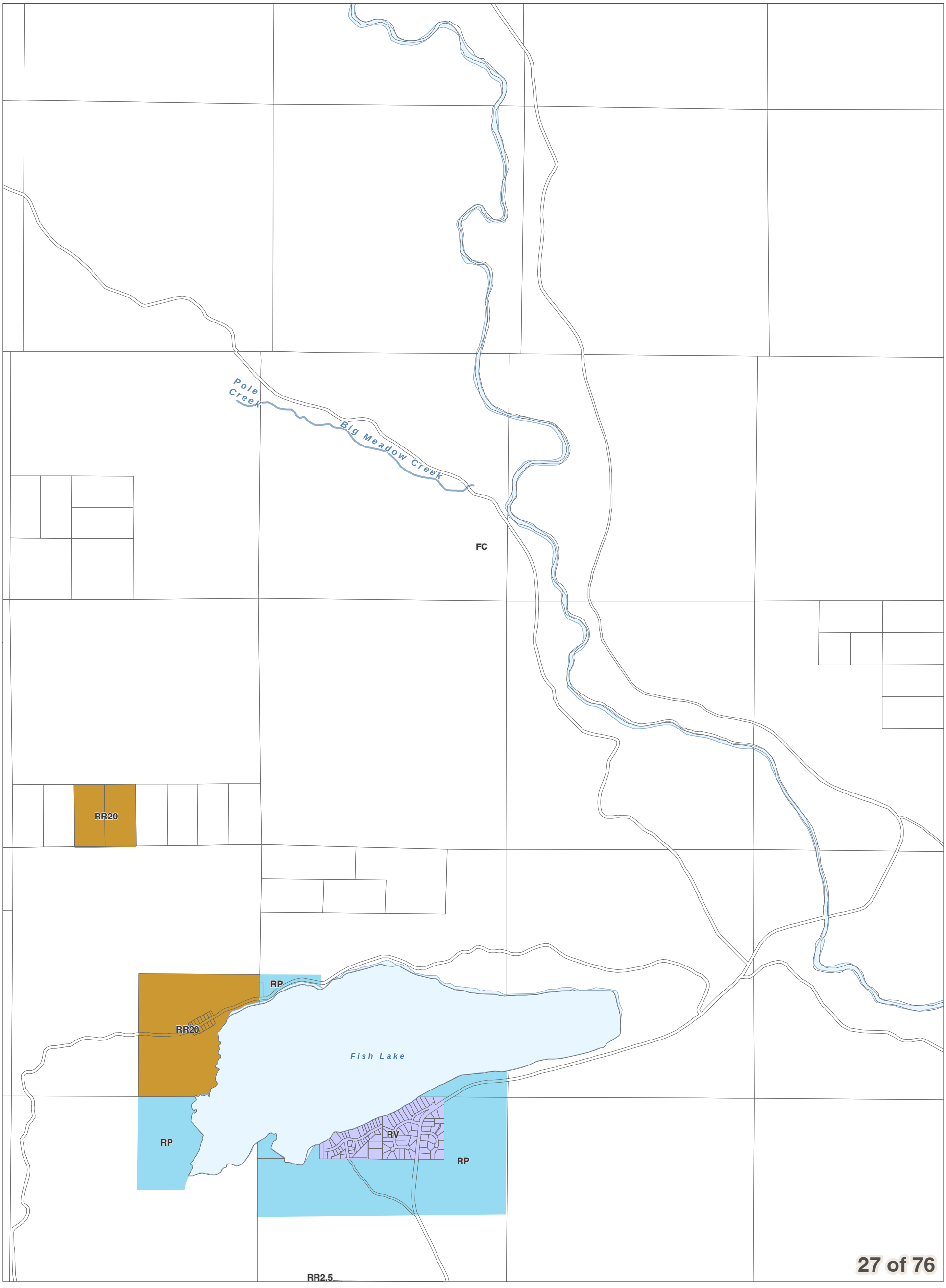
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

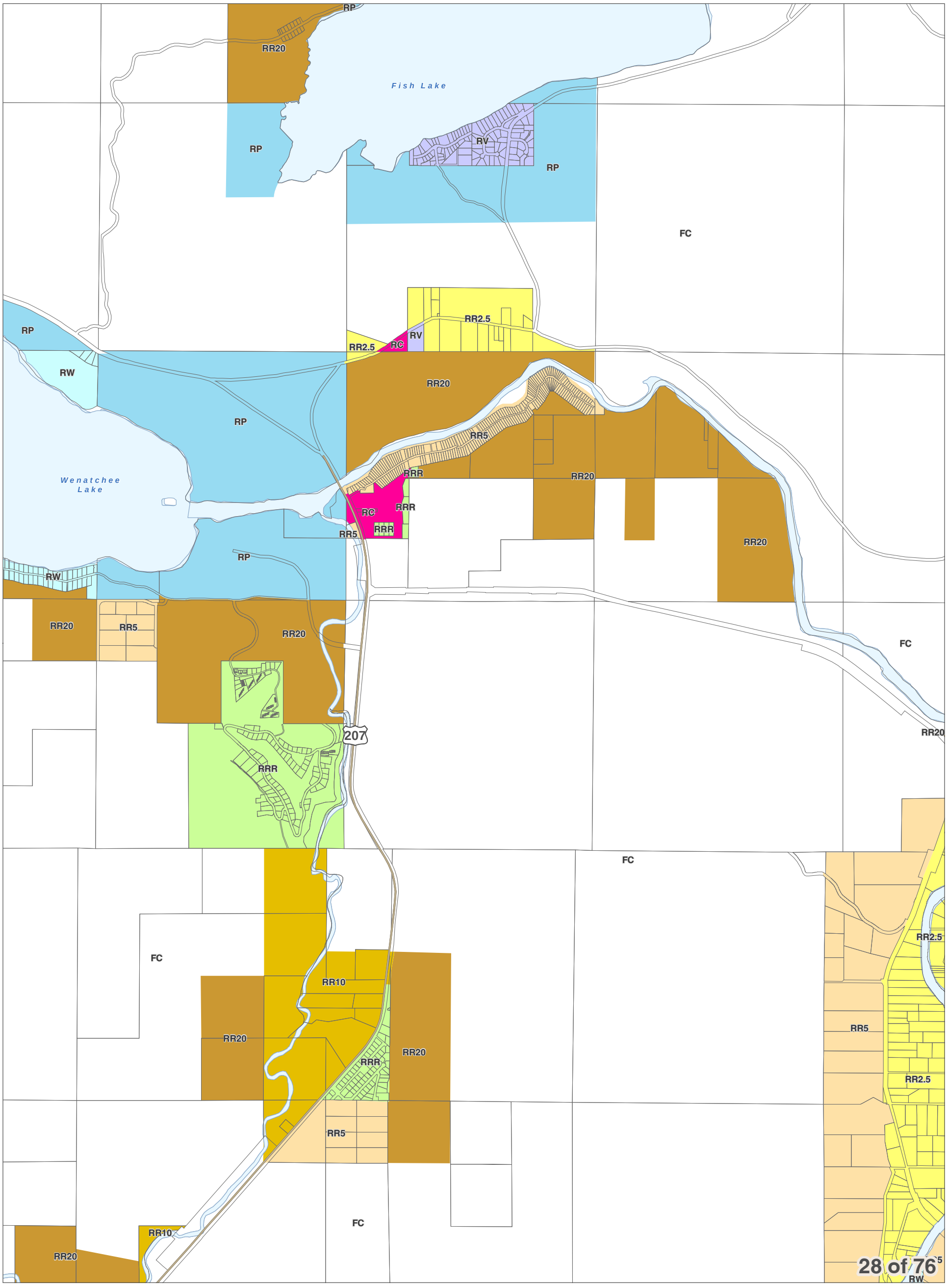
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



28 of 76

City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

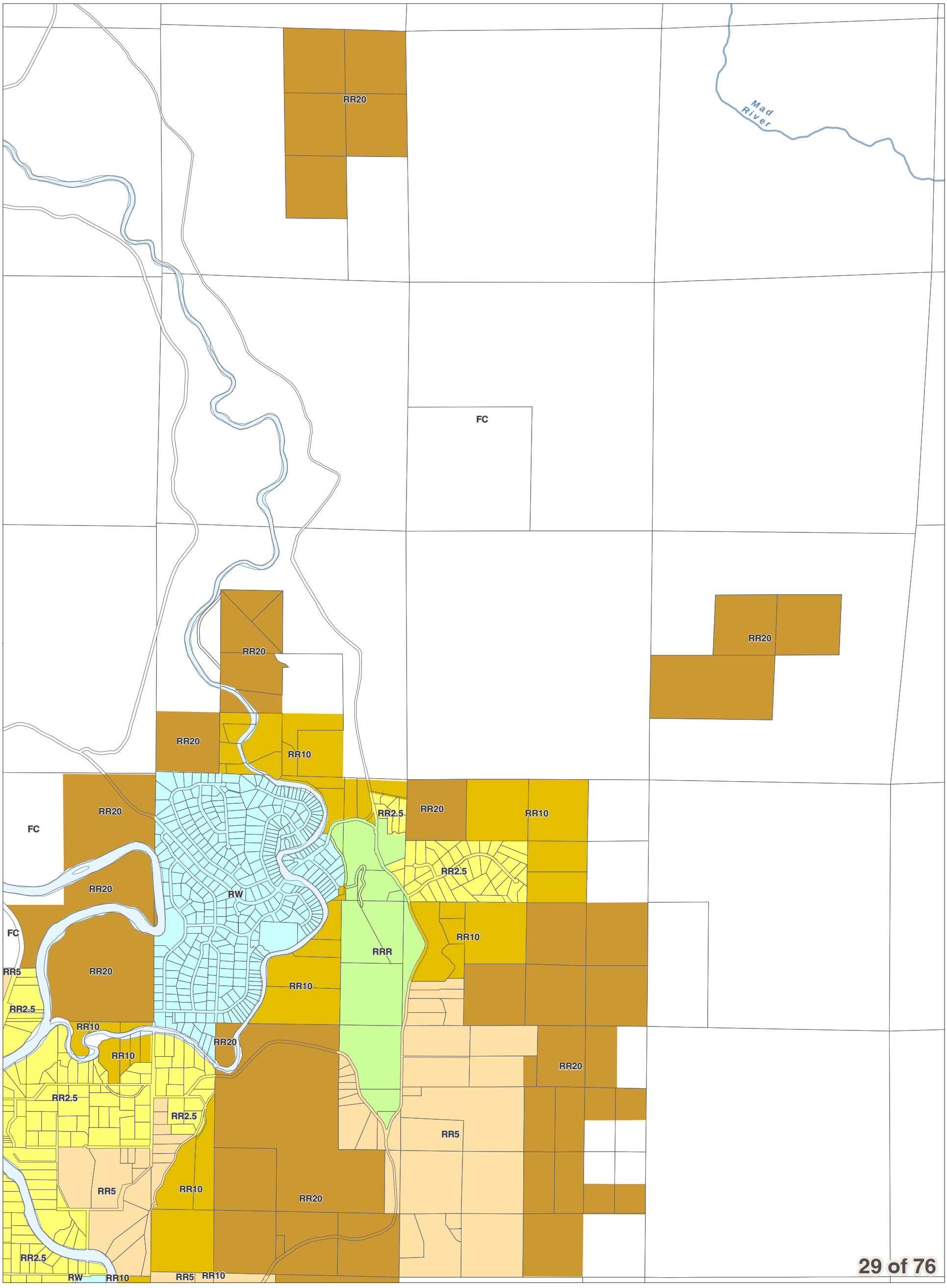
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

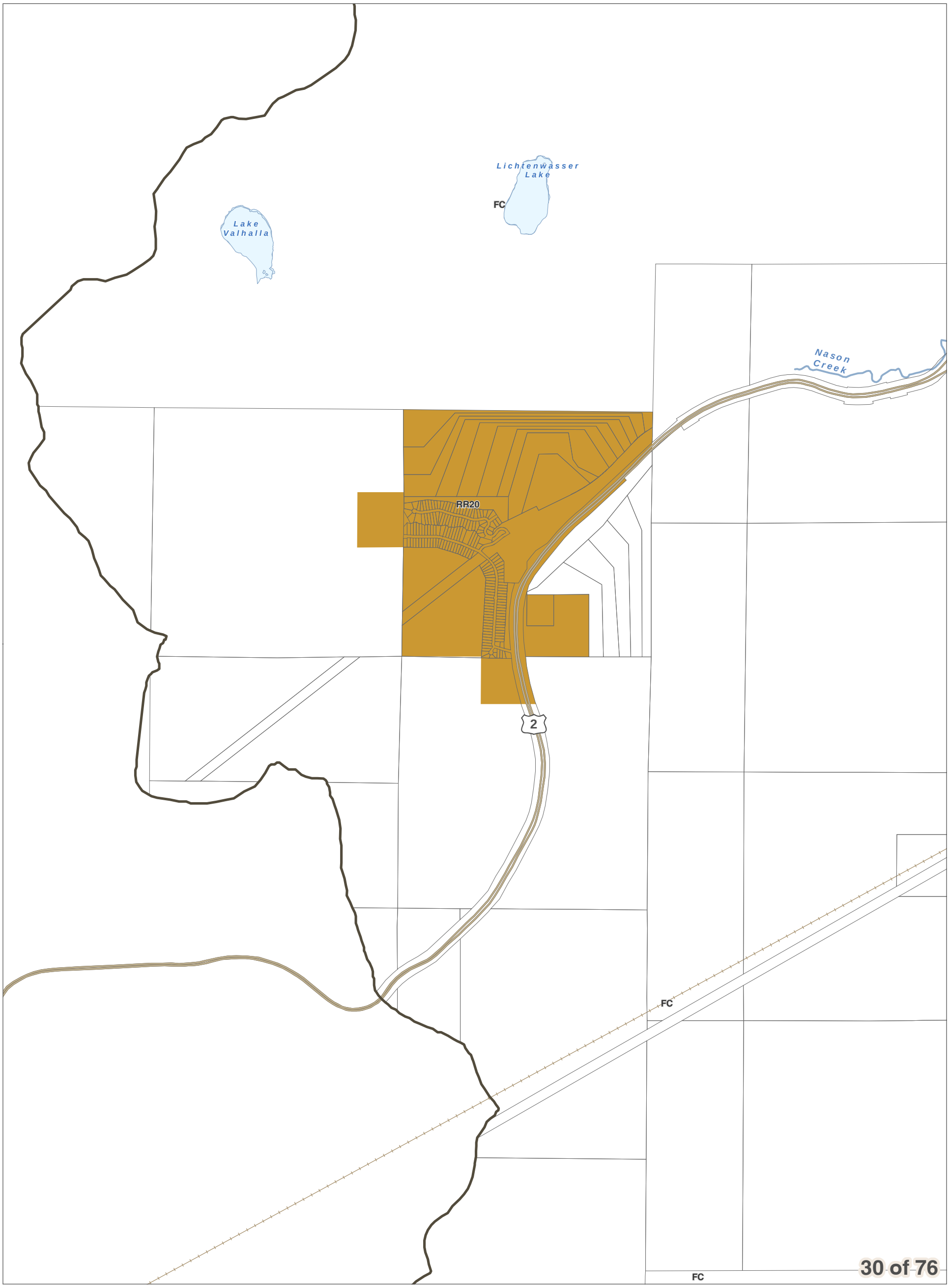
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

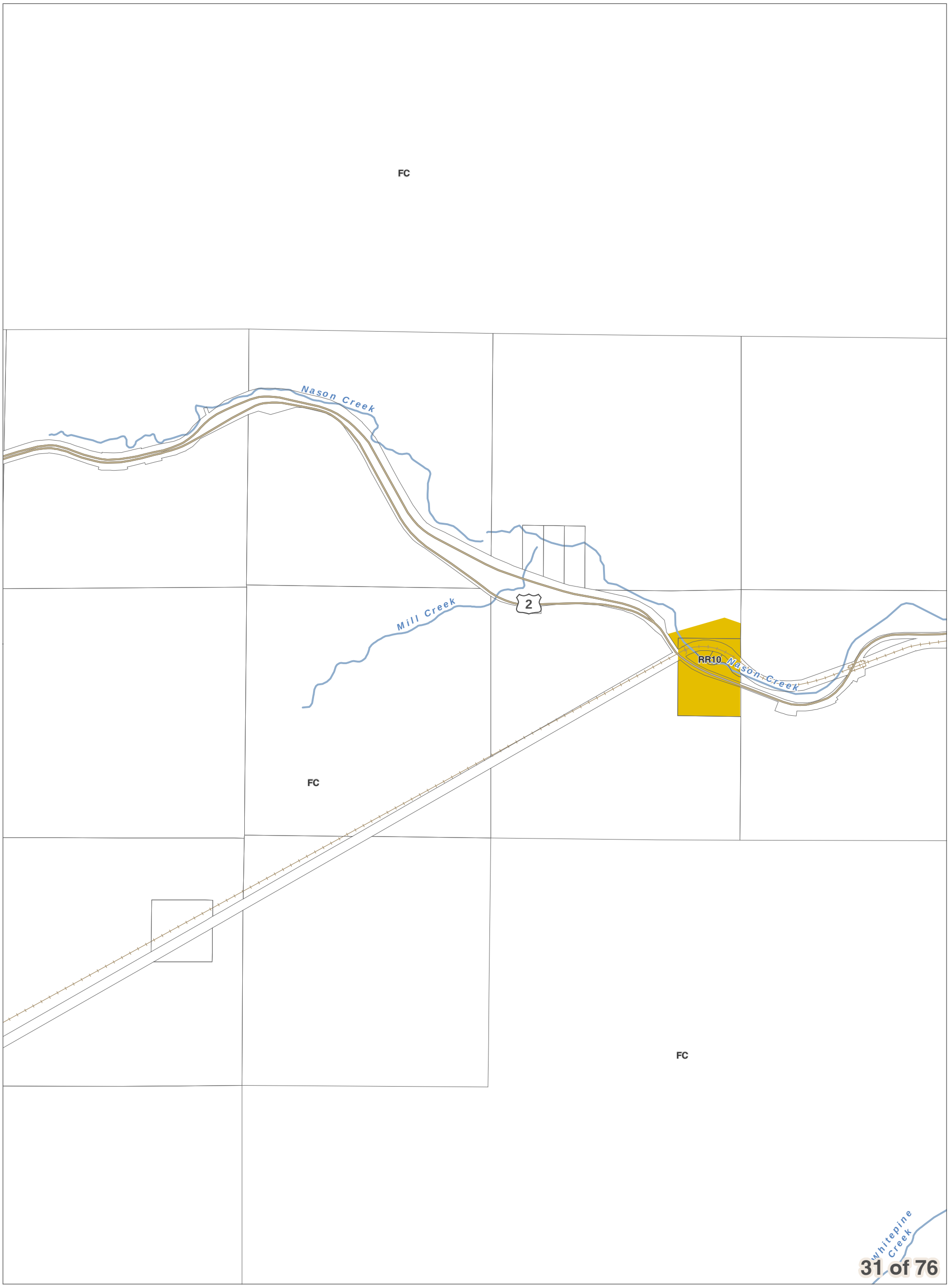
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

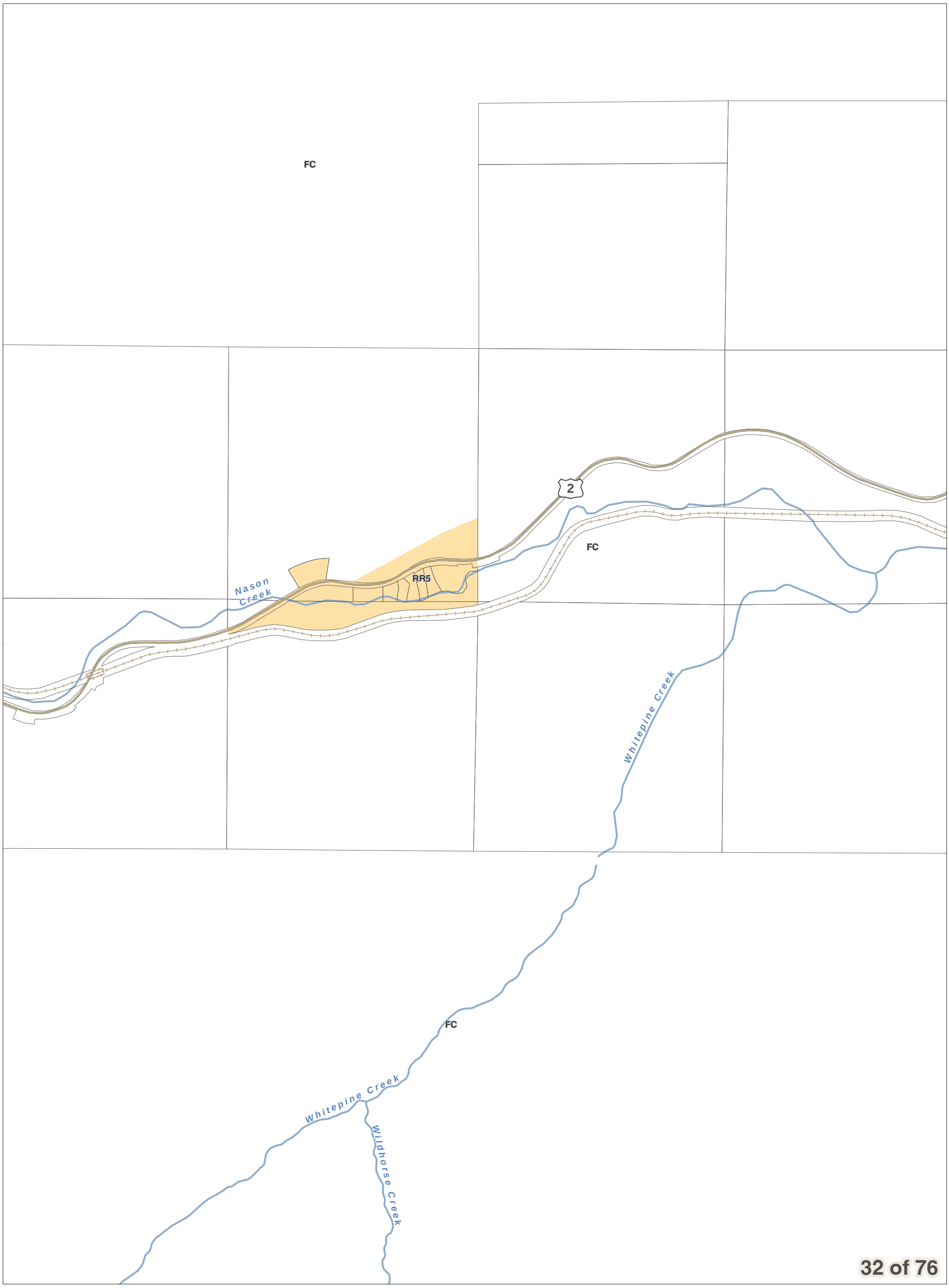
0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Comprehensive Plan Appendices
Resolution 2017-119

Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

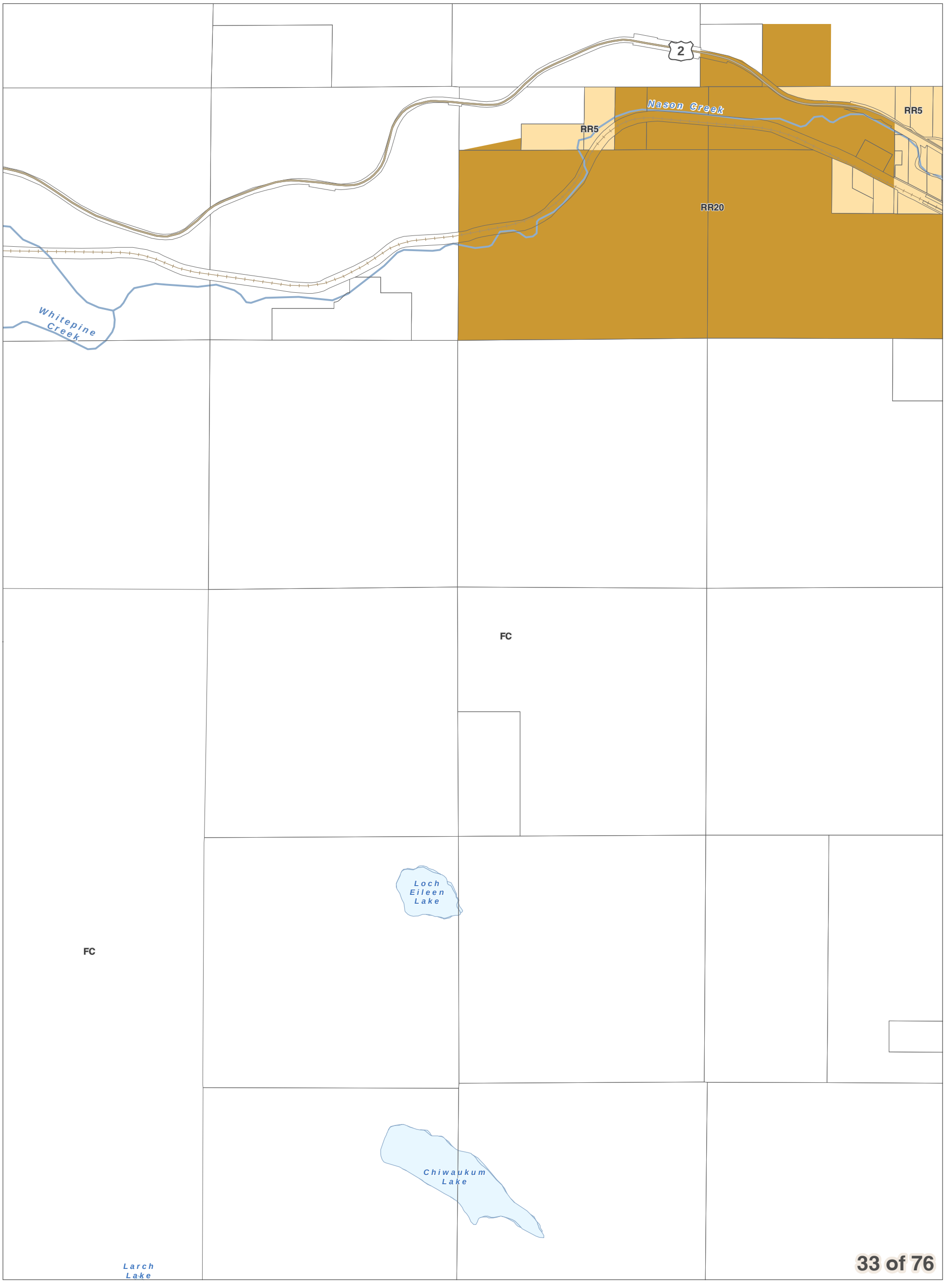
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

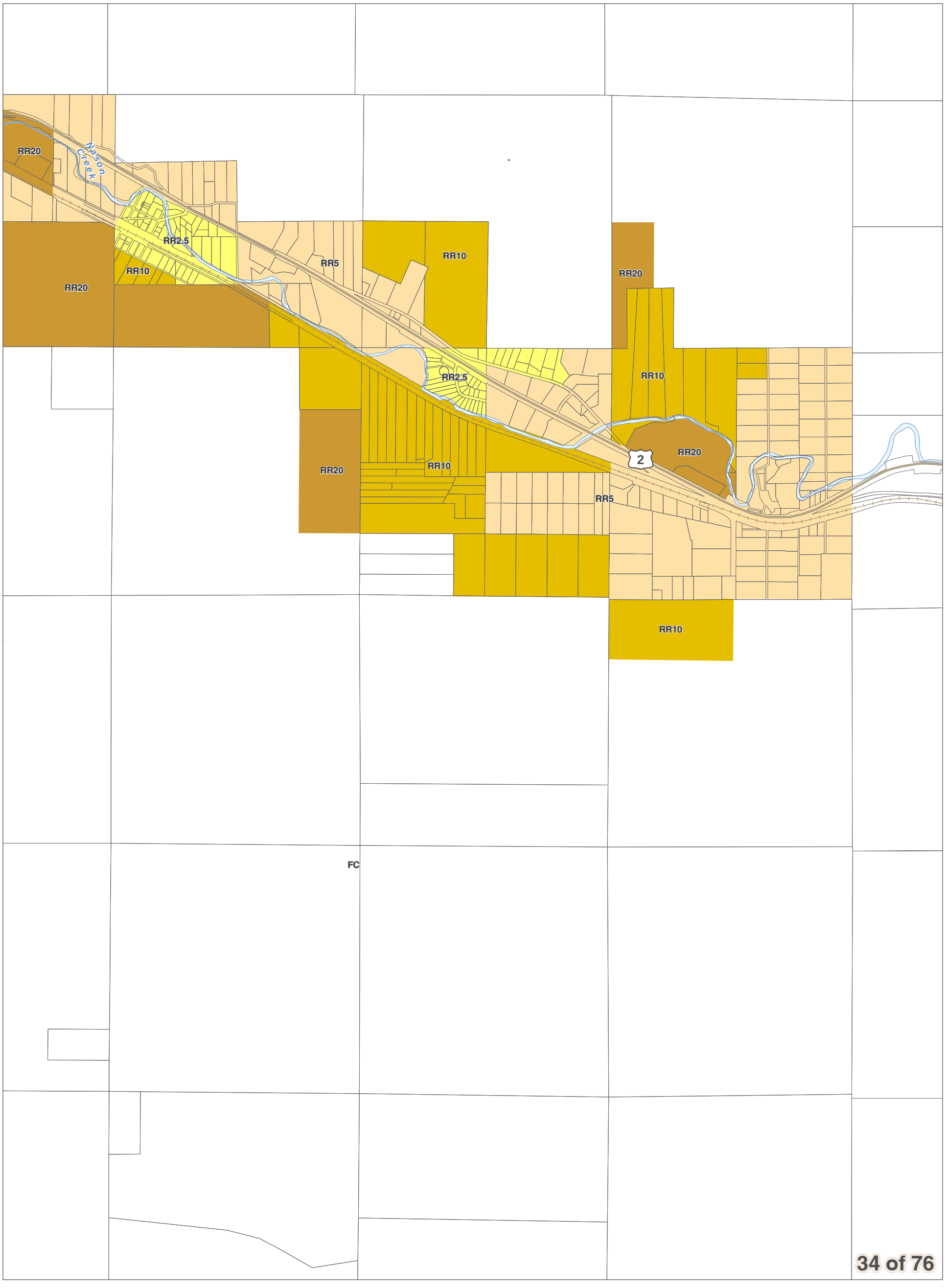
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

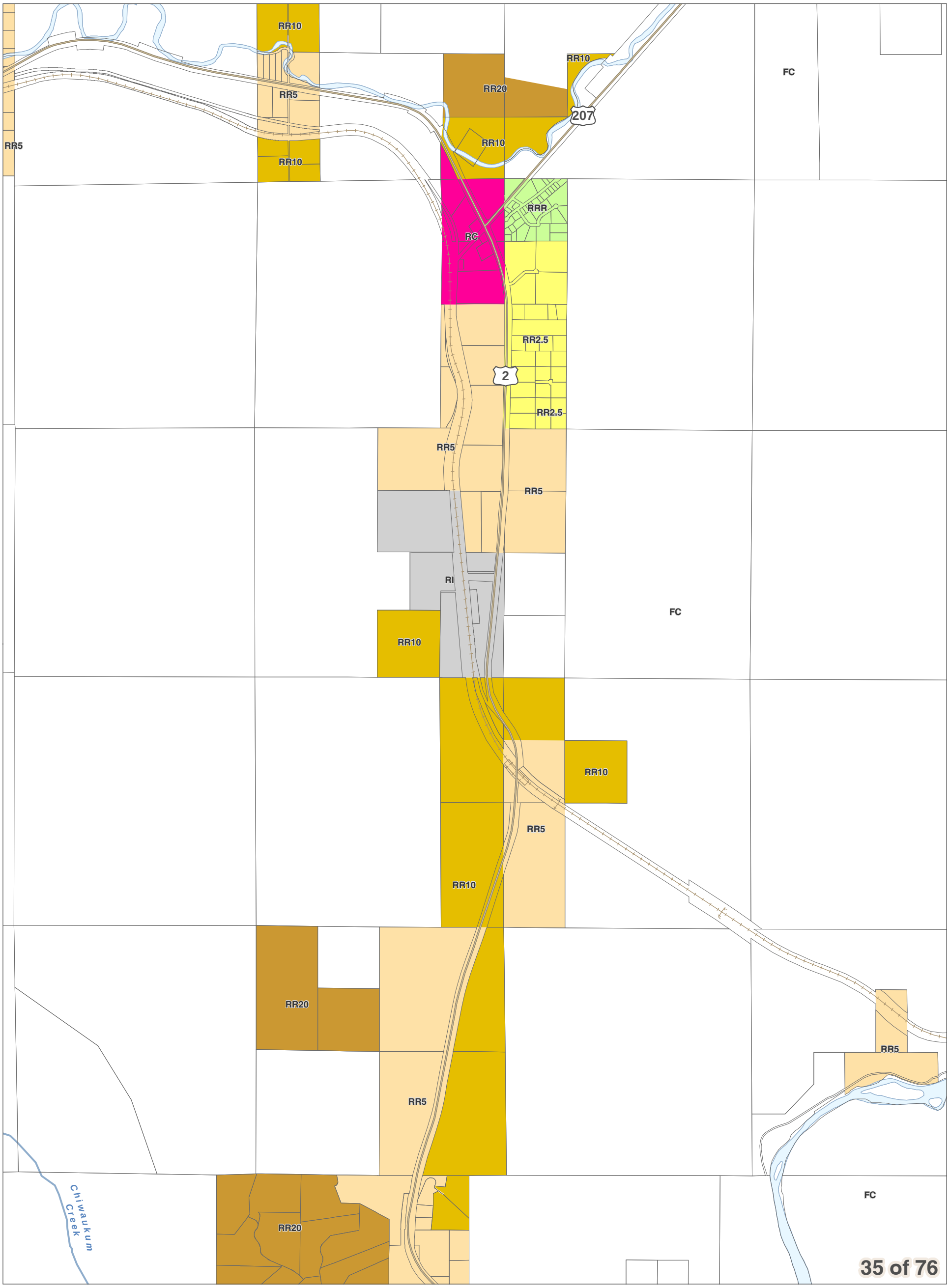
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

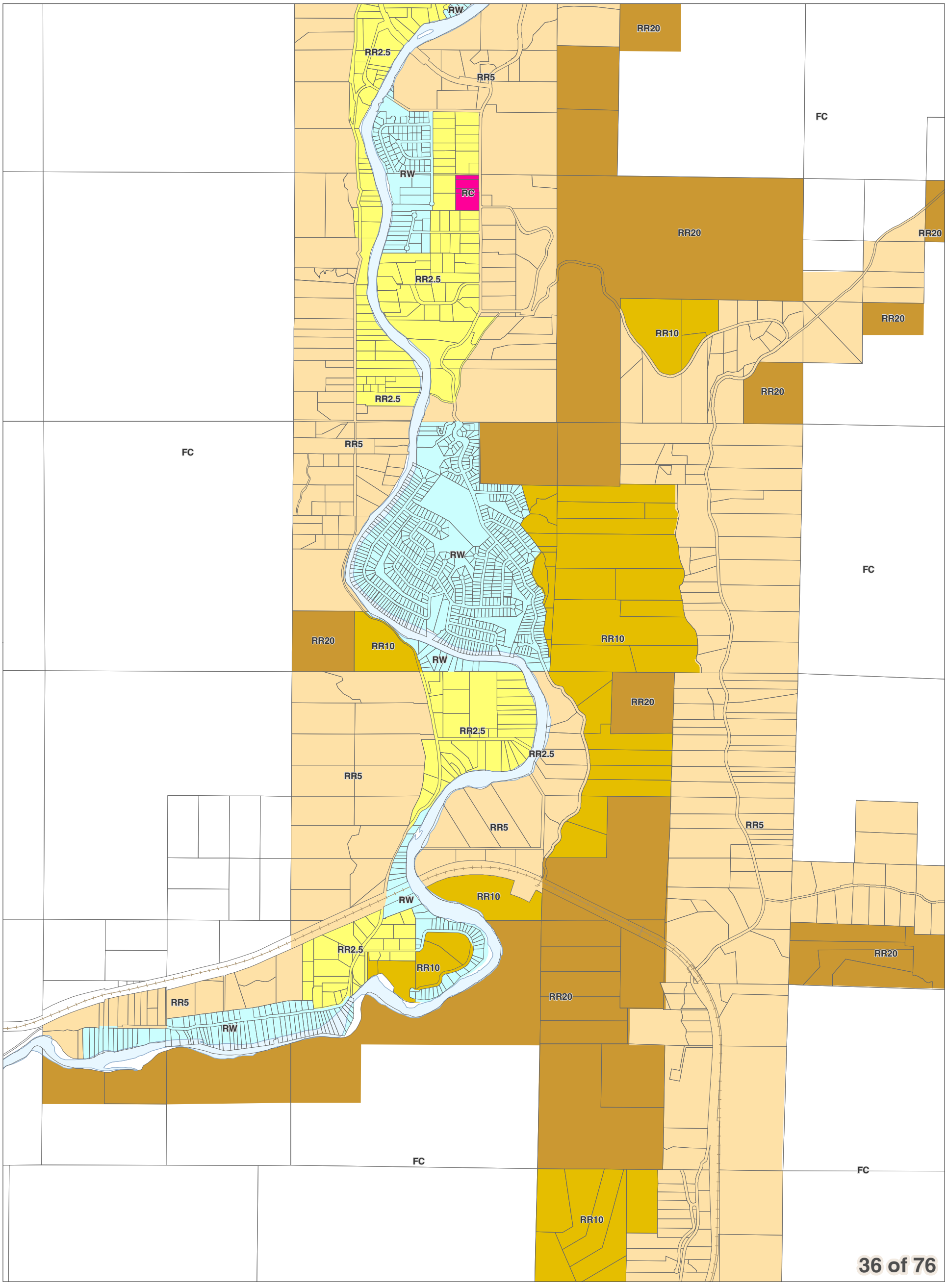
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

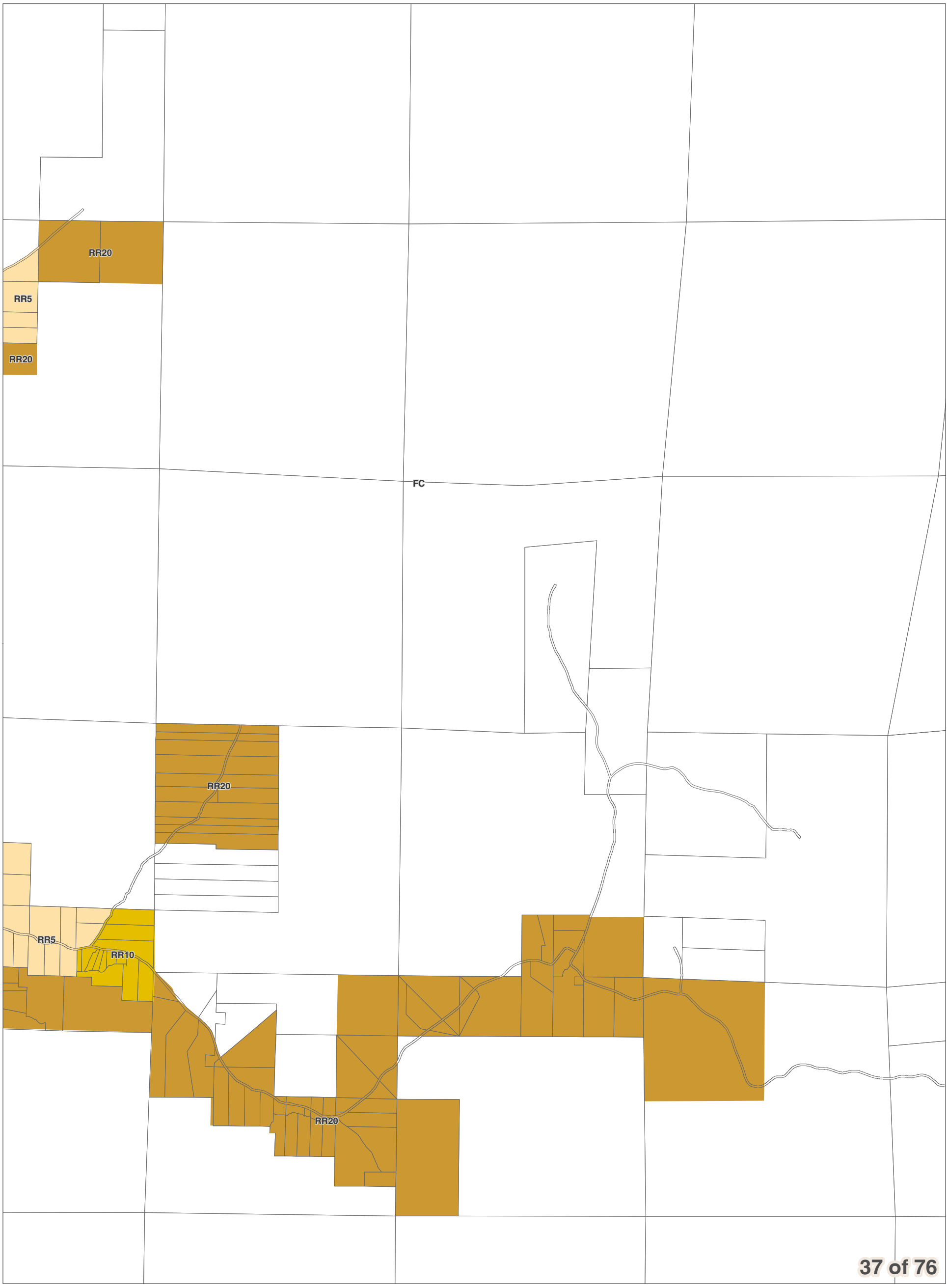
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

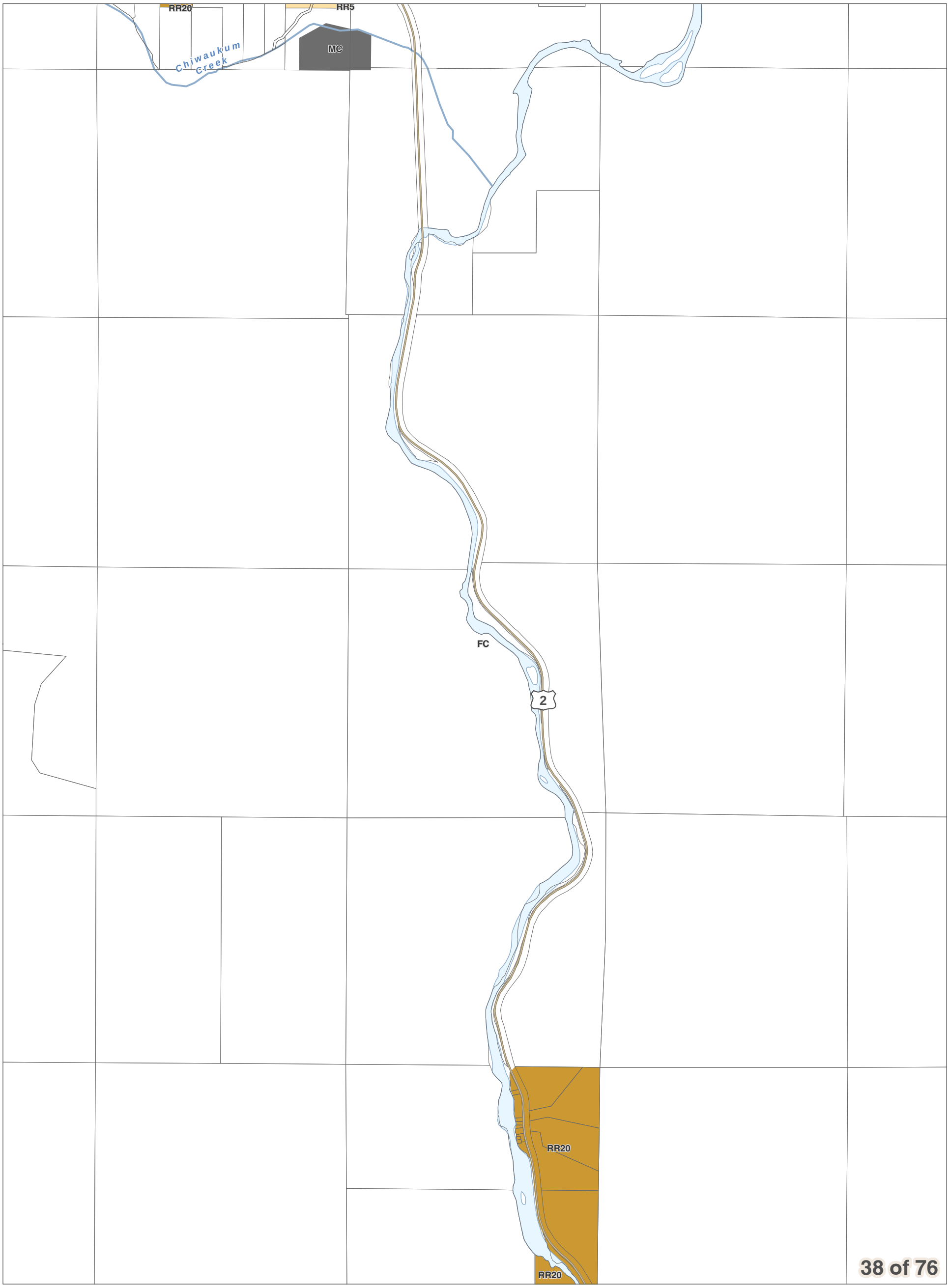
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

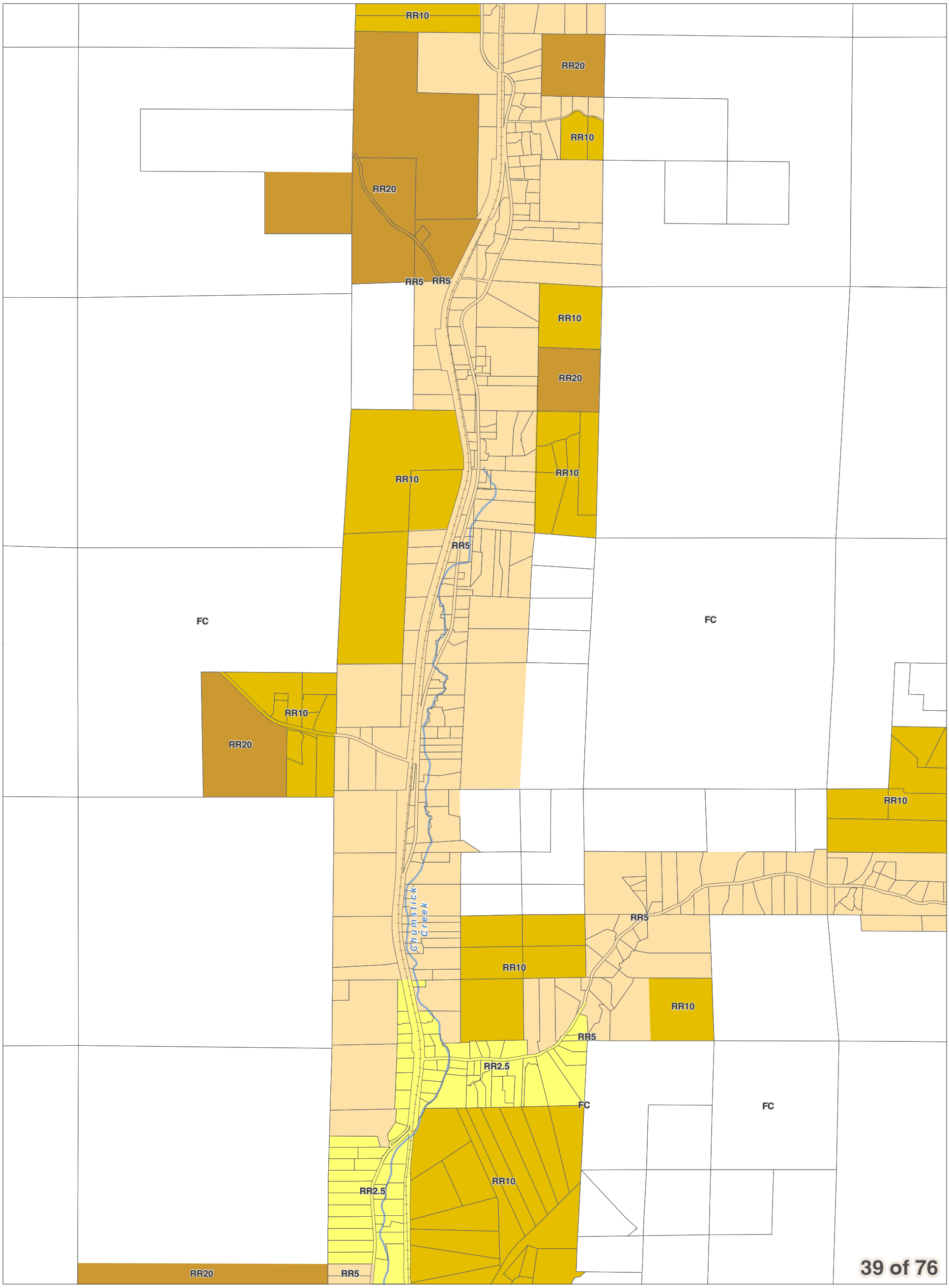
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

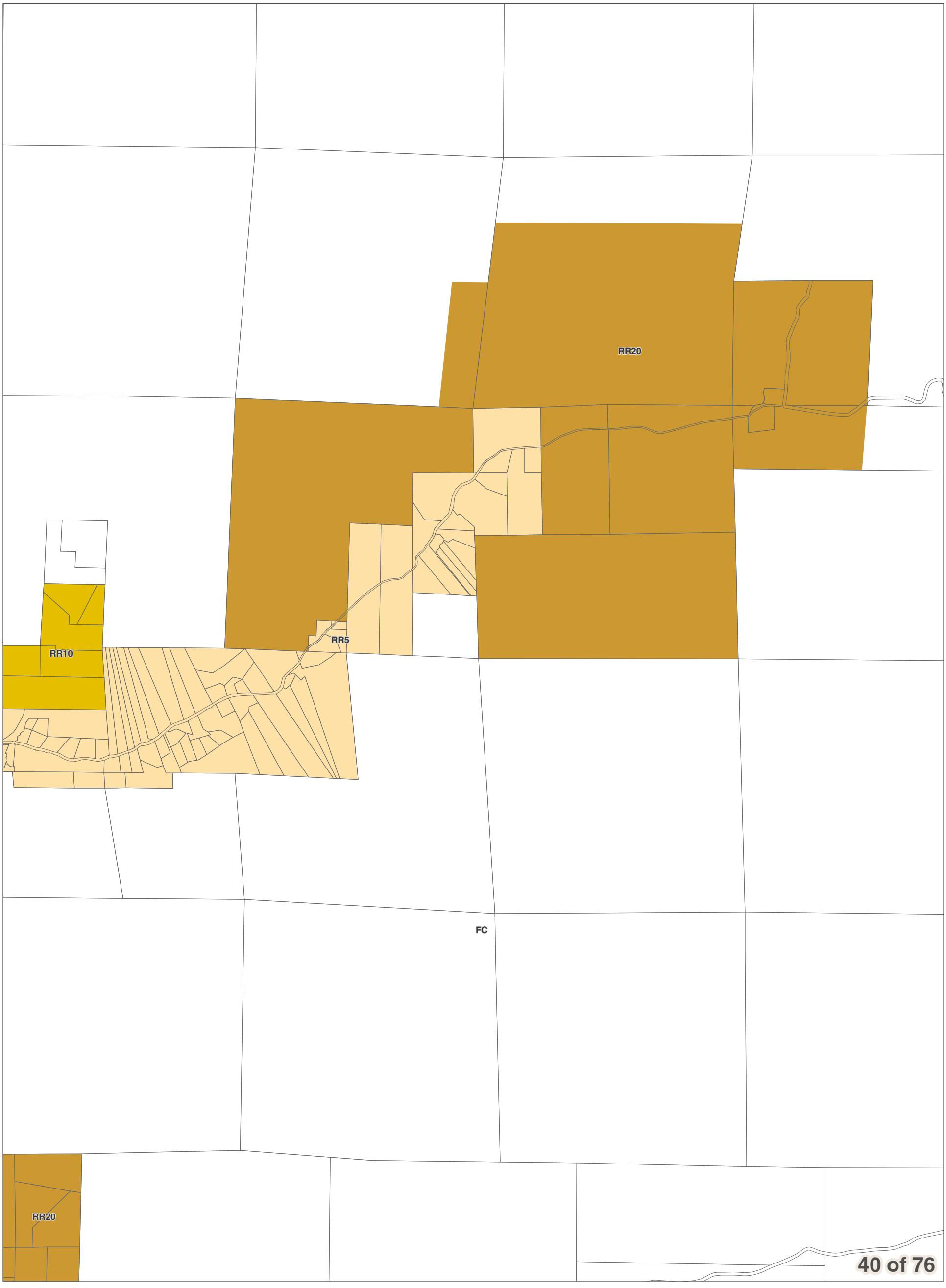
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT

Area of Interest in Red

Chelan County Land Use Designation



40 of 76

City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

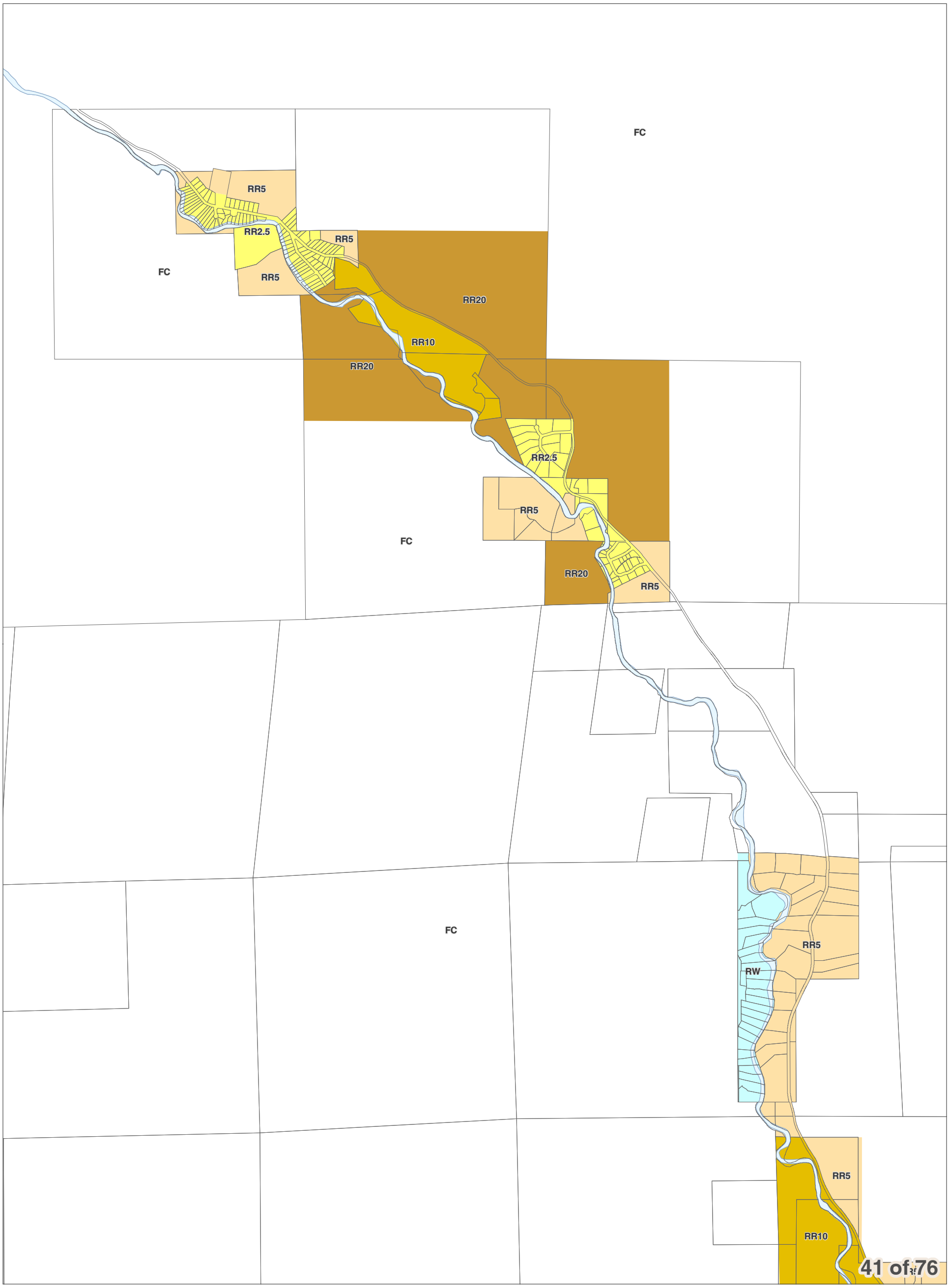
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT

Area of Interest in Red

Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

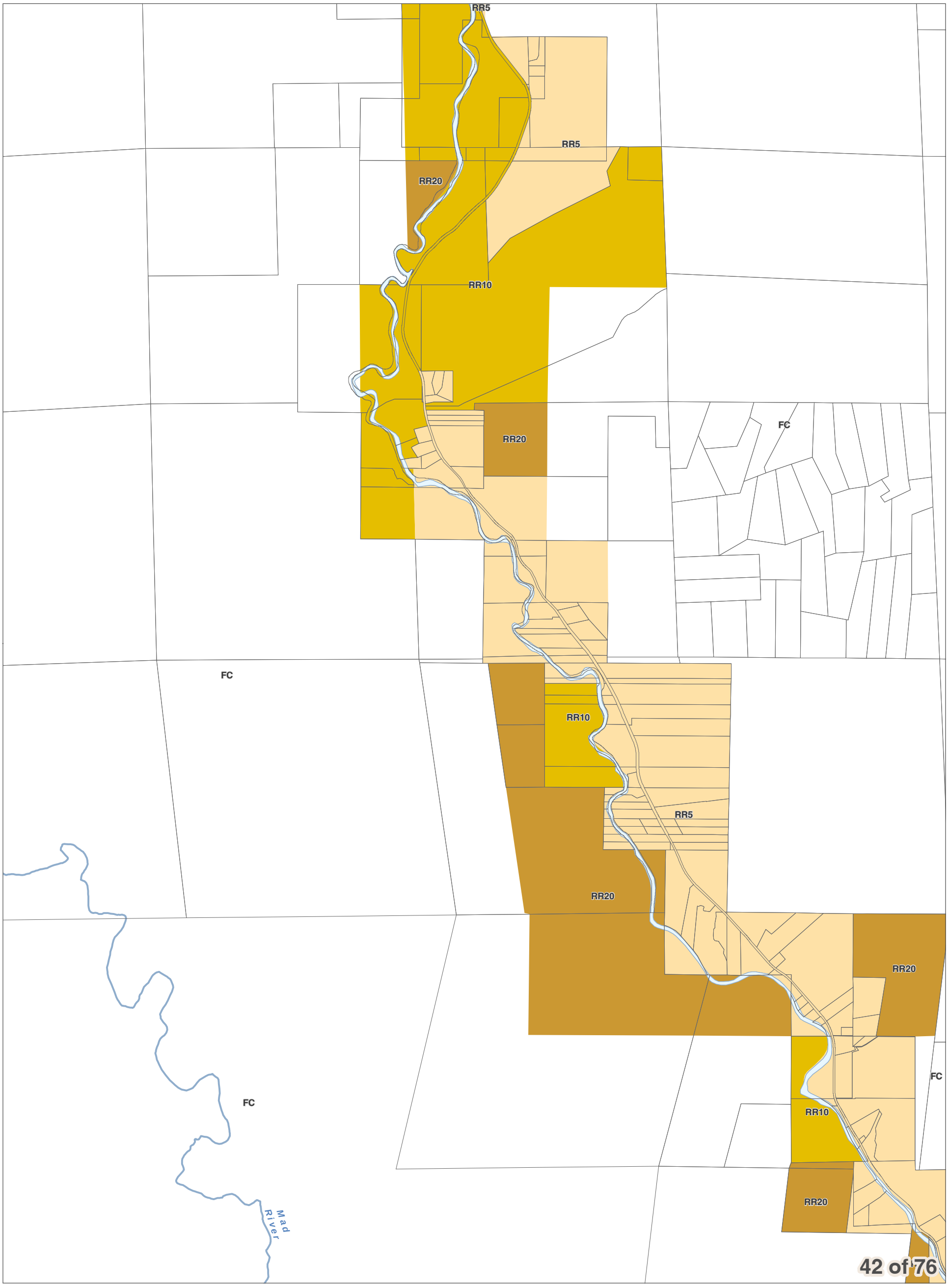
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

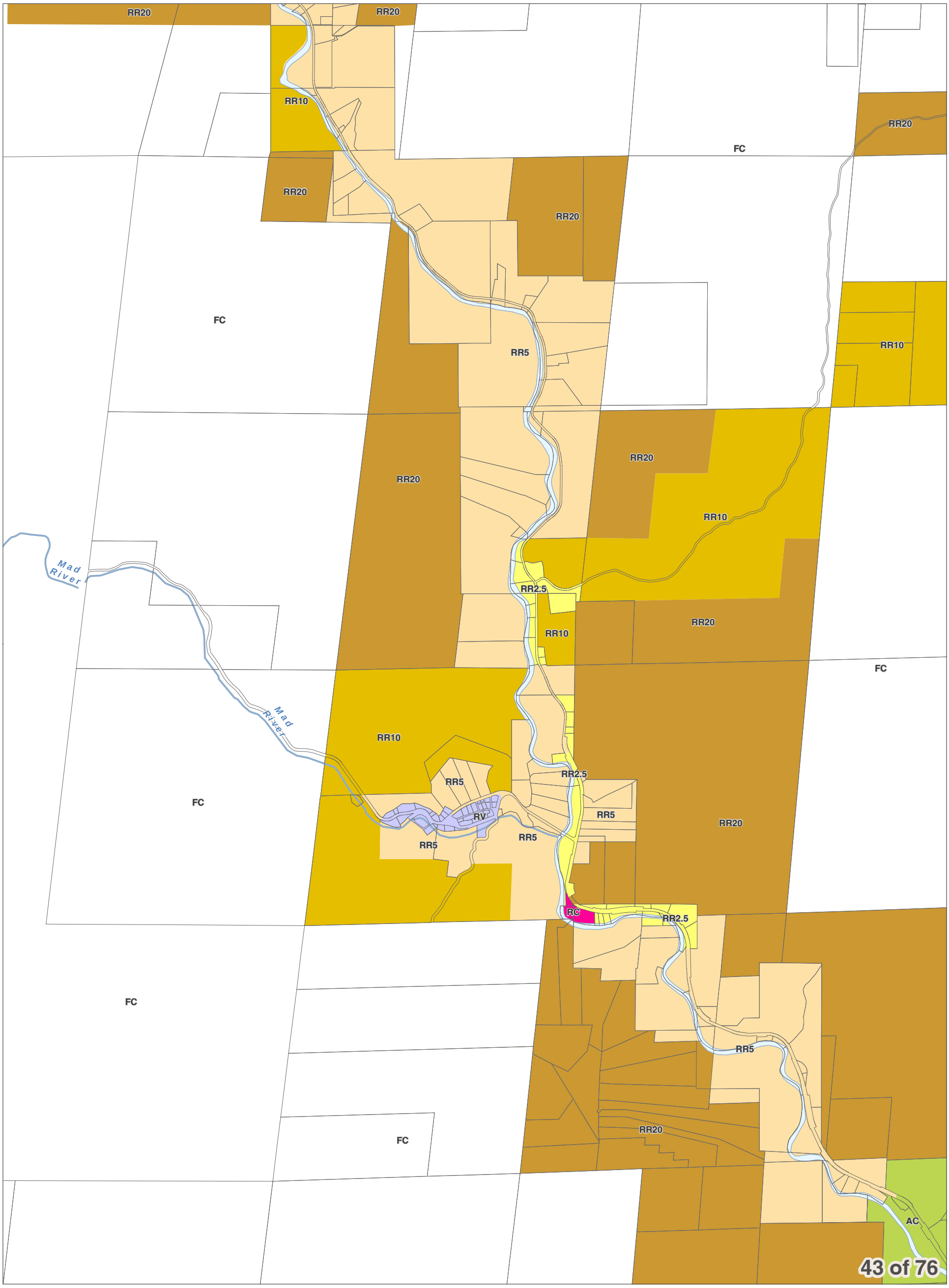
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

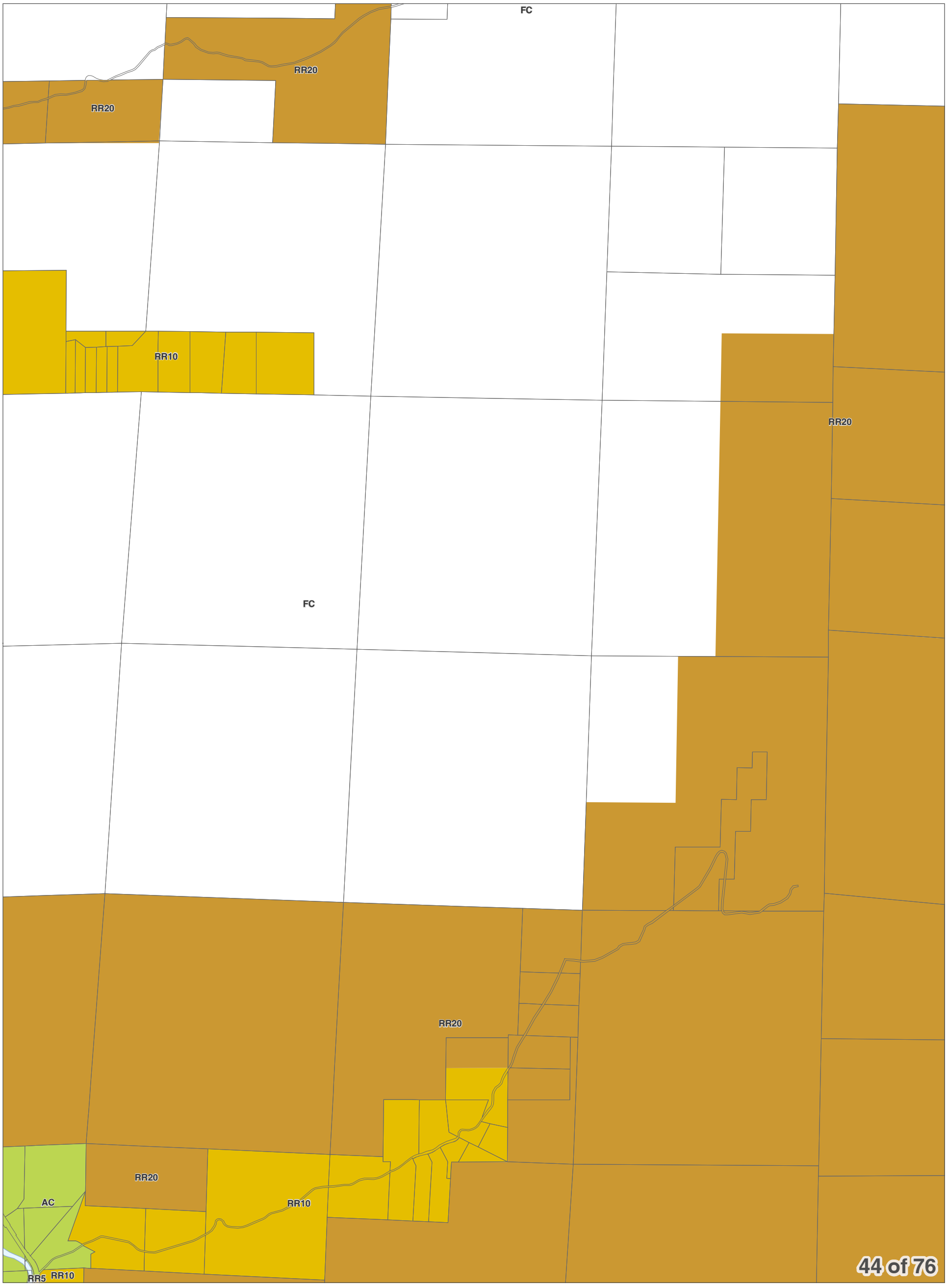
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

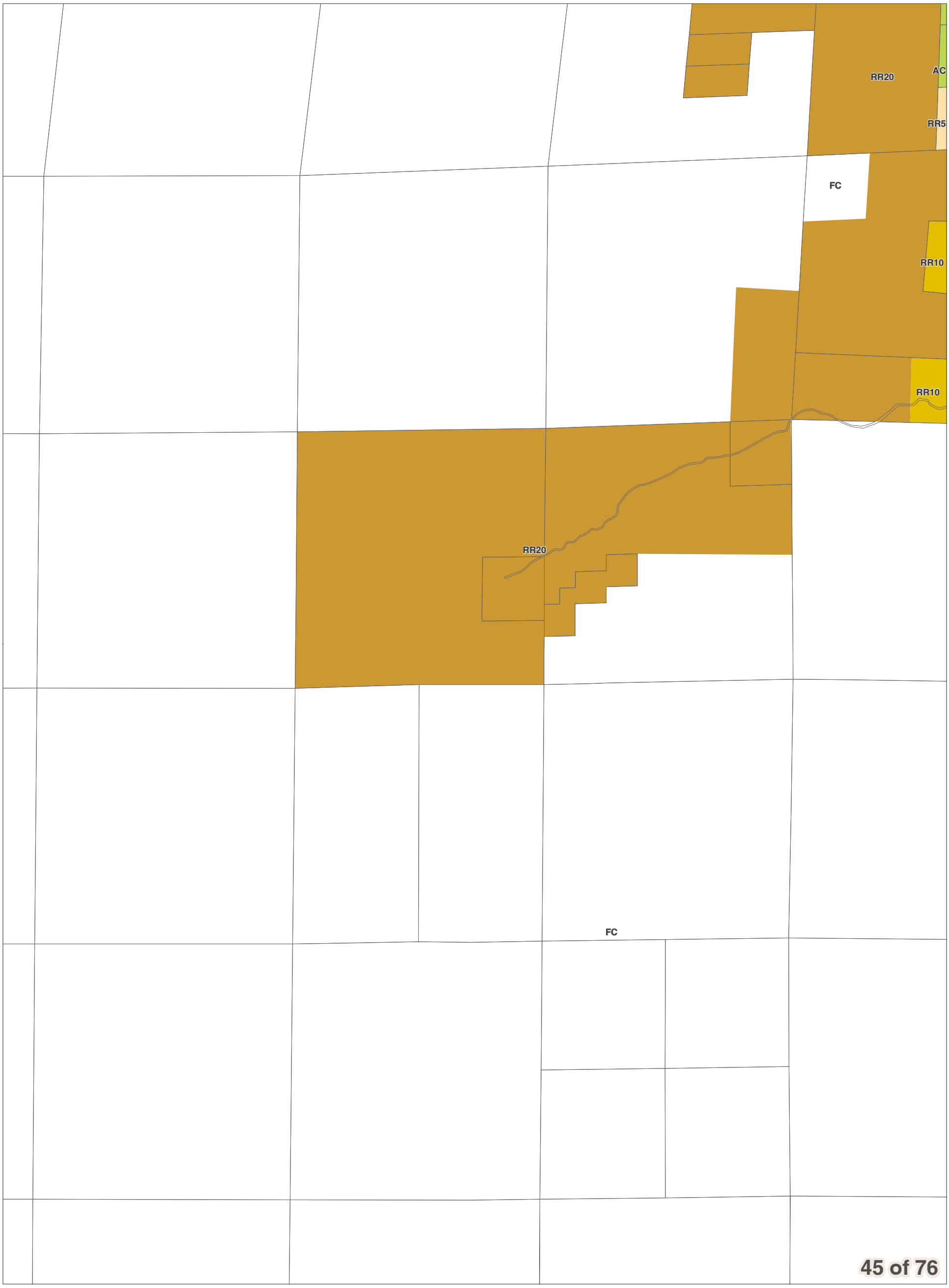
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT

Area of Interest in Red

Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

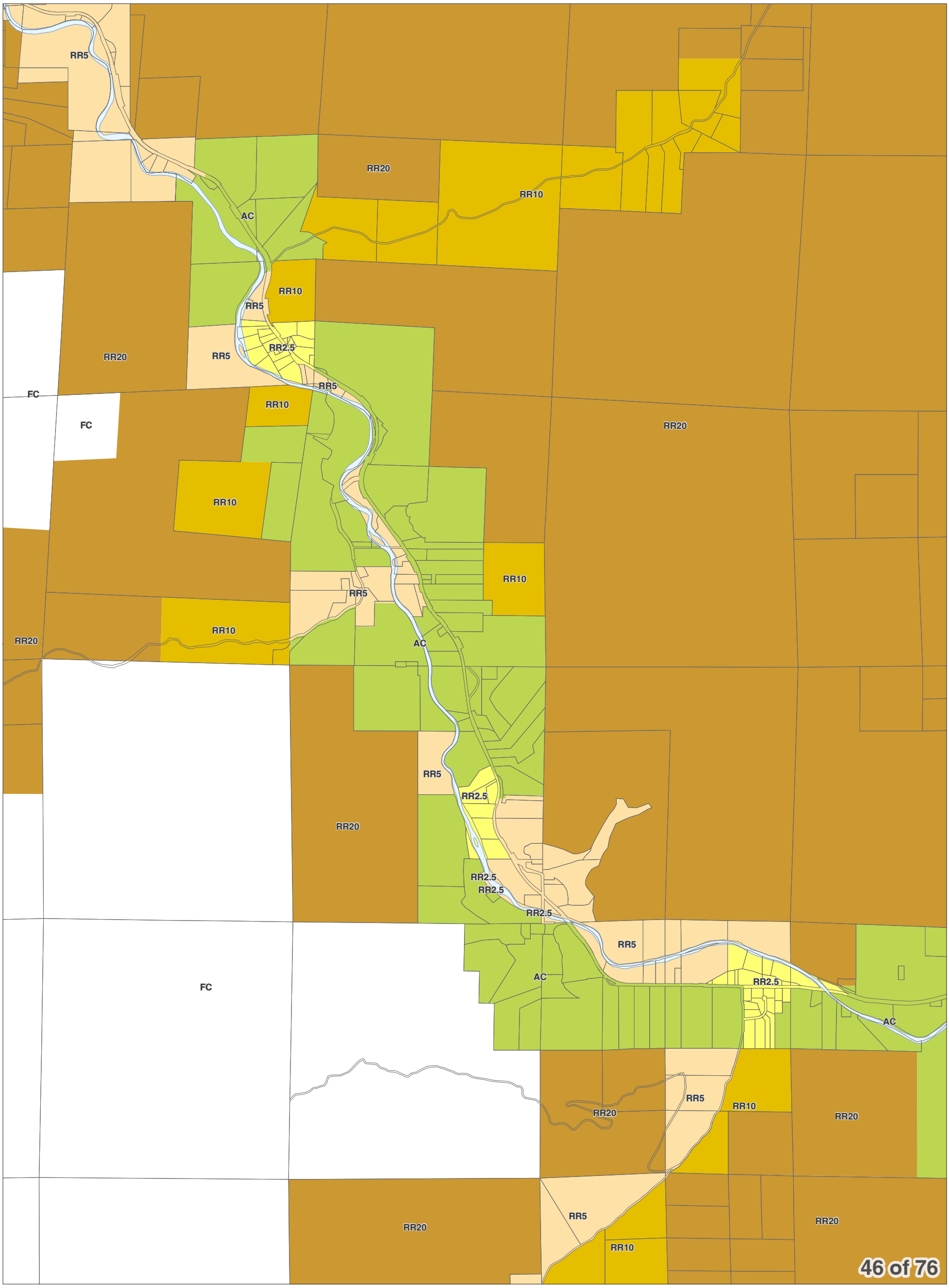
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

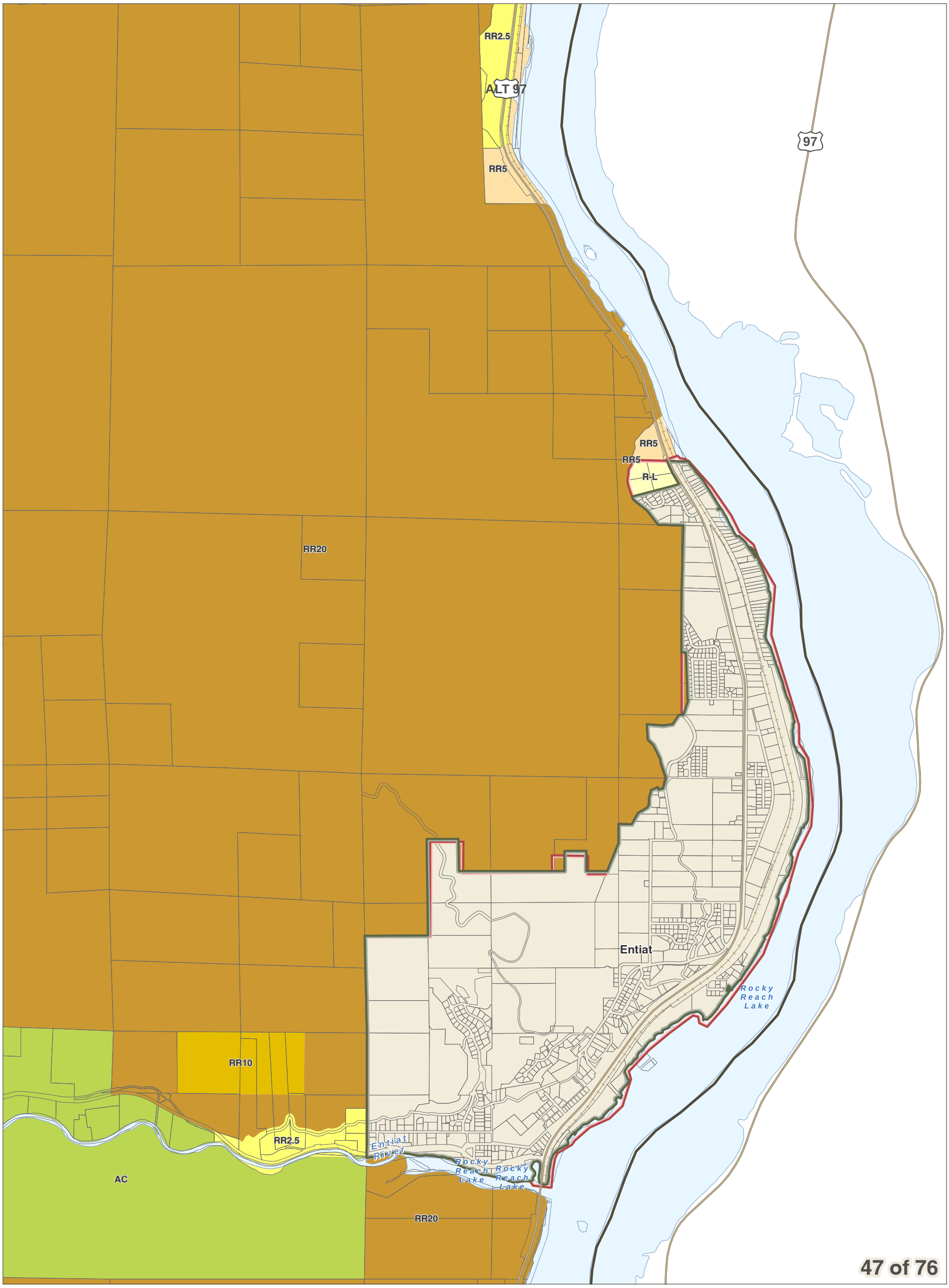
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

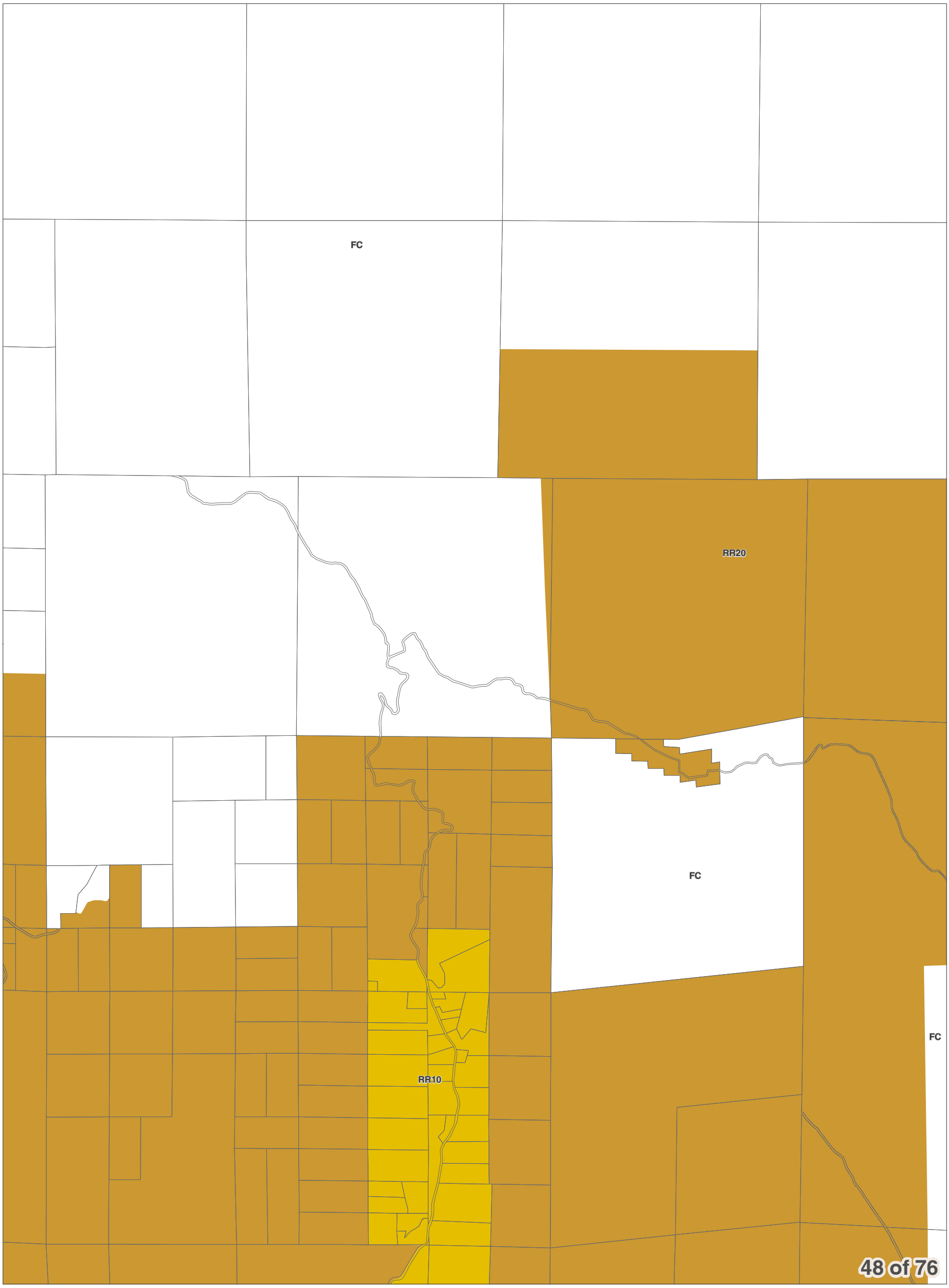
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

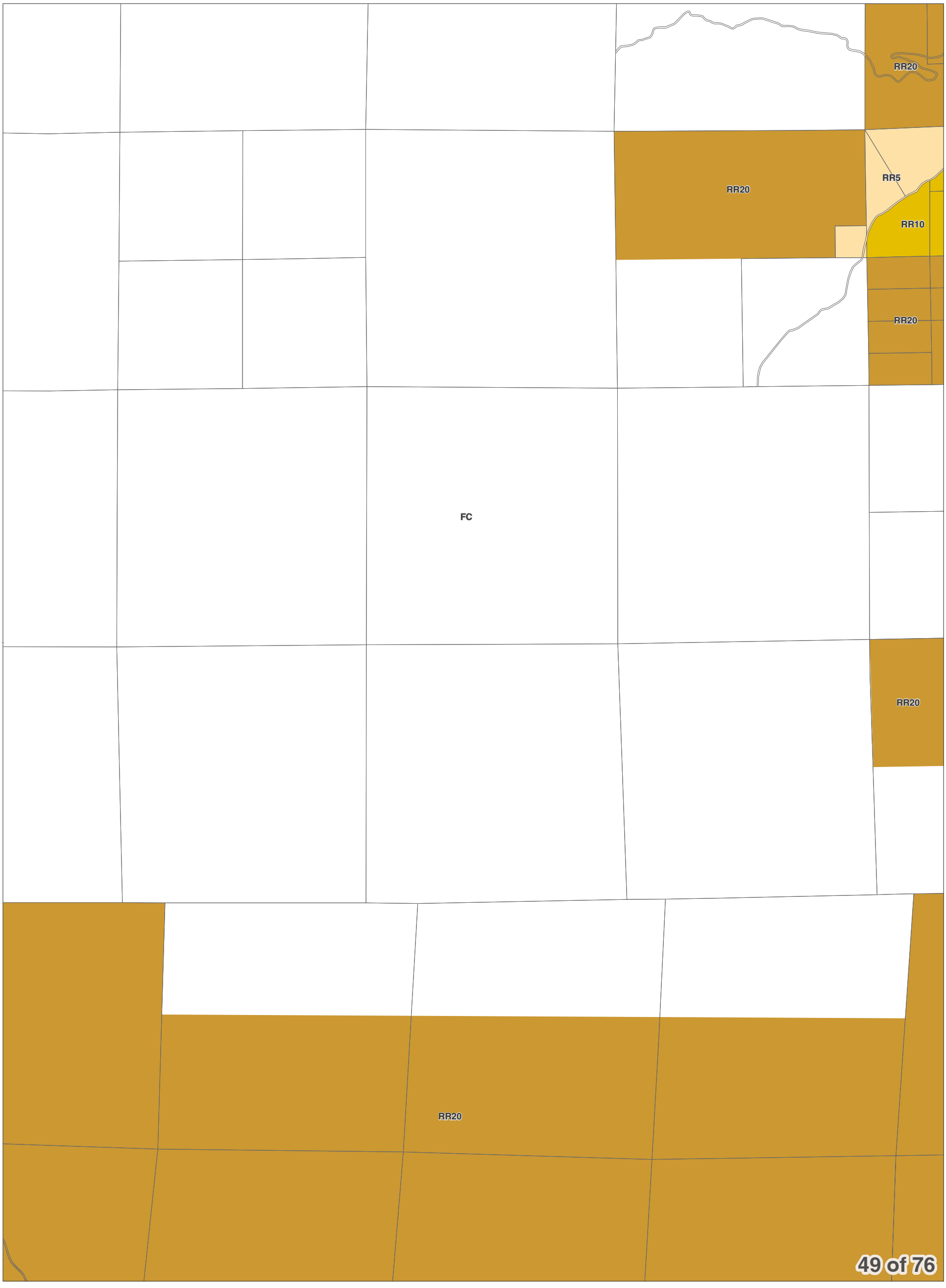
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

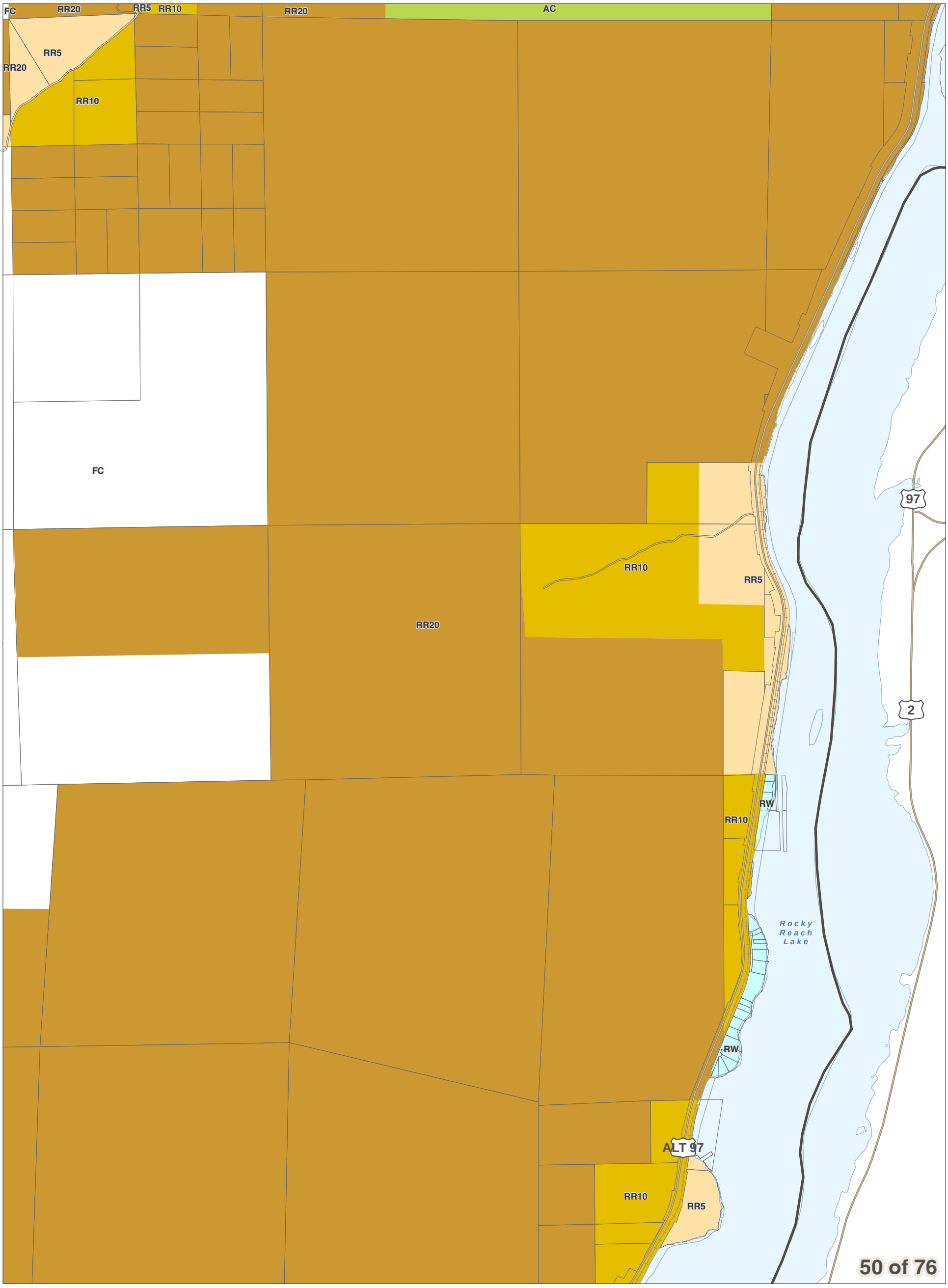
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

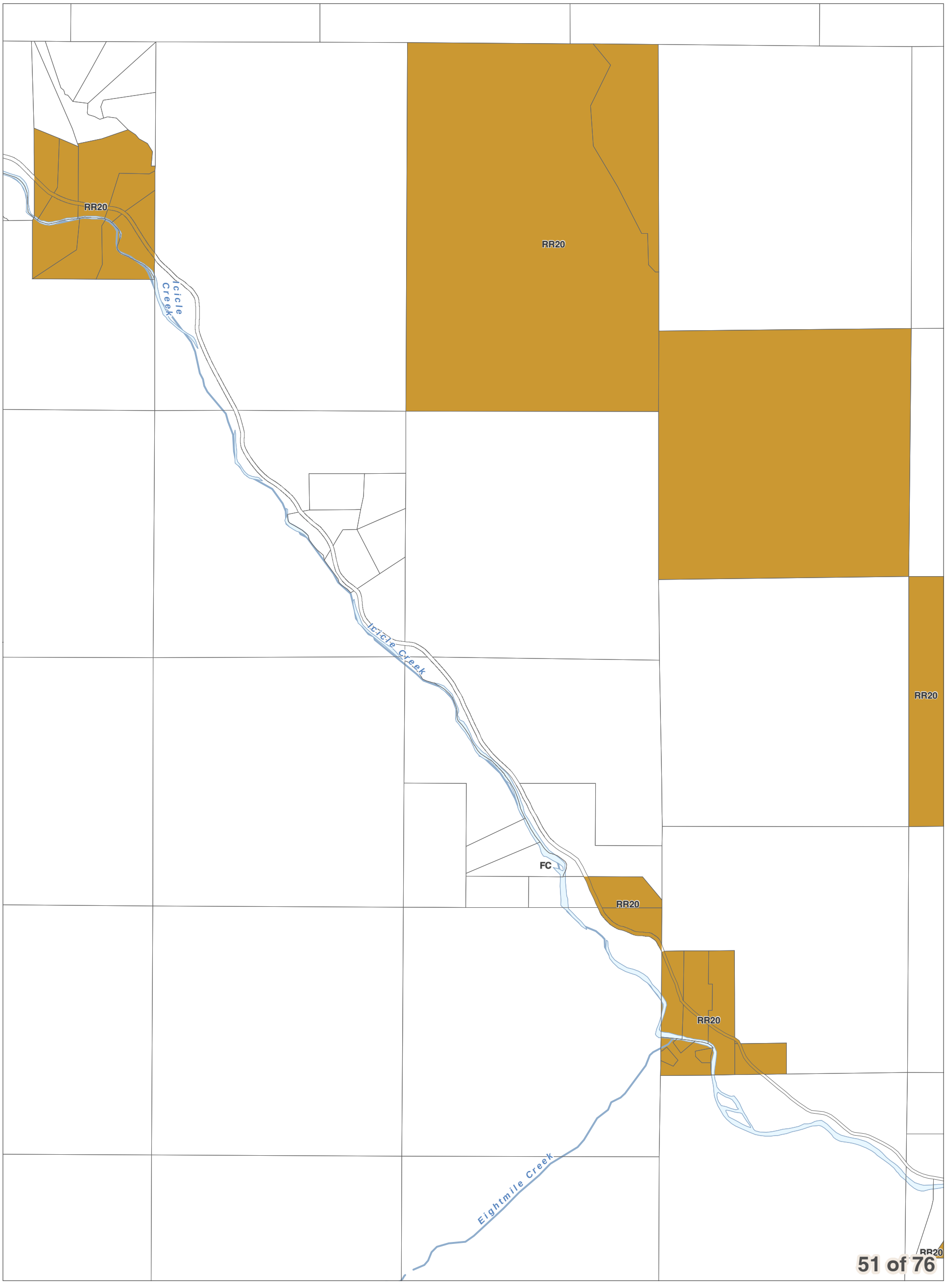
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

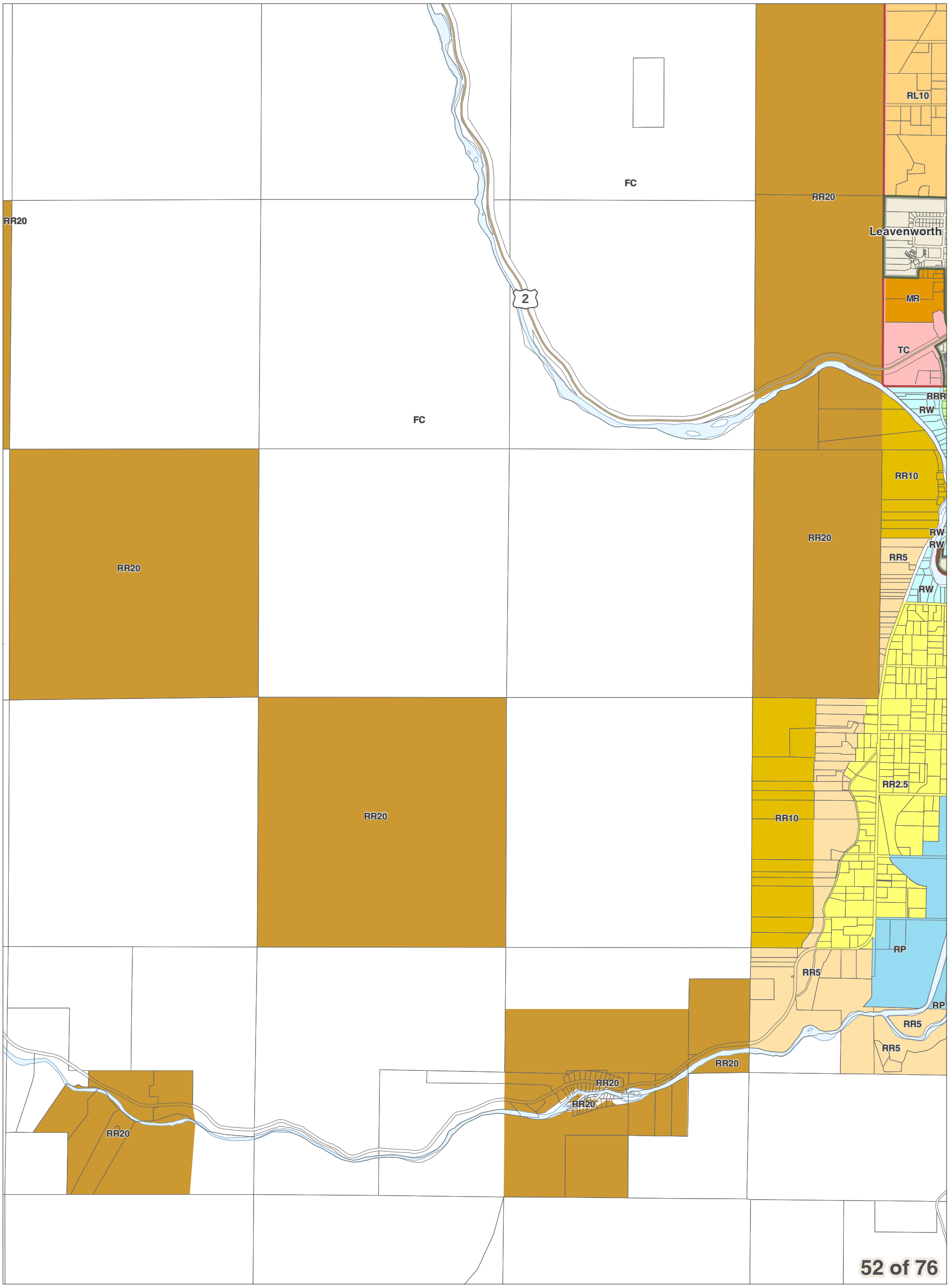
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

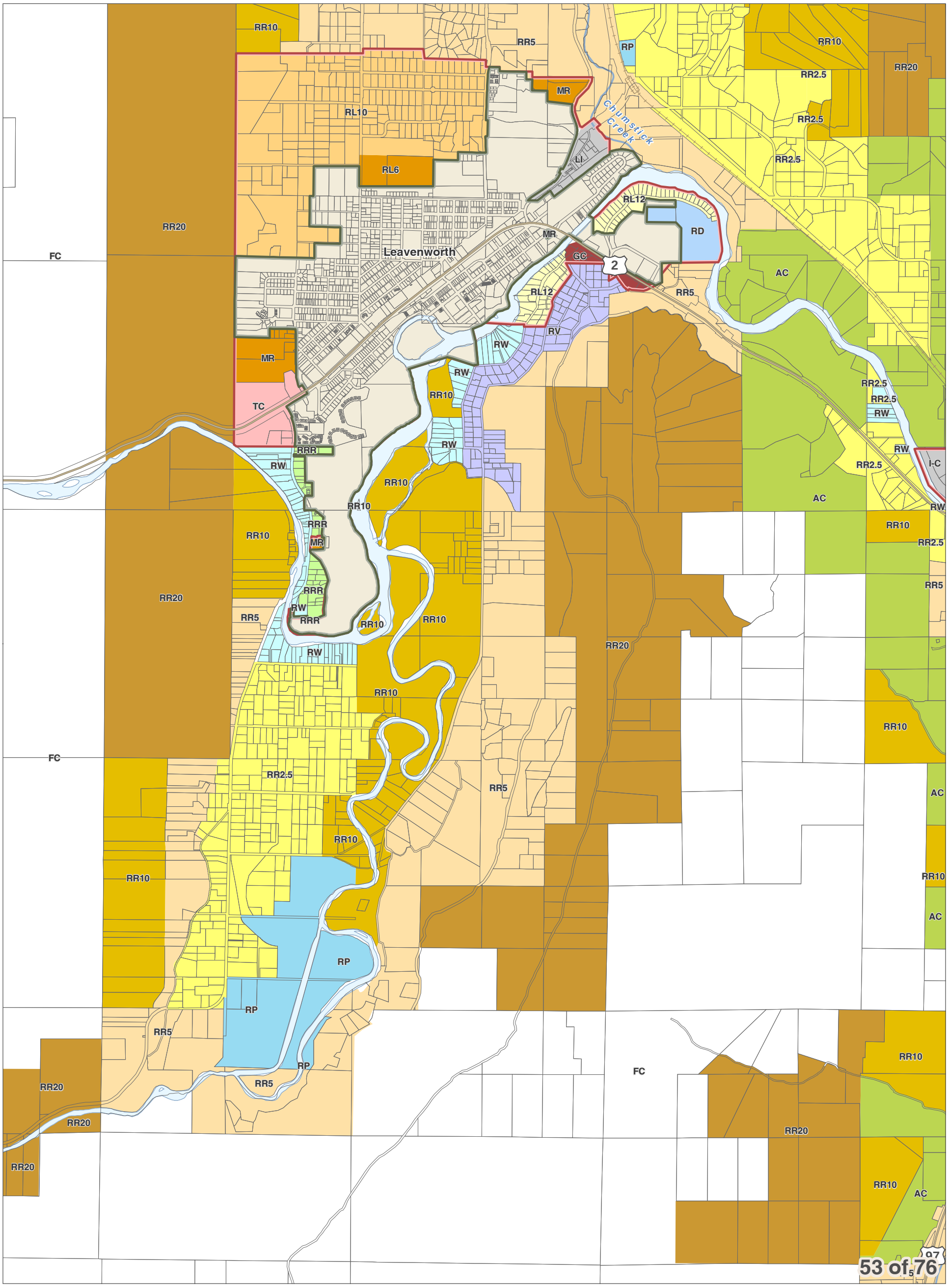
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT

Area of Interest in Red

Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

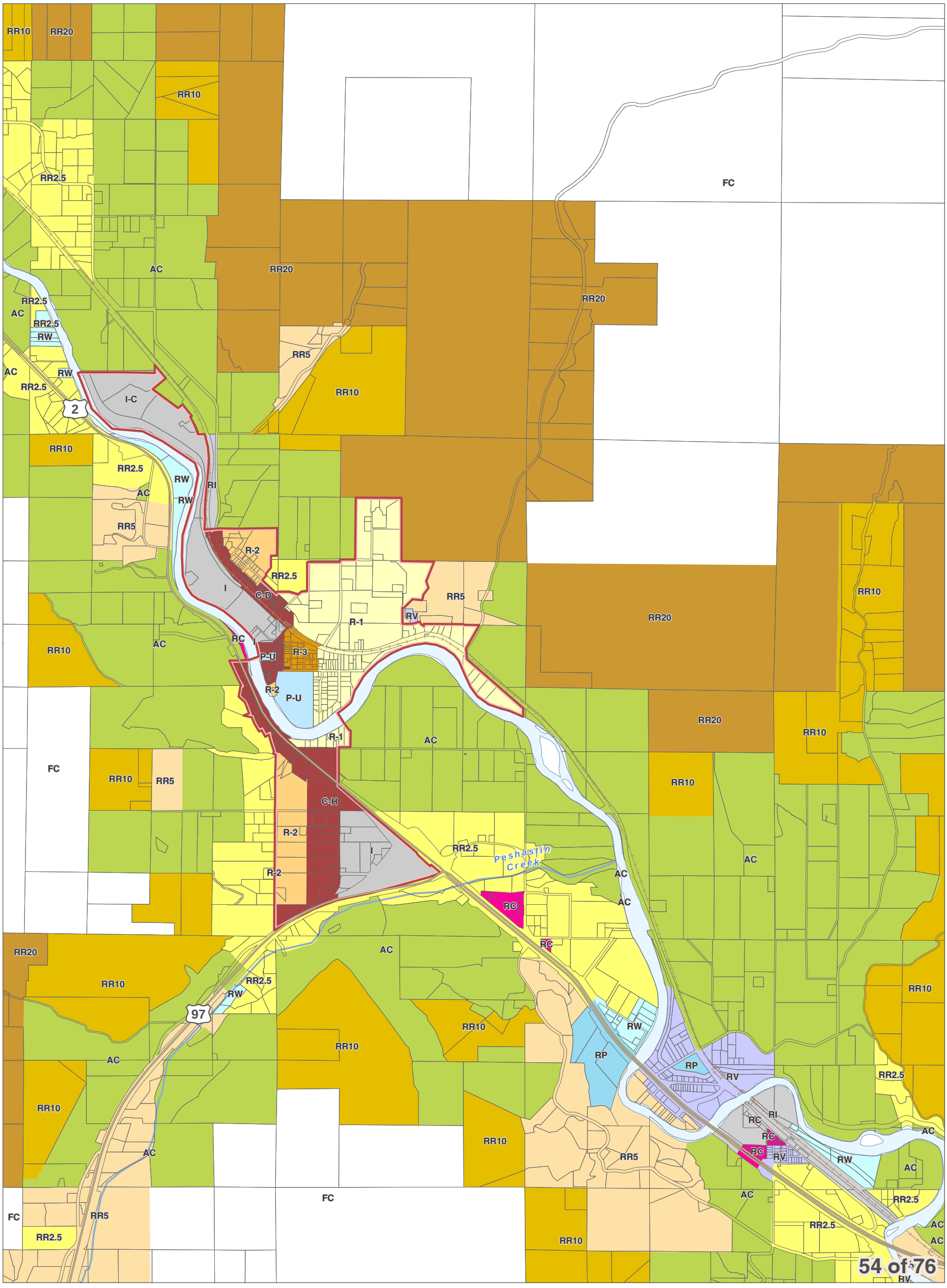
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

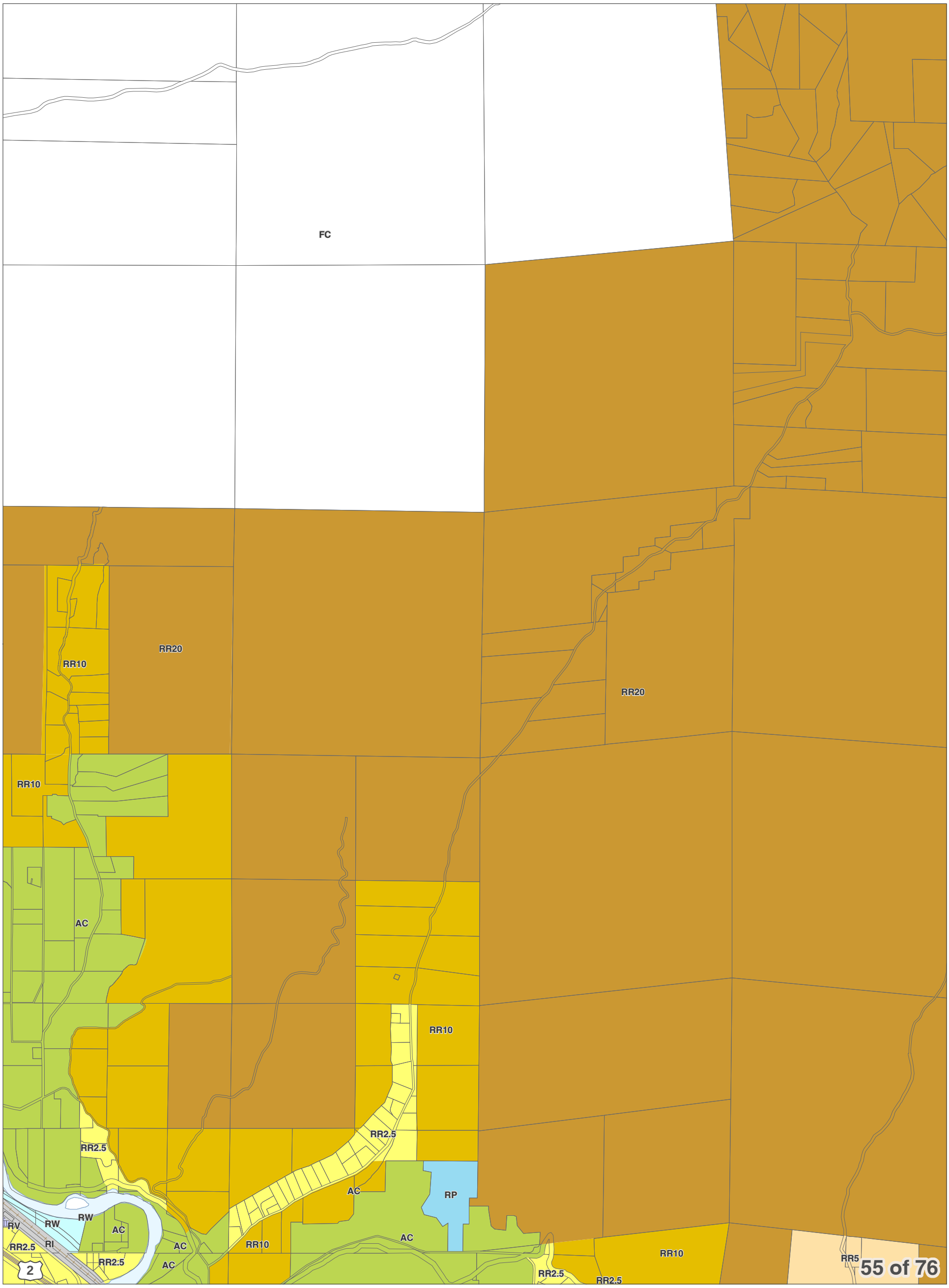
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

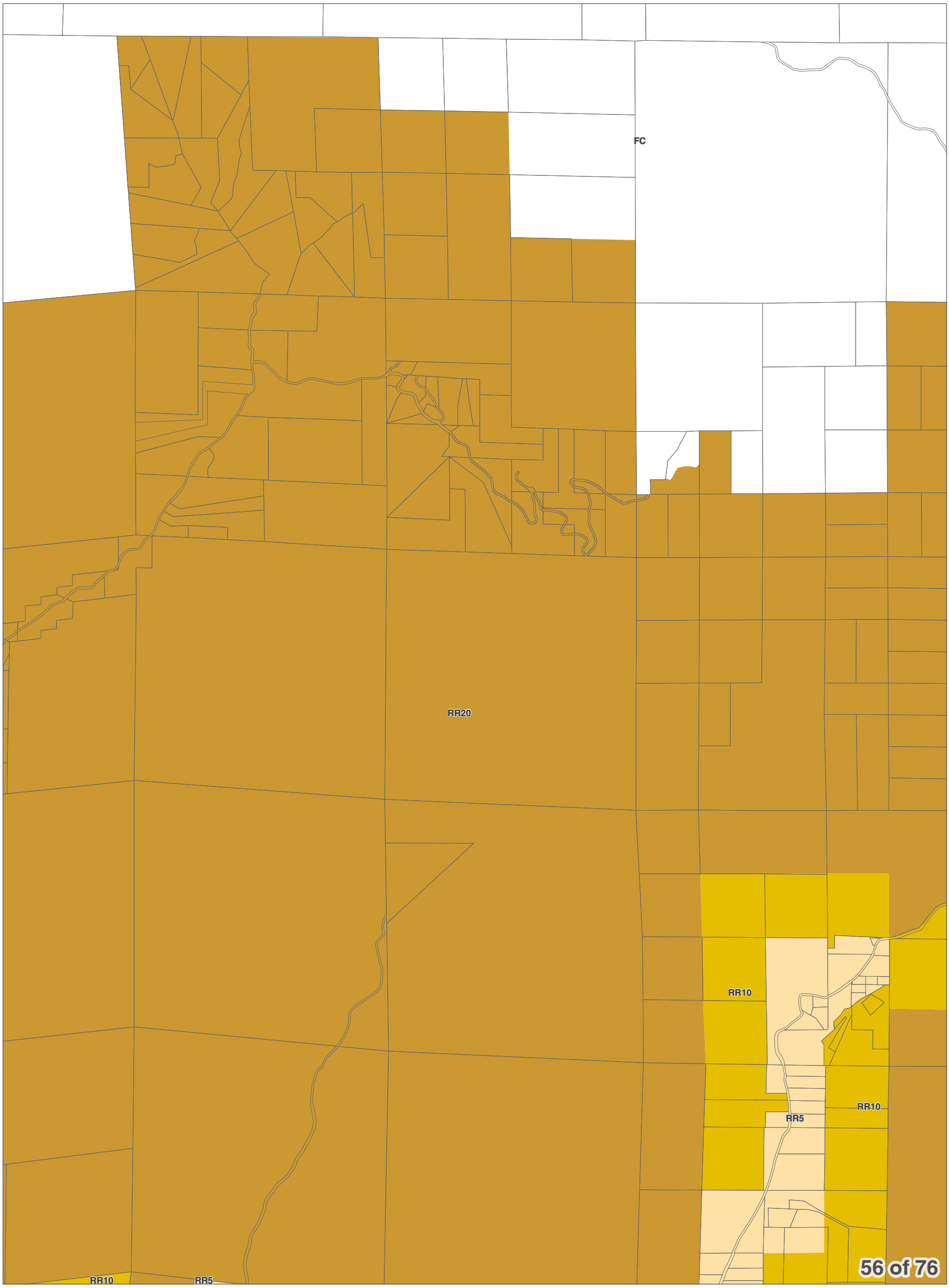
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

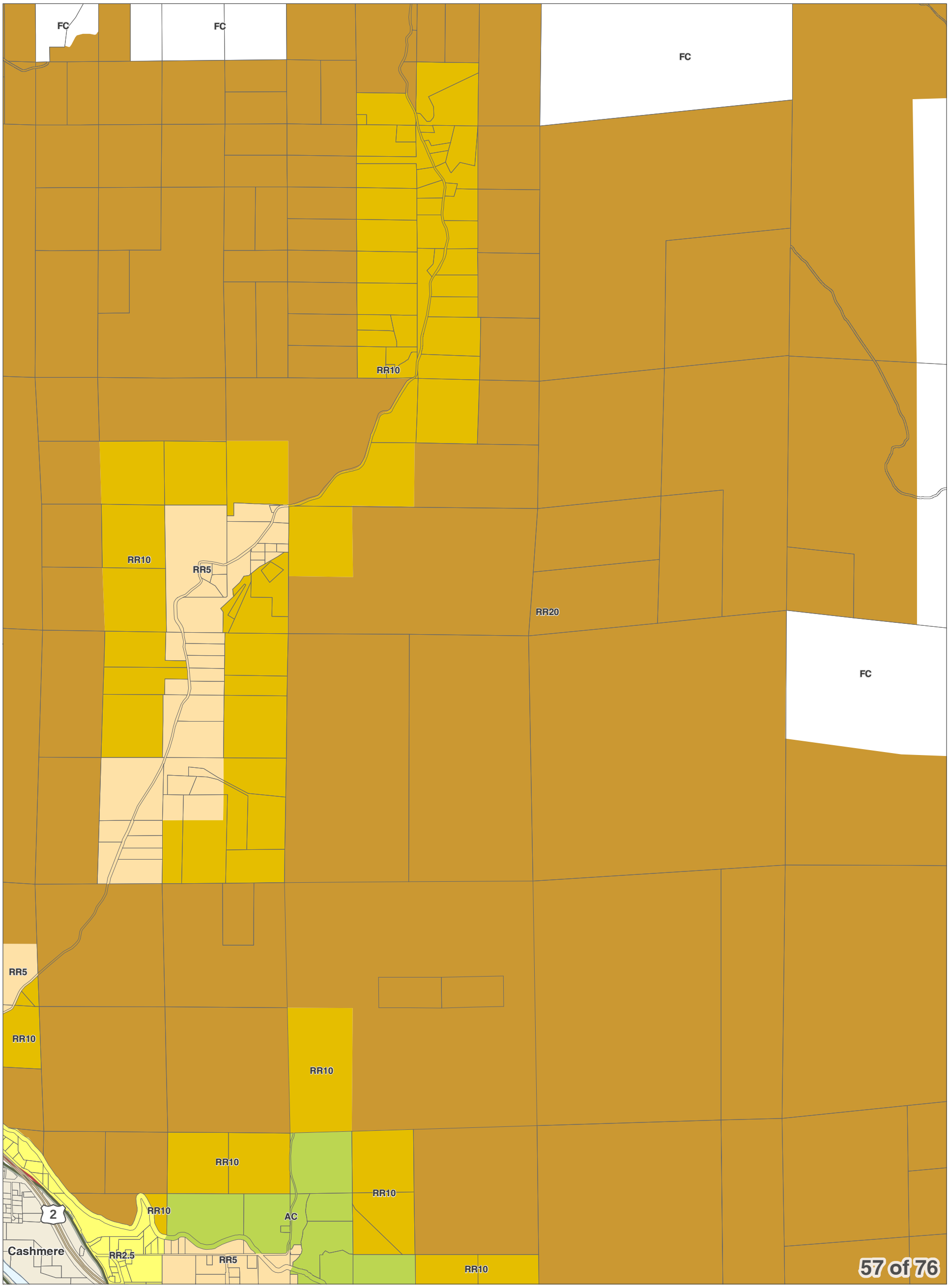
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

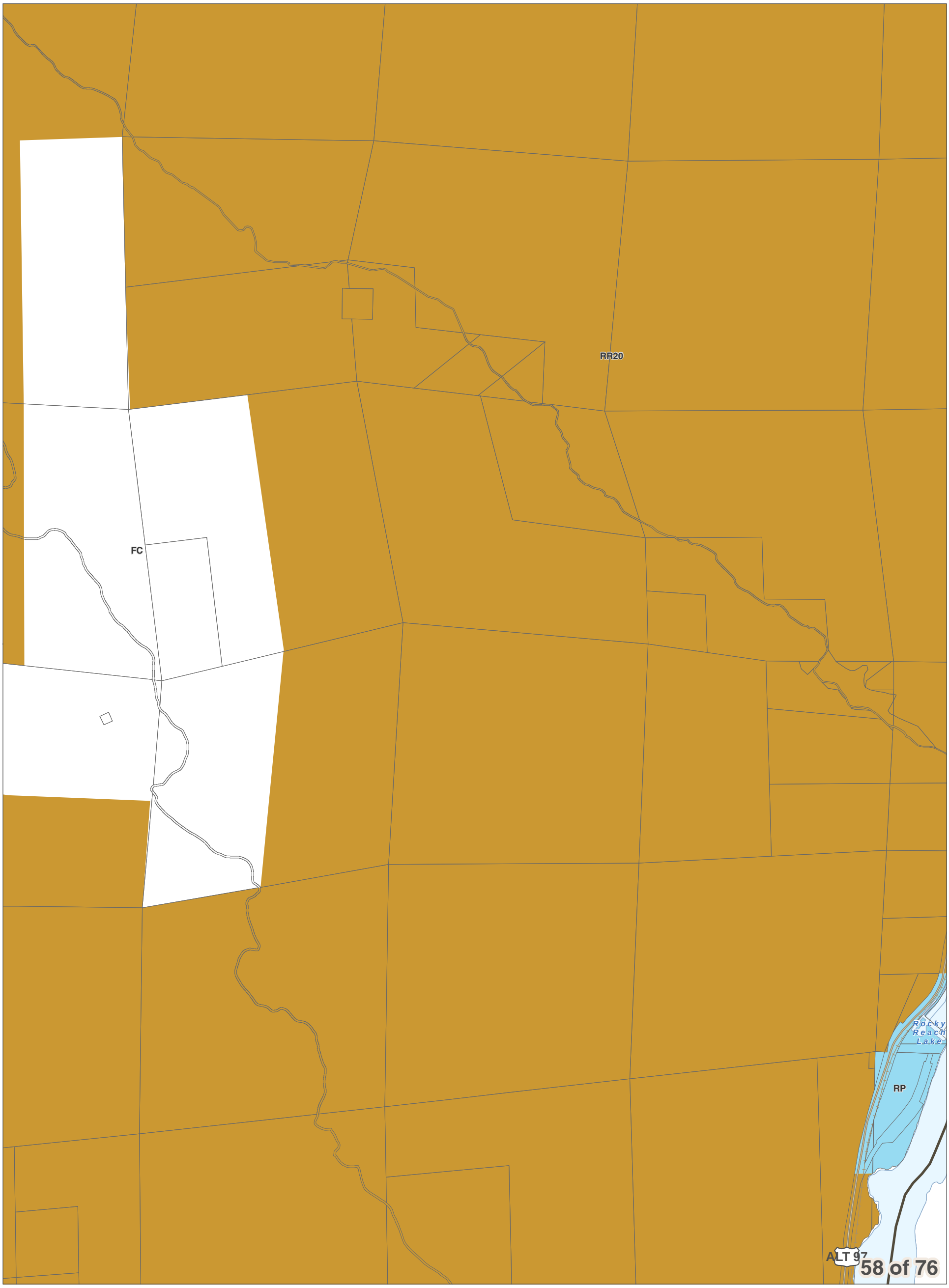
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

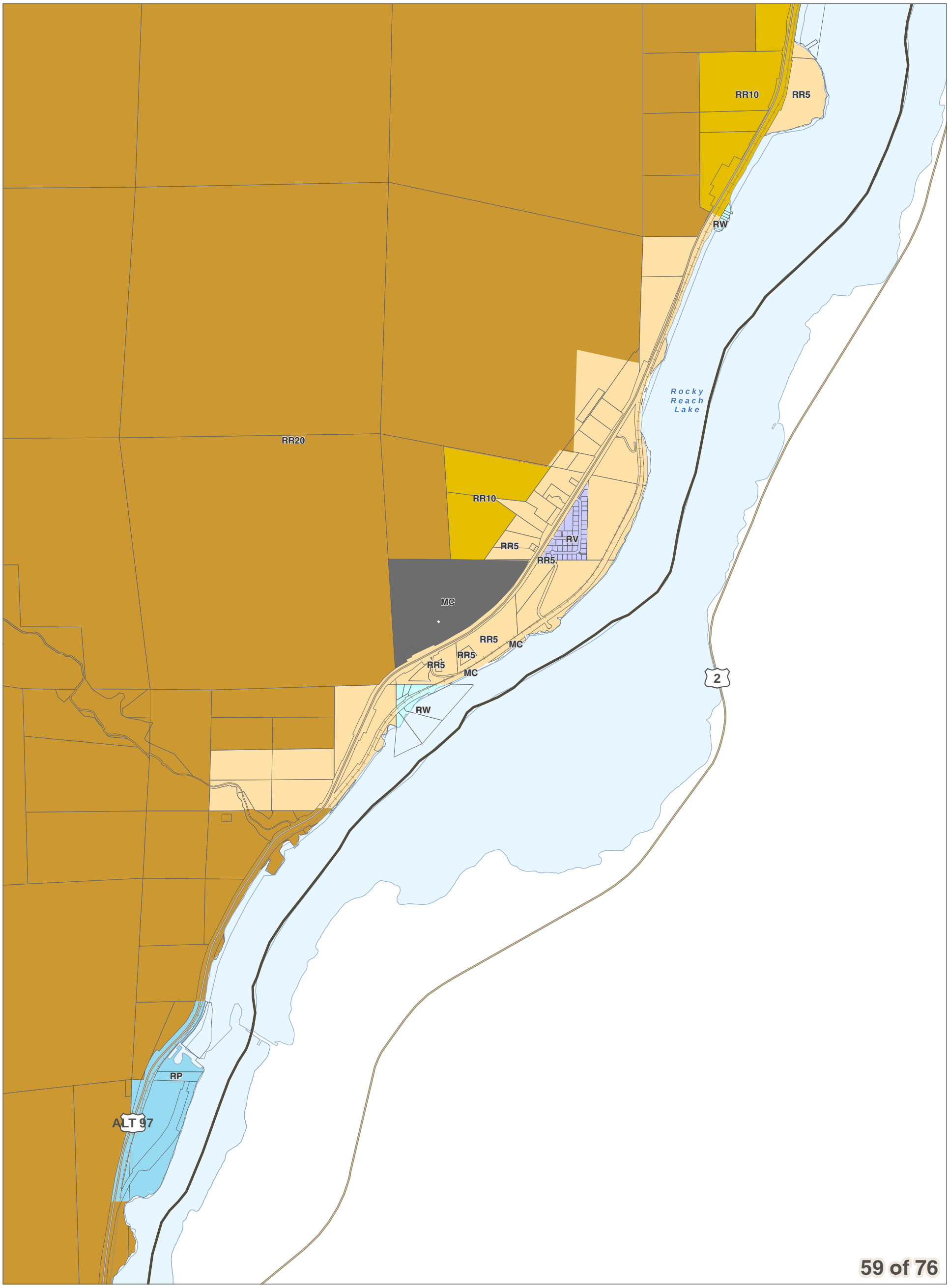
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

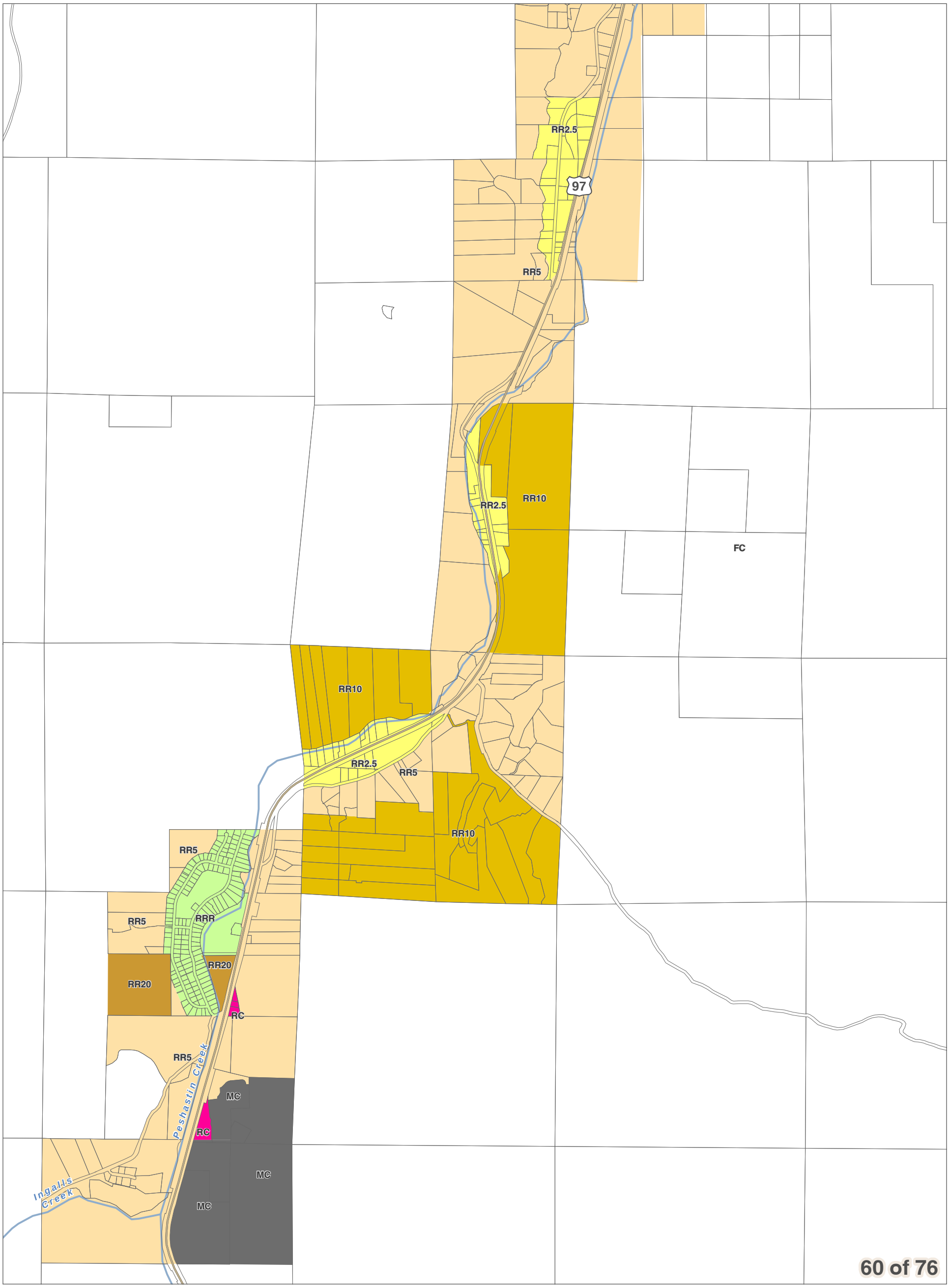
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT

Area of Interest in Red

Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

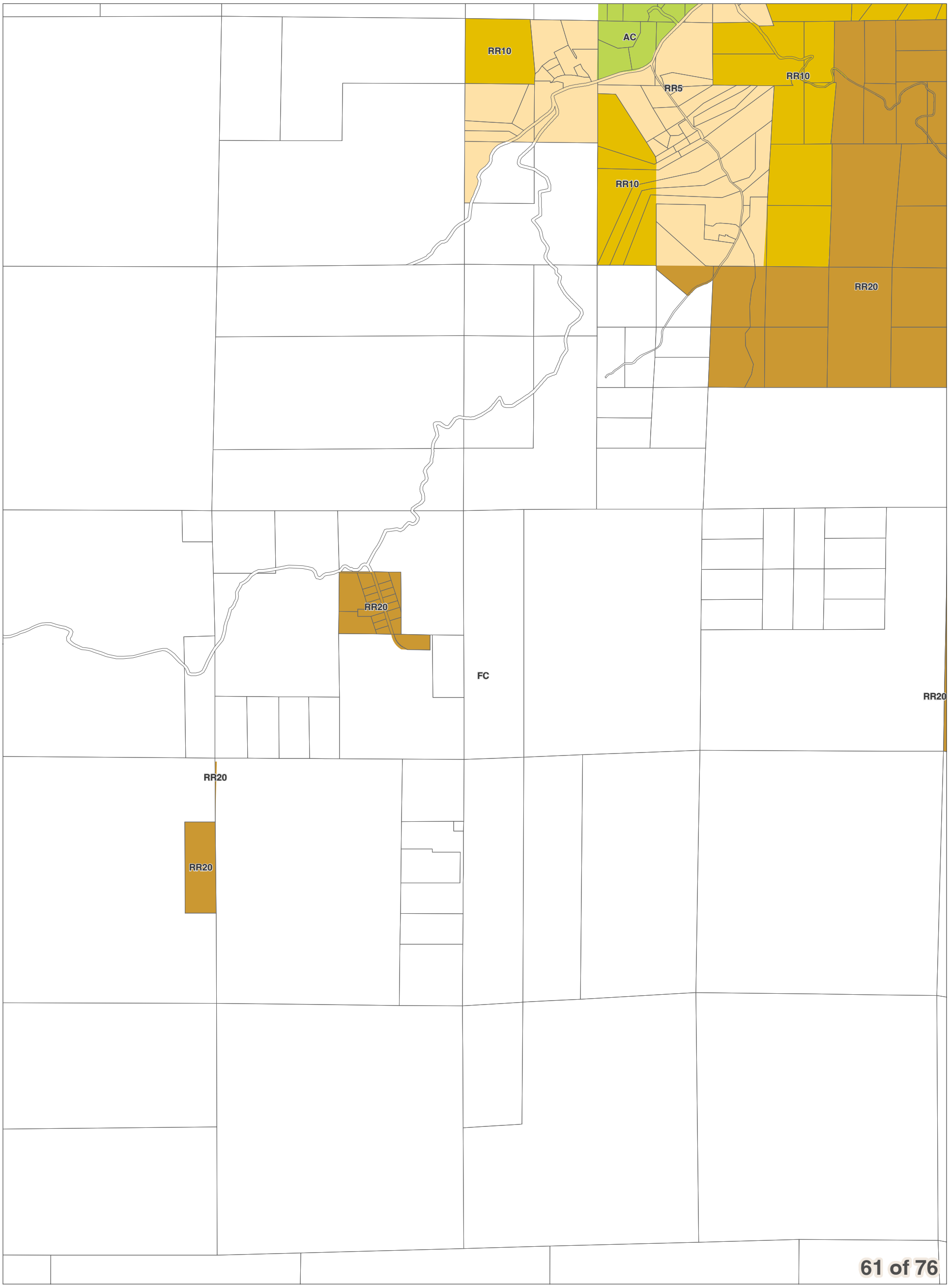
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

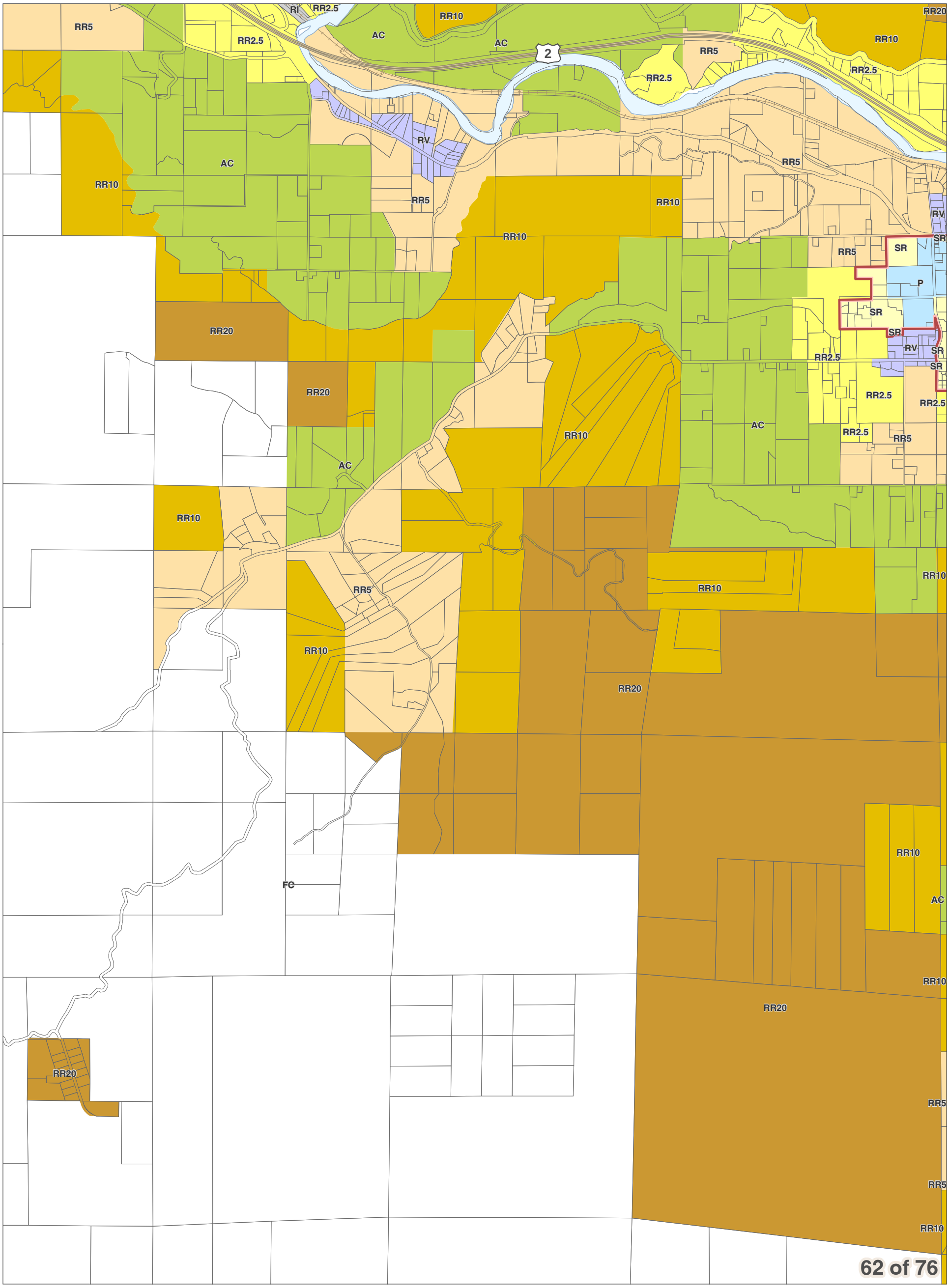
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

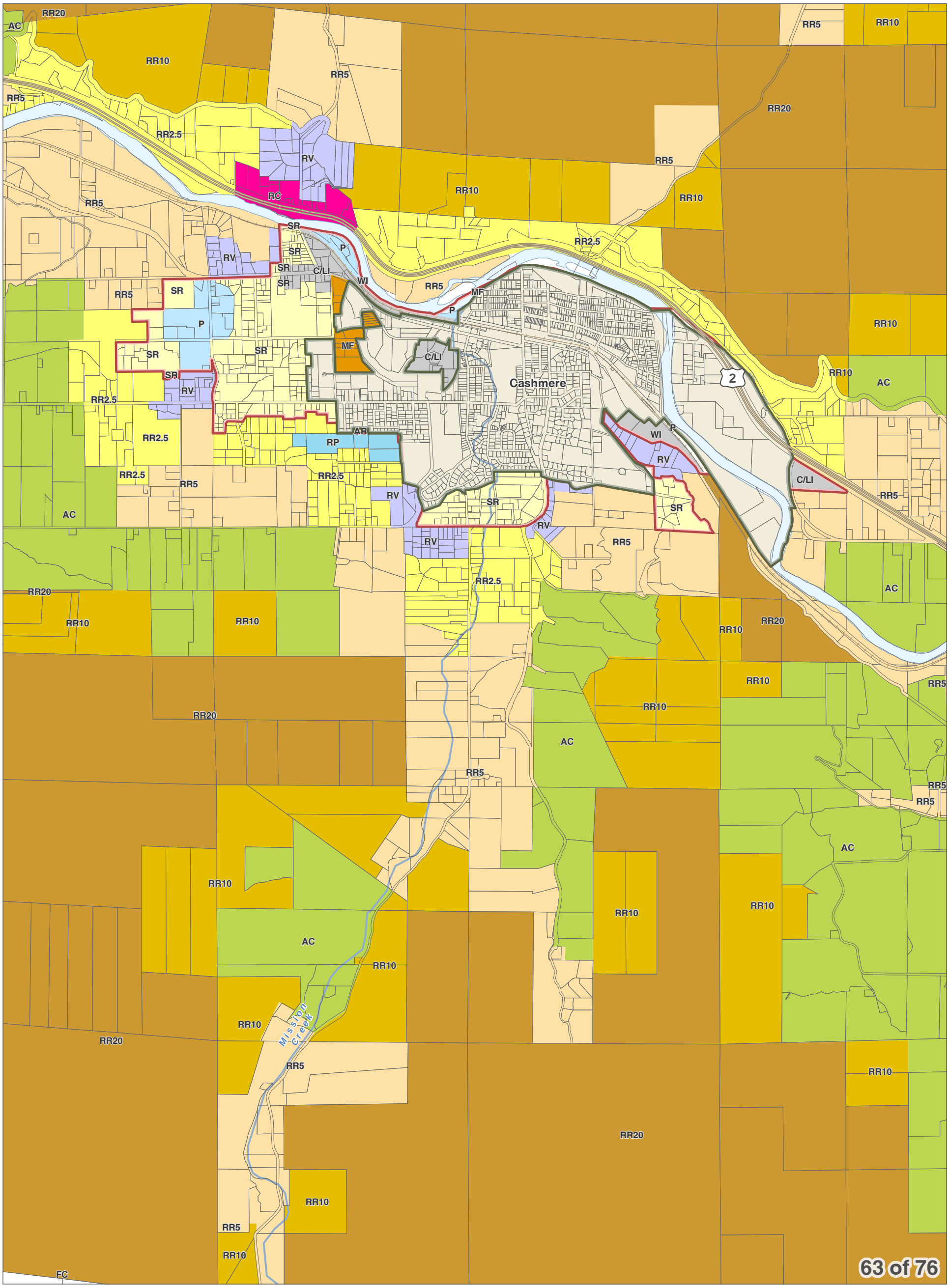
0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Comprehensive Plan Appendices
Resolution 2017-119

Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

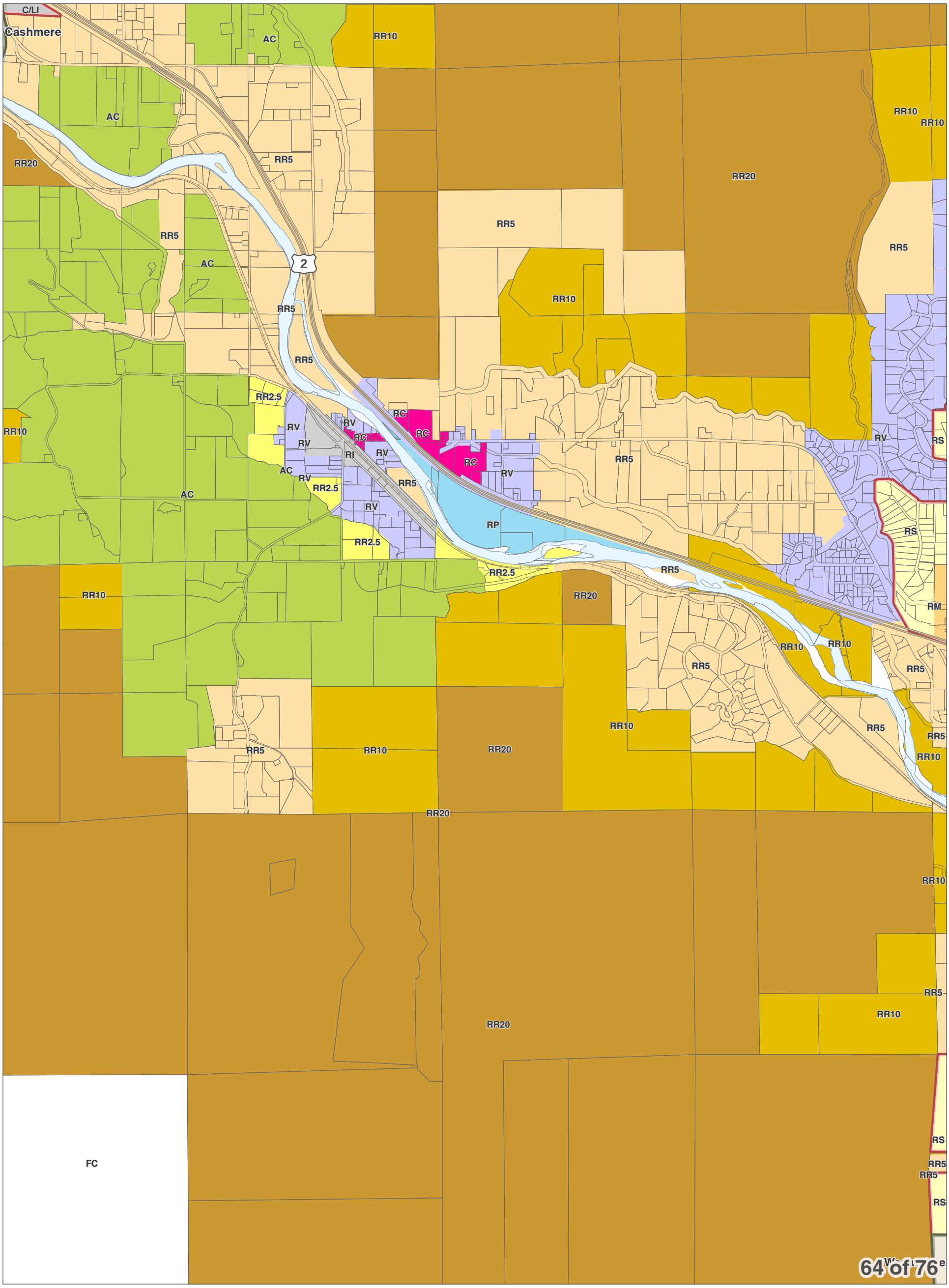
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

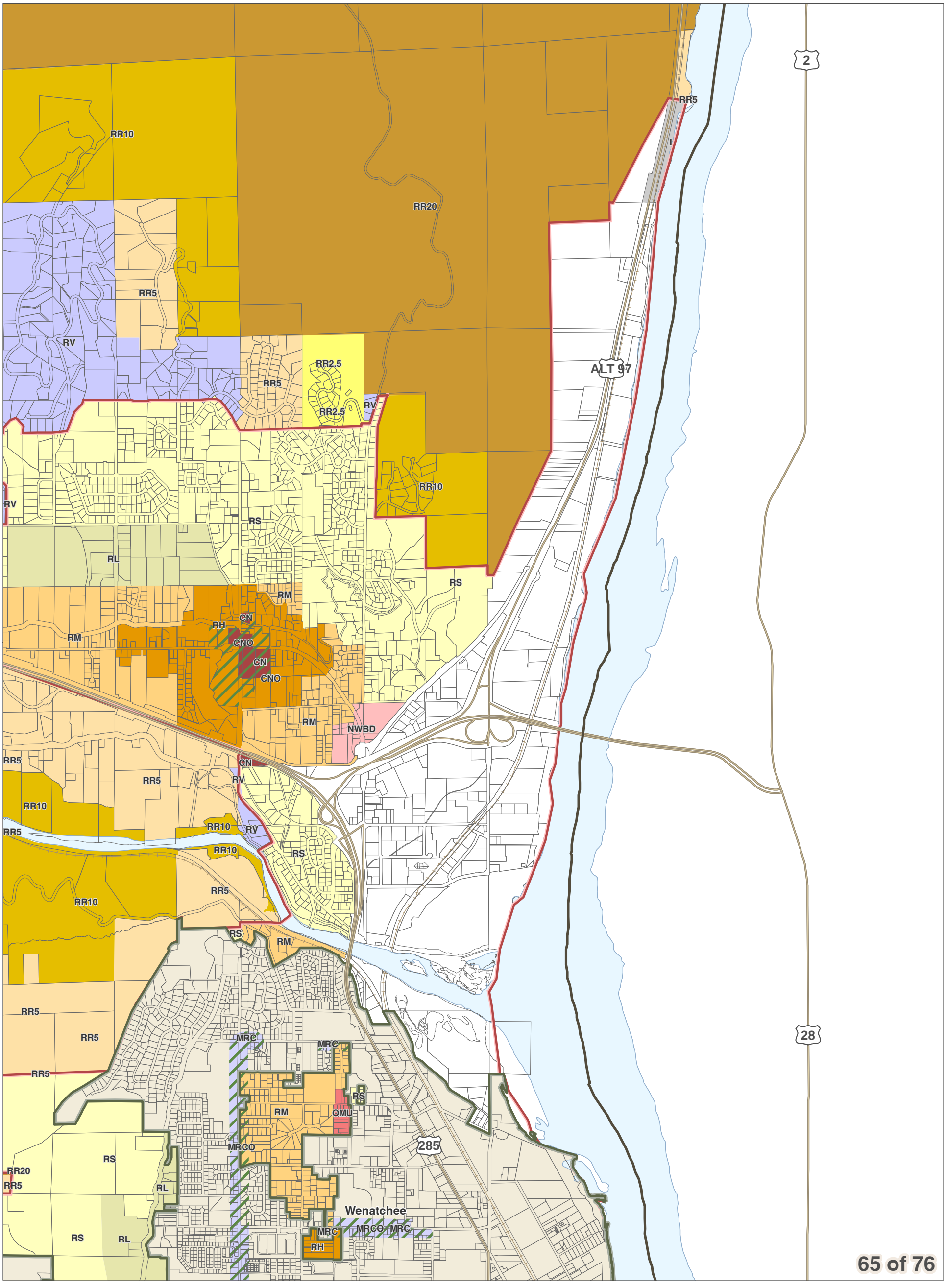
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

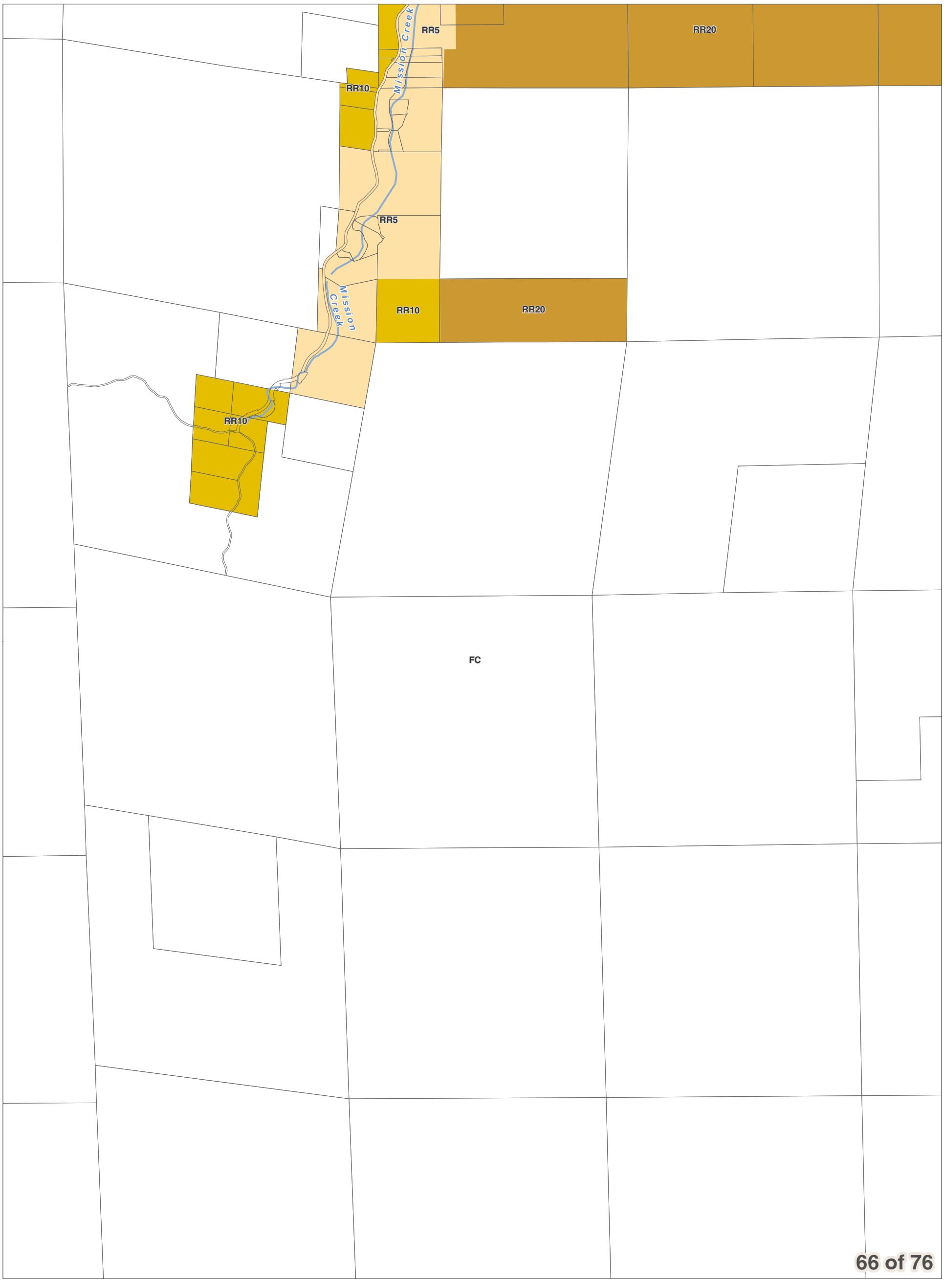
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

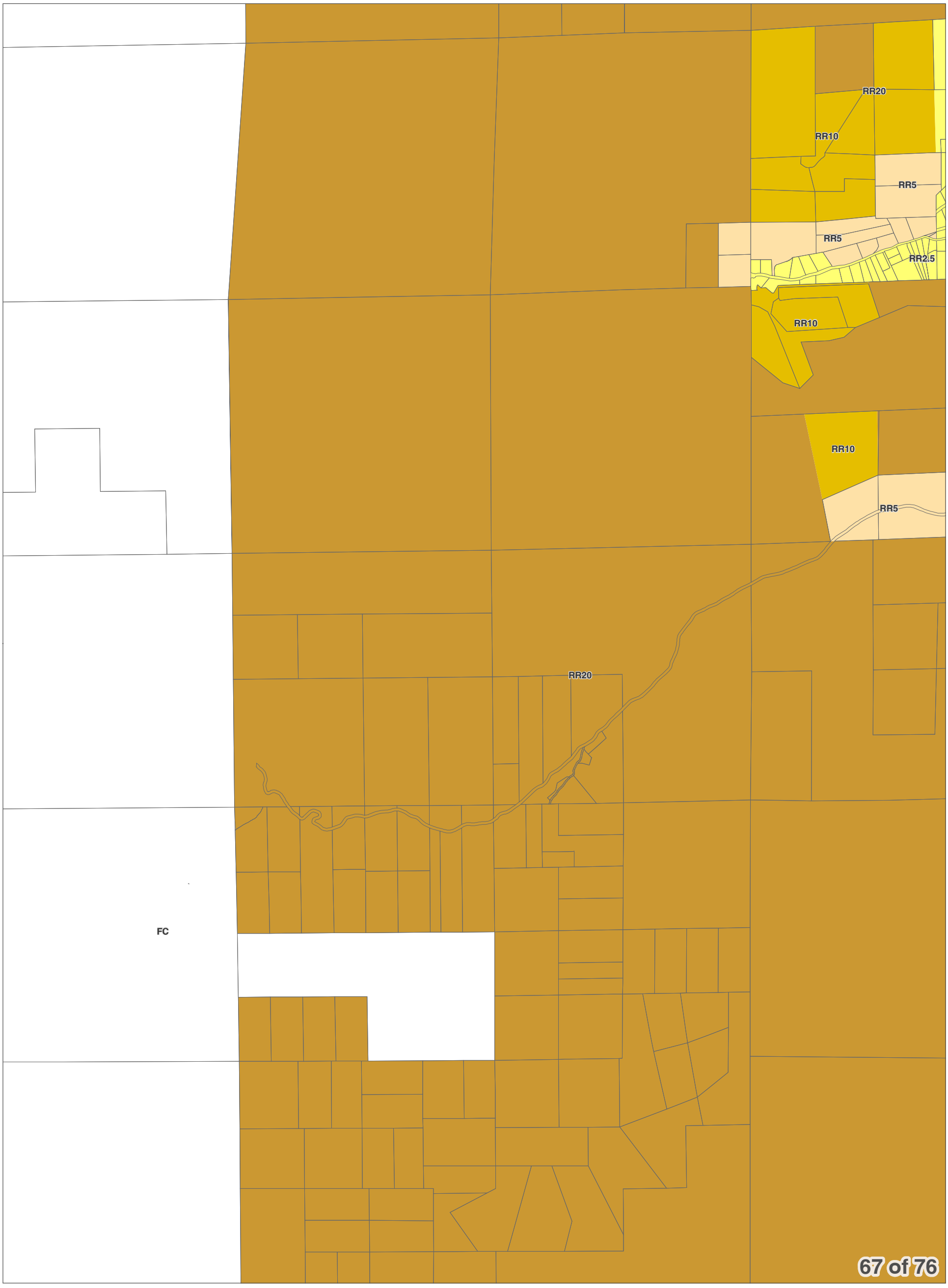
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

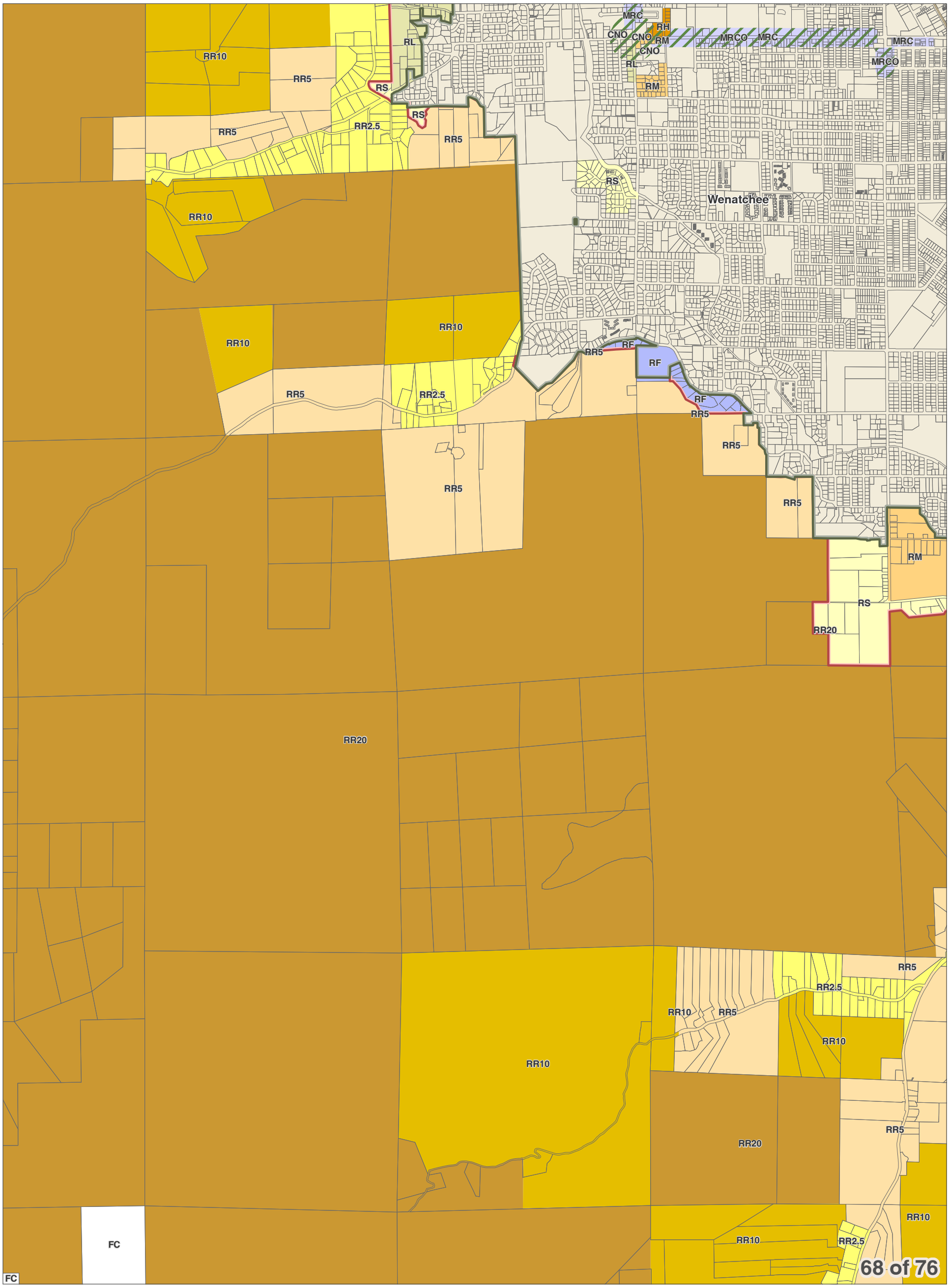
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

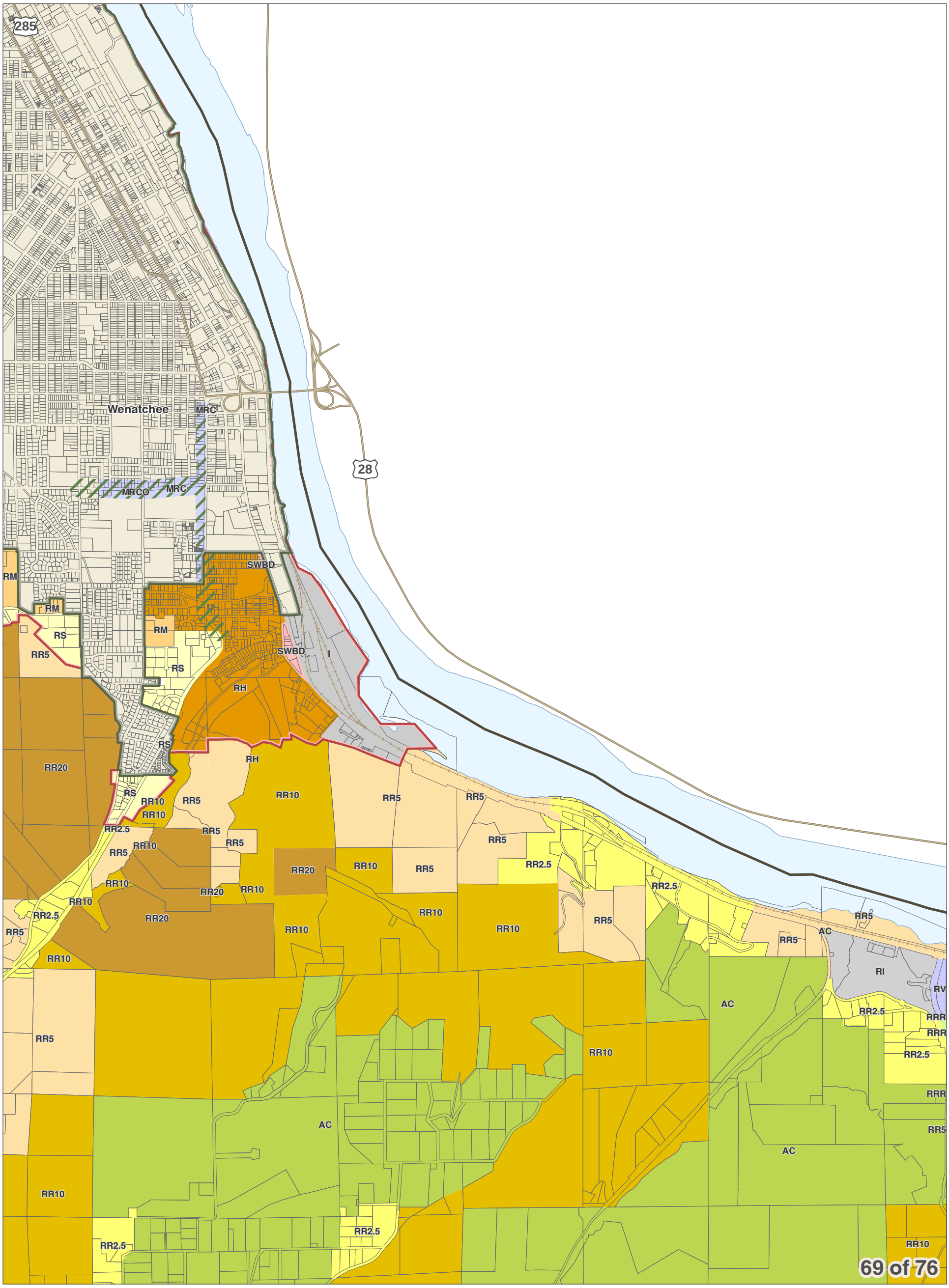
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT

Area of Interest in Red

Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

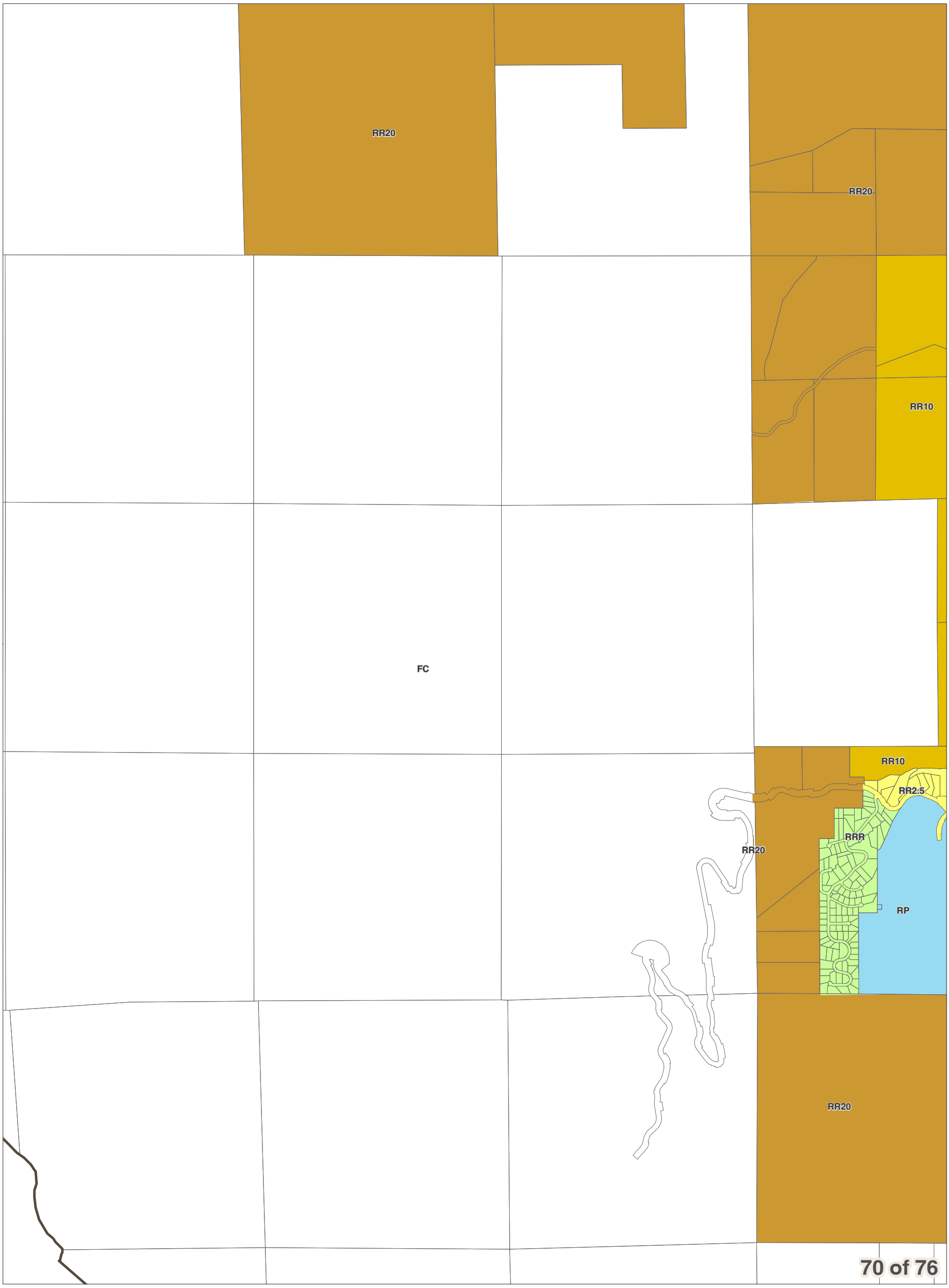
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT

Area of Interest in Red

Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

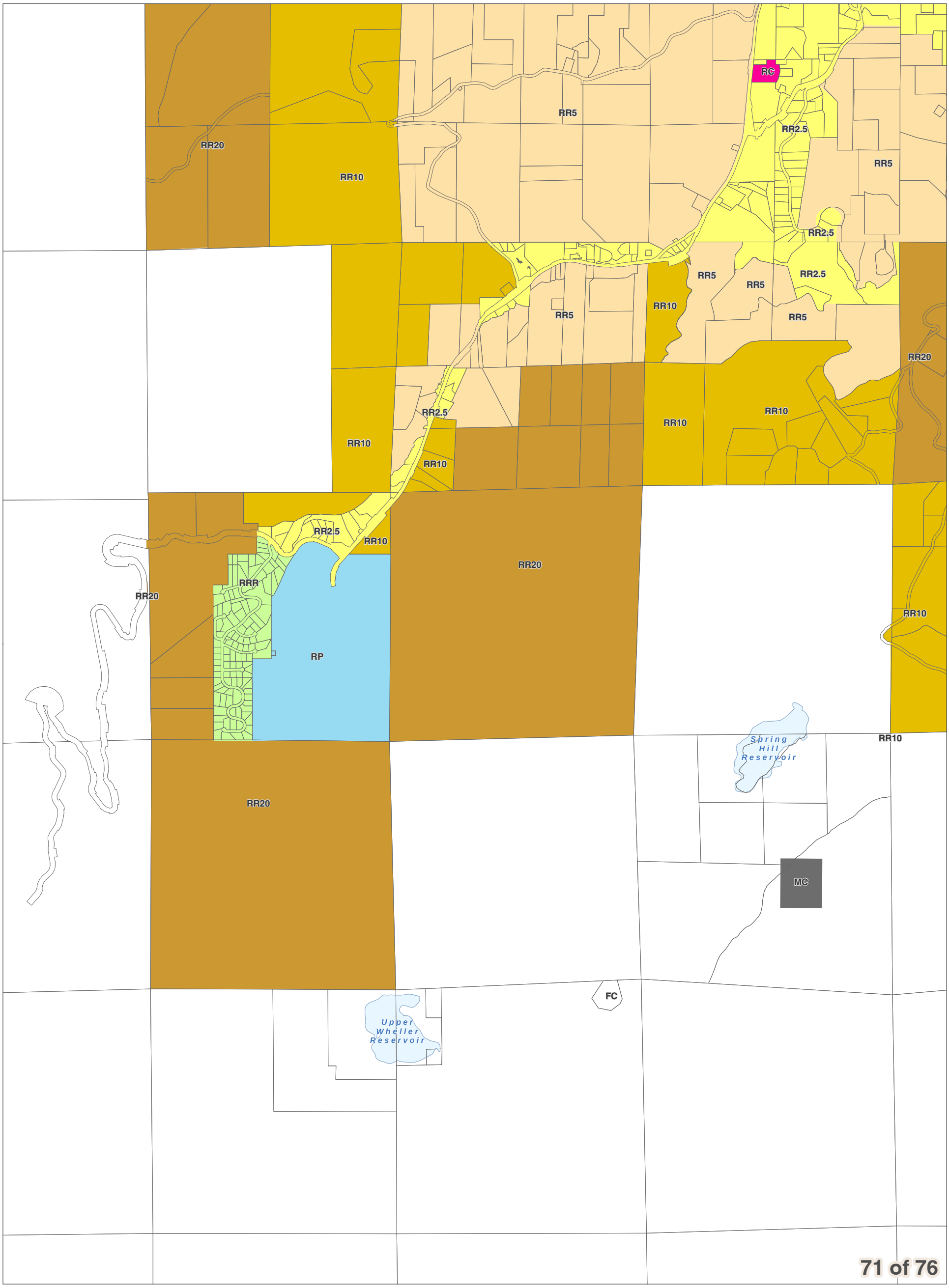
0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Comprehensive Plan Appendices
Resolution 2017-119

Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

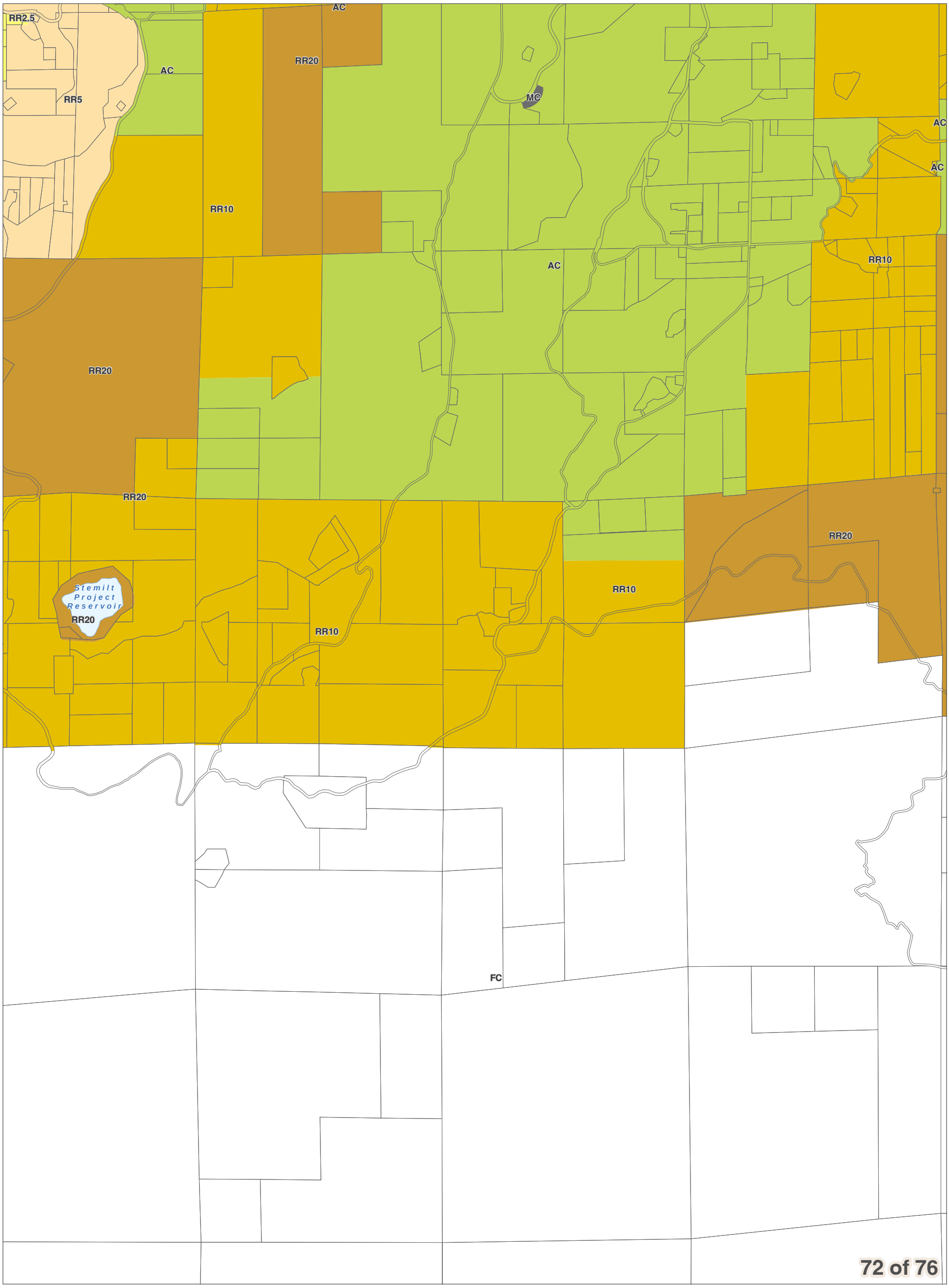
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

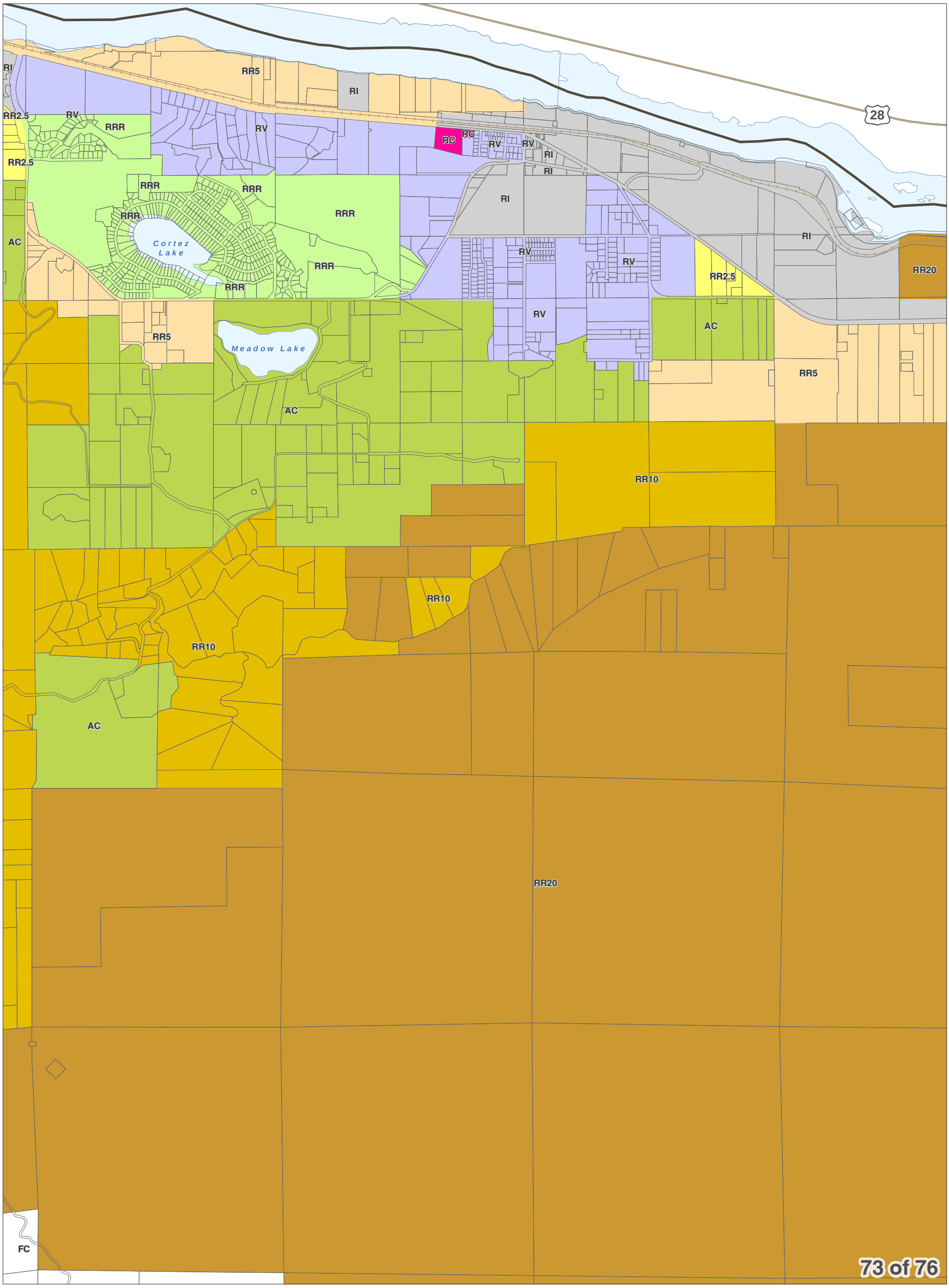
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

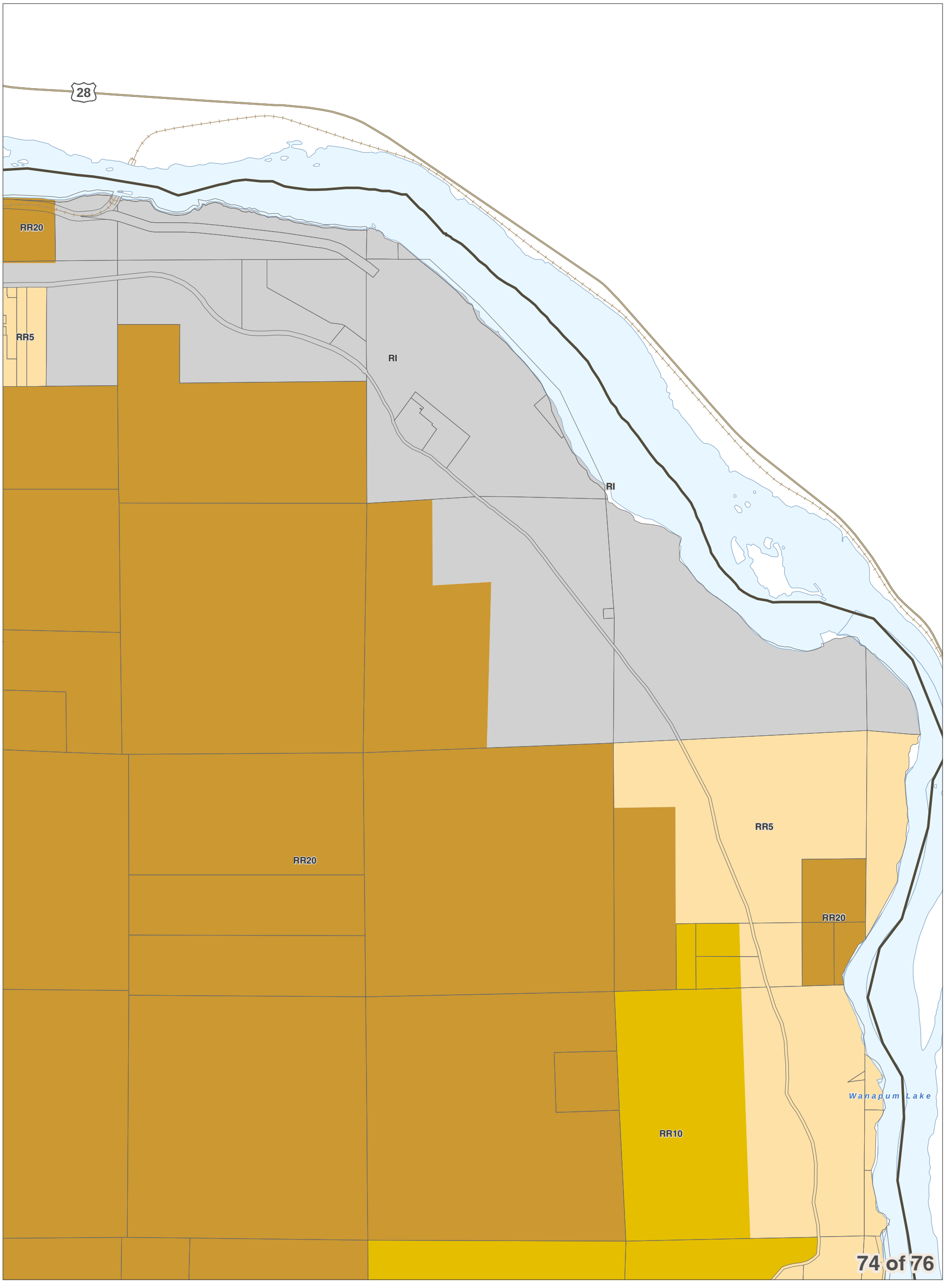
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

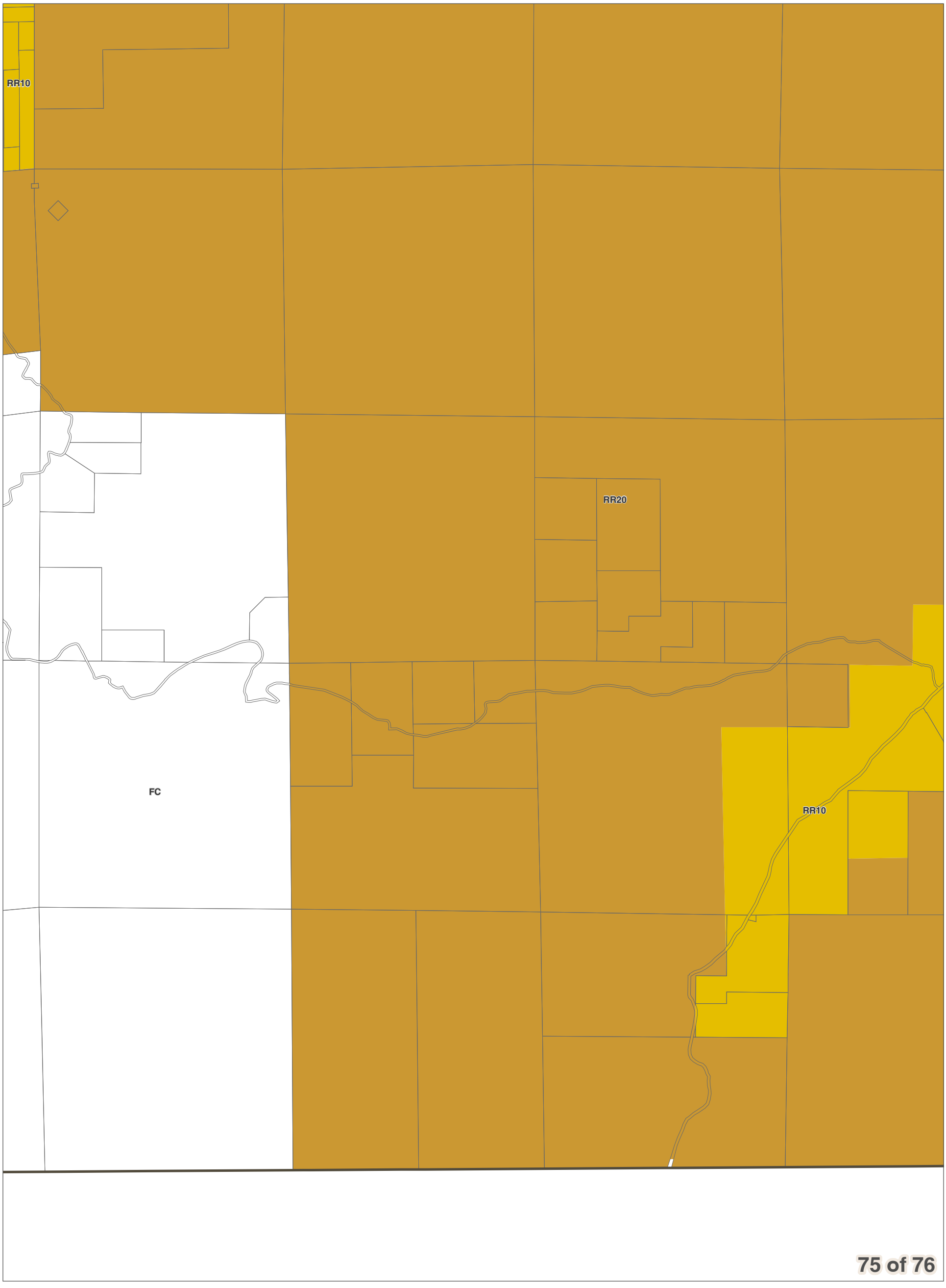
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

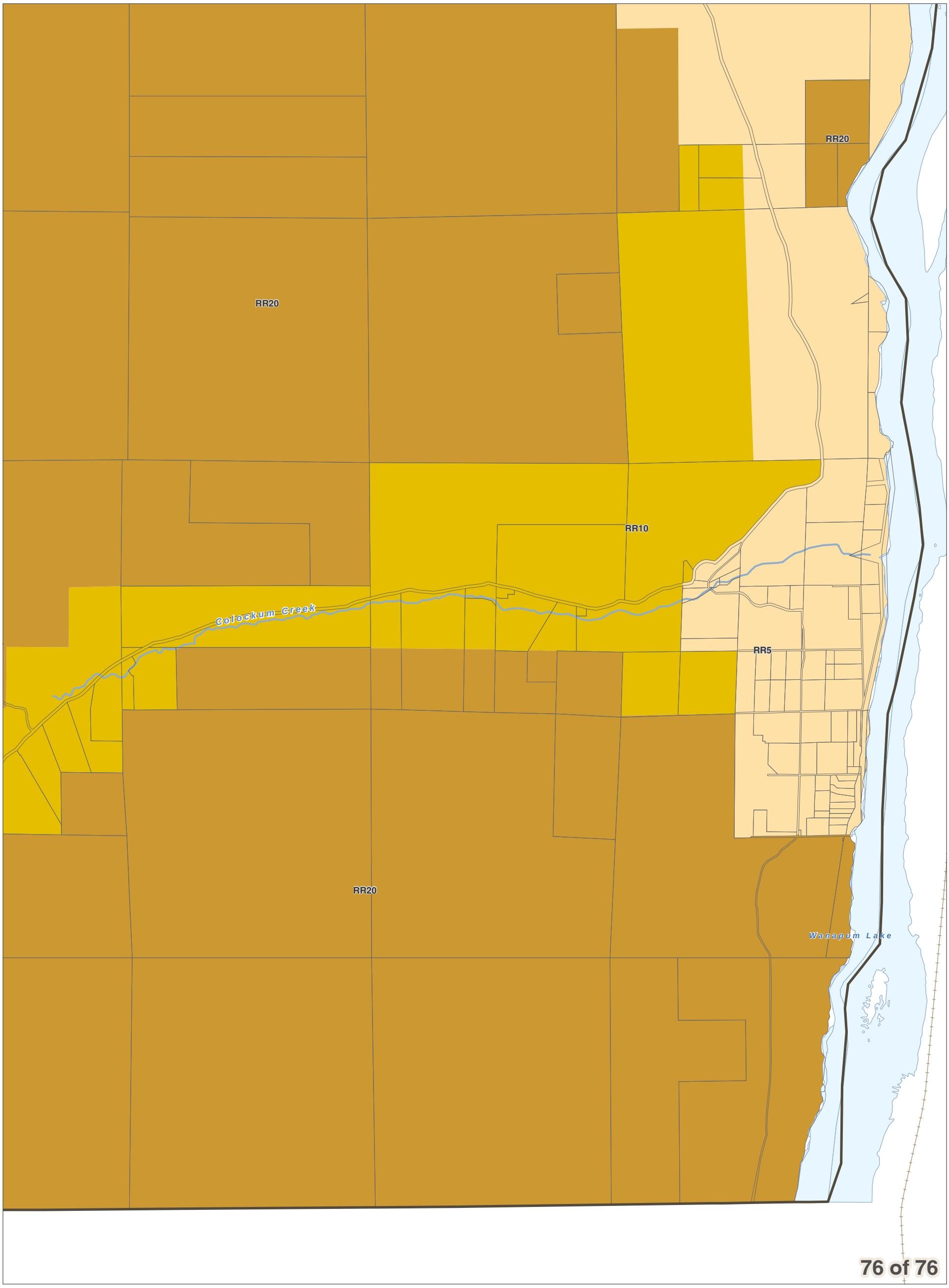
0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Chelan County Comprehensive Plan Appendices
Resolution 2017-119

Chelan County Land Use Designation



City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



Malaga Vision Plan

Table of Contents

1) Introduction
    a) Purpose
        i) Overall
        ii) Coordination between County and Community Officials
    b) Process
        i) Malaga Coordinating Committee
        ii) Community Meetings

2) Community Outreach
    a) Overview
    b) Outcomes
        i) General
        ii) Malaga Community Participation Meetings and Survey Results
            (1) Strengths
            (2) Threats
            (3) Desires
        iii) Rural Character

3) The Malaga Vision
4) Key Recommendations
    a) Recommended Comprehensive Plan Land Use Designation Map and Zoning Map Changes
        i) Map
        ii) Narrative
    b) Next Steps

5) Malaga Planning Area Public Participation Summary
6) Malaga Planning Area Background Report
7) LAMIRD Designation Criteria Summary

Appendix I. Racially Disparate Impacts Policy Evaluation Framework

The following evaluation criteria were provided by the Washington State Department of Commerce for evaluation of housing policies. Table I.2 contains a review of the housing policies from the 2017 Comprehensive Plan following this framework.

Table I.1: Evaluation Criteria for Racially Disparate Impacts

Criteria	Evaluation
The policy is valid and supports meeting the identified housing needs. The policy is needed and addresses identified racially disparate impacts, displacement and exclusion in housing.	Supportive
The policy can support meeting the identified housing needs but may be insufficient or does not address racially disparate impacts, displacement and exclusion in housing.	Approaching
The policy may challenge the jurisdiction's ability to meet the identified housing needs. The policy's benefits and burdens should be reviewed to optimize the ability to meet the policy's objectives while improving the equitable distribution of benefits and burdens imposed by the policy.	Challenging
The policy does not impact the jurisdiction's ability to meet the identified housing needs and has no influence or impact on racially disparate impacts, displacement, or exclusion.	N/A

Source: Washington State Department of Commerce

Table I.2: Policy Evaluation for Racially Disparate Impacts

Existing Goal/Policy #	Existing Goal/Policy	Equity Assessment	Why
Goal H 1	Encourage the availability of affordable housing to all economic segments of the population of the county	Supportive	This ensures there are affordable options for all people in the county
Policy H 1.1	Encourage communities within the County to provide a fair share of affordable housing to low and moderate income households by promoting a balanced mix of diverse housing types	Supportive	A variety of housing allows for opportunities for all residents to have proper housing that they can afford

DRAFT

Existing Goal/Policy #	Existing Goal/Policy	Equity Assessment	Why
Goal H 2	Promote a variety of residential densities and housing types	Supportive	A variety of housing allows for opportunities for all residents to have proper housing that they can afford
Policy H 2.1	Promote a diversity of housing unit types and densities to meet the needs of all existing and future residents of the County, including both site- built and manufactured and modular homes	Supportive	A variety of housing allows for opportunities for all residents to have proper housing that they can afford
Policy H 2.2	Encourage development of housing types that meet the needs of the elderly, physically challenged, mentally impaired, and special needs segments of the population (e.g., congregate care facilities)	Supportive	Encouraging housing to support the needs of all populations helps mitigate negative effects on special needs populations
Policy H 2.3	Where appropriate, provide for higher density residential housing developments within existing residential communities and urban growth areas, where adequate infrastructure and services can be provided	Supportive	Higher density tends to lead to lower housing costs, making housing more accessible to all groups.
Policy H 2.4	Encourage appropriate placement and use of vacation rentals	N/A	
Goal H 3	Encourage the appropriate preservation of existing housing stock	Supportive	Preservation of existing housing stock, especially low-income housing stock, decreases risk of displacement

DRAFT

Existing Goal/Policy #	Existing Goal/Policy	Equity Assessment	Why
Policy H 3.1	Where appropriate, encourage the retention and revitalization of existing housing stock with methods such as: a) Permitting accessory housing or the division of existing structures in single family neighborhoods; and, b) Protecting existing manufactured home parks and permitting manufactured homes on single family lots; and, c) Participating in or sponsoring housing rehabilitation programs offered by the state and federal government.	Supportive	Preservation and rehabilitation of existing housing stock, especially low-income housing stock, decreases risk of displacement
Policy H 3.2	Support and encourage the retention, rehabilitation and weatherization of existing housing units	Supportive	Preservation and rehabilitation of existing housing stock, especially low-income housing stock, decreases risk of displacement
Goal H 4	Support regulatory changes and economic programs that promote affordable housing options	Supportive	Promotion of affordable housing options ensures they are accessible to all populations
Policy H 4.1	Provide incentives for projects that enhance or provide lower cost or specialty housing types such as congregate care facilities	Supportive	This ensures there are options for those populations with special needs
Policy H 4.2	Where appropriate, establish incentives for developers to provide housing affordable to low and moderate income households	Supportive	Incentivizing affordable housing means there will be better, more affordable options for all groups
Policy H 4.3	Support the Housing Authority and other housing programs with financial and technical support, when appropriate	Supportive	The Housing Authority works with all populations in need to ensure they are able to find suitable housing. Supporting them will allow them to fulfill their mission

Existing Goal/Policy #	Existing Goal/Policy	Equity Assessment	Why
Policy H 4.4	Support the Housing Authority or other agency's efforts to acquire and development lands for low income housing	Supportive	Ensuring that those who would like to build affordable housing are able to allows for more affordable options for all populations
Policy H 4.5	Identify high-priority areas for housing redevelopment, rehabilitation, and revitalization, and participate in federal rehabilitation programs as appropriate	Supportive	Identifying which areas need more revitalization helps the county know how to focus it's efforts to making housing available for all
Policy H 4.6	Major concentrations of housing should be located in areas with access to existing and projected transportation systems to minimize expansion of road systems	Supportive	Concentrating housing in areas with transportation options allows for a better quality of life for those that need affordable housing
Goal H 5	Support year-round and seasonal agricultural worker housing	N/A	
Policy H 5.1	Protect the economic viability of the agricultural industry by supporting construction of agricultural worker housing near orchards. Consider the reduction of site development standards and building fees for agricultural housing units.	N/A	

Source: Points Consulting using Chelan County Comprehensive Plan 2017

DRAFT

Chelan County Capital Facilities Information

This table is intended to supplement Appendix J, Capital Improvement Plan (see subsequent pages) and the Chelan County Capital Facilities Element. Where providers have listed capital needs or improvements, the source information is included here. Most providers do not list a level of service standard; refer to the text of the Capital Facilities Element for more information.

Facility/Provider	Supporting Document	Useful Information	Notes
Schools			
Wenatchee School District	https://www.wenatcheeschools.org/facilities	Facilities & Capital Projects Home Website	The 2024 facilities plan includes a long-range plan that does not identify capacity needs due to the use of portables, but that does identify need to replace or significantly remodel Wenatchee High and modernize three elementary schools by 2035.
Wenatchee School District	https://drive.google.com/file/d/1gAJj6mwUeNyRxn2KIYz9cOFfgfU3F-nP/view	Facilities Master Plan	The master plan anticipates decreasing enrollment over the next several years. However, Wenatchee High will have a very high utilization rate that limits program flexibility. A bond for replacement of the high school is on the November 2026 ballot.
Cascade School District	2026.03.26_Capital-Facilities-Element-Public-Review-Draft.pdf	Draft Leavenworth 2026 Comp Plan	The Leavenworth Comprehensive Plan provides LOS and capital improvement plans for facilities, including schools, within the jurisdiction; refer to the Leavenworth Plan for specifics.
Cashmere School District	feb8worksession.pdf	Bond information	Cashmere schools bond history identifies the need to modernize the high school, no needs are identfied at this time.
Entiat School District	Documents | Entiat School District	Policy Series 6000	- manages capital assets, building safety, and maintenance compliance School district is in the process of purchasing property
Lake Chelan School District	LCSD Continues Strategic Work to Improve Facilities and Support Student Success – Lake Chelan School District	Note about Nov. 2025 bond measure falling short of votes	LCSD has identified the need for significant improvement and replacement of schools, pending bond approval.
	Facilities Advisory Committee – Lake Chelan School District	Facilities Advisory Committee home page	
Manson School District	Facilities Planning | Manson School District	Facilities Planning Home Page	In the process of completing a facilities and capital plan, expected to be available in early 2027.
Water Districts			

Chelan County PUD	Growth Forecasting	Growth Forecasting & Infrastructure Planning website	PUD planning includes a threshold for new substations, how to extend services, and to provide service.
	Vision 2075	Vision 2075	50-year vision outlining nine focus areas to preserve as core functions, including maintaining adequate service
City of Wenatchee Public Works	60-day review Draft 2023-2028 Capital Facilities Plan (10-6-2022) (1).pdf	2023-2028 Capital Facilities Plan	The Wentachee Comprehensive Plan provides LOS and capital improvement plans for facilities within the jurisdiction; refer to the Plan for specifics.
Lake Chelan Reclamation District	Lake Chelan Reclamation District	Domestic Water homepage	The 2021 Water System Plan identifies needs for a new storage reservoir (tank) by 2031, along with capacity improvements for the water treatment plant by 2030. Other system improvemetns (distribution expsnsion) will increase fire flow and add redundancy to the system.
	https://www.cityofchelan.gov/DocumentCenter/View/1680/Comp-Plan-Sneak-Peek-Presentation---4212026	City of Chelan 2046 Comp Plan Update	
City of Chelan	Public Works Capital Improvement Projects	Public Works Capital Improvement Projects	The Chelan Comprehensive Plan provides LOS and capital improvement plans for facilities within the jurisdiction; refer to the Plan for specifics.
	Chelan, WA | Capital Projects Info | ClearGov	East Chelan Reservoir Water System Improvements Project	
Fire Districts			
Wenatchee Valley Fire Department (Wenatchee)	Strategic Plan | WVFD	Plan updated 2024-2028	Discusses accredidation (and tangentially facilities) but does not include capital facilities. WVFD maintains a budget and has identified station relocation and additional fire apparatus as upcoming expenditures.
Chelan County Fire District 4/Lake Wenatchee Fire Rescue	Annual Report/Strategic Plan | LWFR	Lake Wenatchee Fire & Rescue - most recent Strategic Plan update was 2025	The District has identified the need to construct a central facility not only for fire operations but also for emergency services (shelter and food) in addition to a fire station
Chelan County Fire District 7 (Chelan)	Strategic Plan and Annual Report – Chelan Fire & Rescue	Strategic plan & annual reports	The strategic plan outlines the need for engine and wildland fire trucks replacement in 2028, 2029, 2032. and 2033. While no new building facilities are identified, the district continues to monitor response times and population growth for additional stations on the lake.

Sewer District			
Malaga Water District	Meetings — Malaga Water District		Malaga Water district maintains a facilities and operations plan along with its DOH licensing and monitors capacity for both residential and non-residential development. May 4 - district kicked off a sewer committee for Malaga, confirmed that the Port earmarked $500K for initial sewer planning

YEAR	2026	2027	2028	2029	2030	2031
CASHMERE DRYDEN AIRPORT						
Uses of Funds						
Runway 7/25 Pavement Maint. (Crackfill) & Replace Threshold Lighting						
Runway PAPI Replacement						
General Obstruction Removal		60,000				
Hangar Taxilane Rehab/Repair Project (Partial)				660,000		
Above-ground fuel system						
Total Uses of Funds	0	60,000	0	660,000	0	0
Sources of Funds						
Bipartisan Infastructure Law (BIL) Funds		60,000				
Grant and County Funds				30,000		
WSDOT Aviation				30,000		
Non-primary Entitlement (FAA)				600,000		
Total Sources of Funds	0	60,000	0	660,000	0	0
Variance	0	0	0	0	0	0
COMMISSIONER'S OFFICE						
Uses of Funds						
Jail Facilities Debt Service	652,500	654,300	655,650	656,550	657,000	652,000
Total Uses of Funds	652,500	654,300	655,650	656,550	657,000	652,000
Sources of Funds						
Criminal Justice Fund	652,500	654,300	655,650	656,550	657,000	652,000
Total Sources of Funds	652,500	654,300	655,650	656,550	657,000	652,000
Variance	0	0	0	0	0	0

YEAR	2026	2027	2028	2029	2030	2031
COUNTY EXPO CENTER						
Uses of Funds						
Building Upgrades	0	160,000	70,000	70,000		
Grandstand Cover	200,000					
Domestic Water System Improvements		100,000				
Carnival Lot Improvements				200,000		
Grounds Improvement/Electric/Asphalt	102,000	35,000	26,000	26,000		
RV Park Improvement	65,000	35,000	26,000			
Arena Improvements	60,000	30,000	26,000			
Total Uses of Funds	427,000	360,000	148,000	296,000	0	0
Sources of Funds						
Capital Improvement Reet 2 Fund	0	260,000	148,000	296,000		
Fair & Expo Reserves	180,000	100,000				
Grants, Loans, Donations	247,000					
Total Sources of Funds	427,000	360,000	148,000	296,000	0	0
Variance	0	0	0	0	0	0
WENATCHEE RIVER COUNTY PARK						
Uses of Funds						
House Renovation						
Tree Repair						
Park Expansion and Rehabilitation	100,000	40,000				
Pavement Replacement						
Total Uses of Funds	100,000	40,000	0	0	0	0
Sources of Funds						
LTAC Capital or Other Grant Funds	50,000	0	0	0	0	0
WCRP Cash Reserve	50,000					
Capital Improvement Reet 2 Fund		40,000	0	0	0	0
Total Sources of Funds	100,000	40,000	0	0	0	0
Variance	0	0	0	0	0	0

YEAR	2026	2027	2028	2029	2030	2031
FACILITIES DEPARTMENT						
Uses of Funds						
ADA Upgrades						
Parking Lot Crack Sealing				75,000		
Courthouse Boiler Replacement						
Courthouse Plumbing System Replacemnt	0	500,000	500,000	500,000		
Campus-wide Access Control						
Telephone System Upgrade		50,000				
Juvenile Security System						
Admin Bldg HVAC Controls						
Admin Bldg Concrete Stair Replacement						
Marble Restoration (Courthouse)	350,000					
Carpet - Campus						
Fire Alarm System Update						
Justice Facilities Improvement (Law & Justice)	200,000	200,000	200,000	200,000		
Elevator Modernization (Law & Justice)		250,000				
L & J Plumbing Replacement	8,700,000					
Total Uses of Funds	9,250,000	1,000,000	700,000	775,000	0	0
Sources of Funds						
Capital Improvement Reet 1 Fund	2,700,000	1,000,000	700,000	775,000		
Capital Improvement Reet 2 Fund	6,000,000					
Grant Funding	350,000	0	0	0	0	0
Criminal Justice Fund	200,000					
Current Expense						
Total Sources of Funds	9,250,000	1,000,000	700,000	775,000	0	0
Variance	0	0	0	0	0	0

YEAR	2026	2027	2028	2029	2030	2031
OHME GARDENS						
Uses of Funds						
Irrigation System & Pump Station	10,000	10,000	50,000			
Parking Lot Improvements	60,000	60,000				
Ox Yoke Lodge Renovation	60,000					
Tree Work	10,000	10,000	10,000			
House Renovation		25,000	25,000			
Total Uses of Funds	140,000	105,000	85,000	0	0	0
Sources of Funds						
Capital Improvement Reet 2 Fund	80,000	60,000	85,000			
Rural Counties Tax Fund	0	0	0	0	0	0
Tourism Grant, Other Grants, Donations	50,000	45,000	0	0	0	0
Donations, Grants, Fund Raising	10,000	0	0	0	0	0
Total Sources of Funds	140,000	105,000	85,000	0	0	0
Variance	0	0	0	0	0	0
PUBLIC WORKS						
Uses of Funds						
Totem Pole Road	1,500,000					
Dryden Transfer Station-Second Tip Floor						
Chelan Transfer Station Upgrades	1,200,000					
Vegecide Truck Wash Facility						
Wenatchee District Shop Replacement	1,000,000	2,700,000	0	0	0	0
Road Rehailitation	700,000	700,000	700,000	700,000	700,000	700,000
Wenatchee Truck Bay Shop Lights						
Total Uses of Funds	4,400,000	3,400,000	700,000	700,000	700,000	700,000
Sources of Funds						
County Road Fund	1,000,000	2,700,000				
Solid Waste Fund	1,200,000					
Rural Counties Tax Fund	1,500,000	0	0	0	0	0
Capital Improvement Reet 2 Fund	700,000	700,000	700,000	700,000	700,000	700,000
Total Sources of Funds	4,400,000	3,400,000	700,000	700,000	700,000	700,000
Variance	0	0	0	0	0	0

YEAR	2026	2027	2028	2029	2030	2031
REGIONAL JUSTICE CENTER						
Uses of Funds						
CCRJC Kitchen and Records/Control remodel	20,000					
Justice Facilities Improvement/Rehab						
Operational - Shower Improvements	55,000					
Operational - Remodel Records Area/ Create Office	25,000					
Safety - Camera Installation - Seg Cells						
Safety - Railing Install						
Safety - Remodel H6 &H7						
Operational - SWF Conversion/Remodel						
Booking Area Remodel						
Additional Padded Cell						
Additional Holding Cells	375,000					
EAC Key Cards						
Total Uses of Funds	475,000	0	0	0	0	0
Sources of Funds						
Capital Improvement Reet 1 Fund						
Jail Facilities Fund	475,000					
Criminal Justice Funds						
Grants, Loans, Donations	0	0	0	0	0	0
Total Sources of Funds	475,000	0	0	0	0	0
Variance	0	0	0	0	0	0
SHERIFF/EM						
Uses of Funds						
Old Station Campus EM/Motor Pool/Coroner	500,000					
Total Uses of Funds	500,000	0	0	0	0	
Sources of Funds						
Capital Improvement Reet 1 Fund						
Grants, Loans, Donations	500,000	0	0	0	0	
Total Sources of Funds	500,000	0	0	0	0	
Variance	0	0	0	0	0	



COUNTY OF CHELAN

Recreation Element (PROS Plan) Update

March 2026

County of Chelan

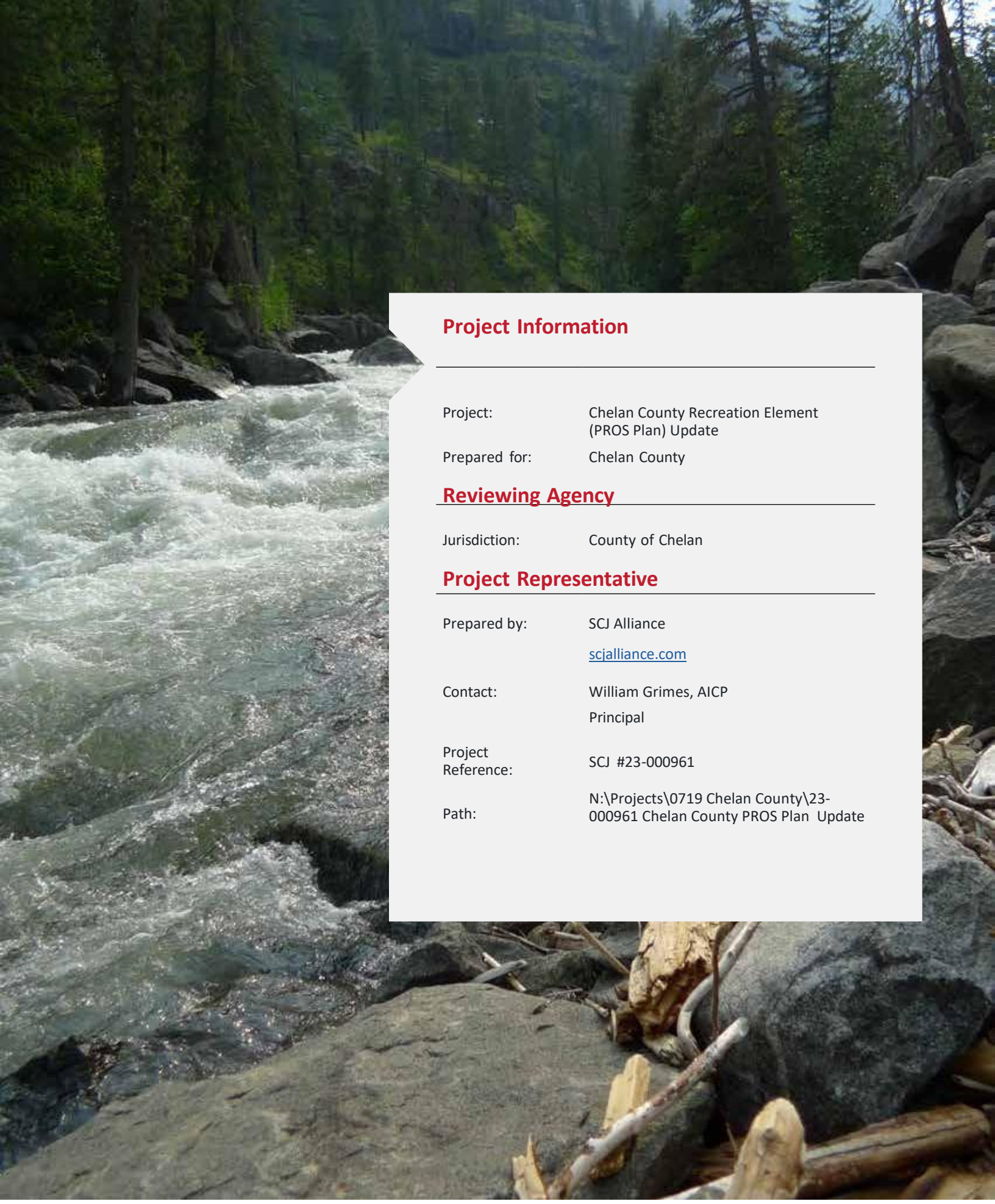
411 Washington St #201

Wenatchee, WA 98801

Phone: 509.667.6533

SCJ ALLIANCE

CONSULTING SERVICES



Project Information

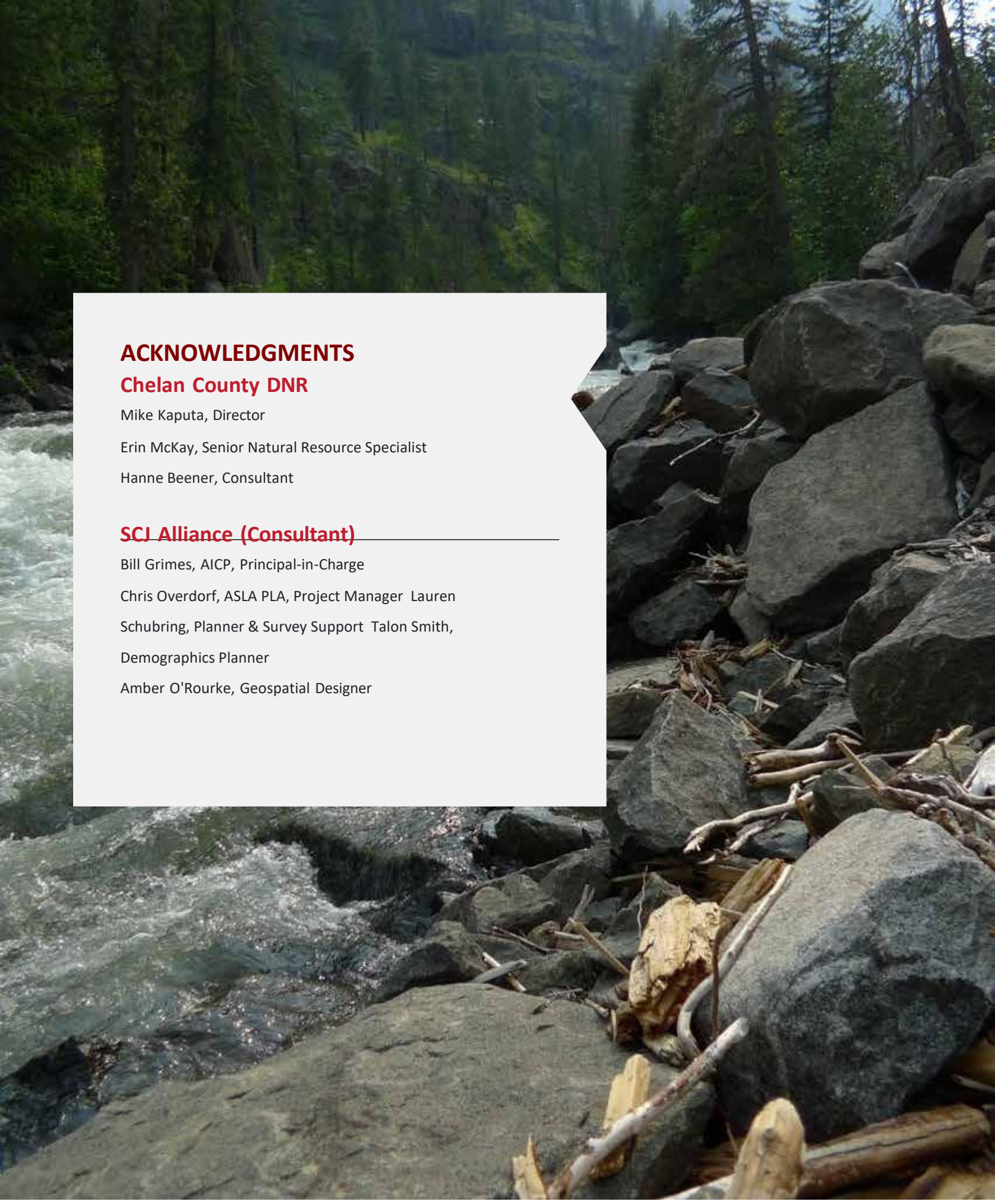
Project:	Chelan County Recreation Element (PROS Plan) Update
Prepared for:	Chelan County

Reviewing Agency

Jurisdiction:	County of Chelan

Project Representative

Prepared by:	SCJ Alliance
	scjalliance.com
Contact:	William Grimes, AICP
	Principal
Project Reference:	SCJ #23-000961
Path:	N:\Projects\0719 Chelan County\23-000961 Chelan County PROS Plan Update



ACKNOWLEDGMENTS

Chelan County DNR

Mike Kaputa, Director

Erin McKay, Senior Natural Resource Specialist

Hanne Beener, Consultant

SCJ Alliance (Consultant)

Bill Grimes, AICP, Principal-in-Charge

Chris Overdorf, ASLA PLA, Project Manager Lauren Schubring, Planner & Survey Support Talon Smith, Demographics Planner

Amber O'Rourke, Geospatial Designer

Table of Contents

Overview 1

Summary 8

Overview 9

- Introduction 10
- Purpose 10
- Regulatory Requirements 11
  - Growth Management Act Requirements 11
  - Washington Recreation And Conservation Office (RCO) Requirements 12
  - Chelan County Requirements 13
- Process 13
  - Existing Conditions (Systems Inventory) 14
  - Public Involvement 14
  - Demand & Needs Analysis 14
  - Goals and Objectives 14
  - Capital Improvement Program 14
  - Approvals 14

Inventory & Assessment 15

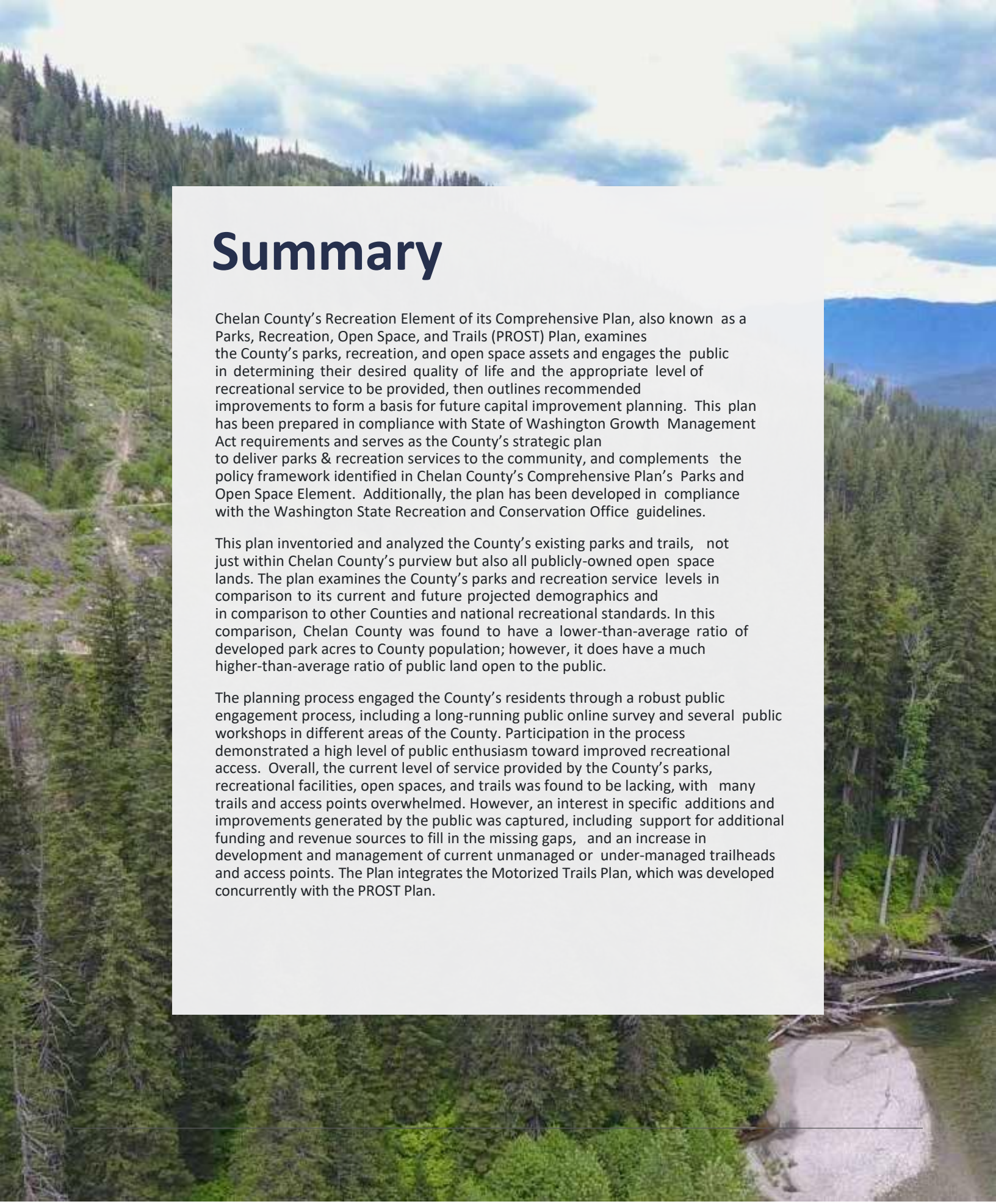
- Introduction & Purpose 16
- Physical Context 16
  - Planning Area 16
  - History 17
  - Topography 18
  - Hydrology 18
  - Habitat 18
  - Climate 19
- Demographic Context 19
  - Key Takeaways 19
  - Population 20
  - Population Demographics 21
  - Housing 25
  - Employment & Transportation 26
- Physical Inventory & Assessment 29
- Planning Context 37
  - Existing Plans Working Together 37
  - Assessment 41

Public Involvement 42
Introduction & Purpose 43
Engagement Goals 43
Public Engagement Plan Overview 44
Distribution 44
Chelan County Boost Analytics- February 2024 46
Recreation Element Survey 50
Demand & Needs Analysis 56
Introduction & Purpose 57
Trends for Parks and Recreation 57
National Trends 58
Washington State Trends 59
Recreation Element Priorities 60
Goals & Objectives 61
Introduction & Purpose 62
Revised Goals & Objectives Based on Survey Results 63
Noted Differences from the Previous Recreation Element 64
Capital Improvement Program 65
Introduction & Purpose 66
On-Going Priorities & Capital Projects 66
Parks and Recreation Projects Identified In the Previous Plan 67
Developing The Capital Improvement Program 69
Opinion Of Probable Costs 69
Updated Project & Program Improvements 70
Plan Adoption 76
Adoption 77
Appendices & Attachments 82
Appendix A - Terms & Definitions 83
Appendix B - Standards & Guidelines 85
Appendix C - Public Survey Report 87
Attachment A – Motorized Trails Plan 117

Table of Contents

Table 2-1: Historic Population (US Census) 20
Table 2-2: Chelan County Population by Year 20
Figure 2.1: Chelan County Population Projection 21
Table 2-3: Gender in Chelan County 21
Table 2-4: Chelan County Population by Year 21
Figure 2.2: Race and Ethnicity Percentages of Chelan County versus WA State 22
Table 2-5: Ethnicity in Chelan County 22
Figure 2.3: Percentage of Chelan County's Population Living with Disability 22
Table 2-6: Household Income in Chelan County 23
Figure 2.4: Chelan County and WA State Household Income 23
Figure 2.5: Chelan County Census Tracts and Median Incomes 24
Table 2-7: Poverty Status in Chelan County Population 25
Table 2-8: Poverty Status in Chelan County Population 25
Figure 2.6: Owner vs. Renter in Chelan County and WA State 25
Table 2-9: Average Household Type in Chelan County 26
Figure 2.7: Inflow/Outflow of Employment in Chelan County 26
Figure 2.8: Employment Locations of Chelan County Residents 27
Table 2-10: Chelan County Distance Traveled to Work 27
Table 2-11: Chelan County Means of Transportation to Work 28
Figure 2.9: Percentage of Chelan County Vehicle Availability 28
Figure 2.10: Chelan PUD Has Opportunities in Chelan and Douglas County 29
Table 2-12: List of Parks within Chelan County Lines 31
Table 2-13: Chelan County School Districts 36
Table 2-14: Existing Plans Relevant to the PROS Plan Update 37
Table 3-1: Survey Distribution 45
Figure 3.1: February 2nd Facebook Boost Analytics - English 46
Figure 3.2: February 2nd Facebook Boost Analytics - Spanish 46
Figure 3.3: February 2nd Instagram Boost Analytics - English 47
Figure 3.4: February 2nd Instagram Boost Analytics - Spanish 47

Figure 3.5: February 26nd Facebook Boost Analytics - English 48
Figure 3.6: February 26nd Instagram Boost Analytics - Spanish..... 48
Figure 3.7: February 26nd Instagram Boost Analytics - English 49
Figure 3.8: February 26nd Instagram Boost Analytics - Spanish..... 49
Figure 3.10: Chelan County's Public Engagement Plan Flyer..... 50
Table 4-1: 2023 Top 20 Outdoor Recreation Activites in Washington State*..... 59
Table 6-1: Capital Improvement Projects & Initiatives..... 70
Table 6-2: CIP Funding Options and Projects..... 74
Table 6-3: CIP Facility Types..... 75



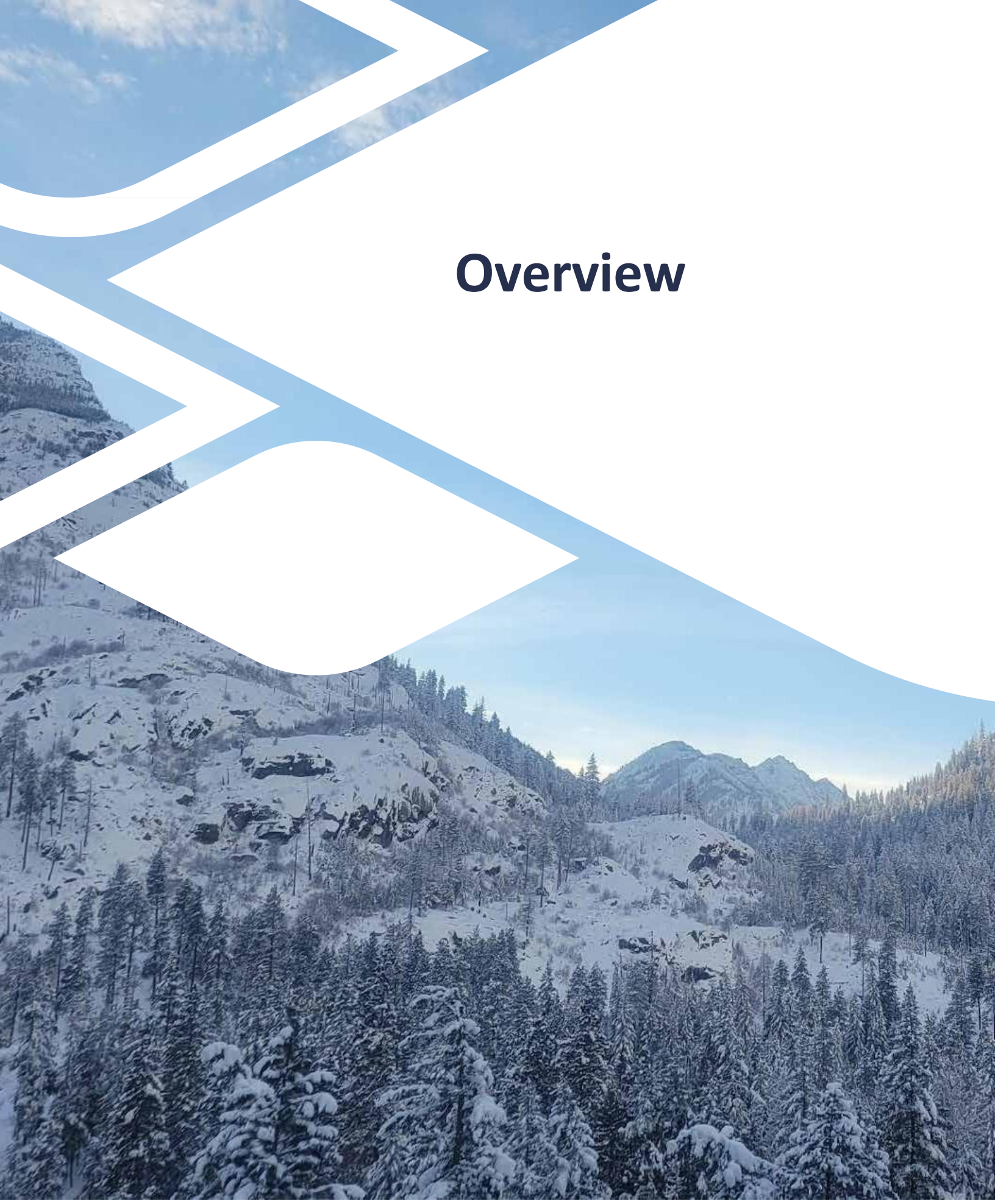
Summary

Chelan County's Recreation Element of its Comprehensive Plan, also known as a Parks, Recreation, Open Space, and Trails (PROST) Plan, examines the County's parks, recreation, and open space assets and engages the public in determining their desired quality of life and the appropriate level of recreational service to be provided, then outlines recommended improvements to form a basis for future capital improvement planning. This plan has been prepared in compliance with State of Washington Growth Management Act requirements and serves as the County's strategic plan to deliver parks & recreation services to the community, and complements the policy framework identified in Chelan County's Comprehensive Plan's Parks and Open Space Element. Additionally, the plan has been developed in compliance with the Washington State Recreation and Conservation Office guidelines.

This plan inventoried and analyzed the County's existing parks and trails, not just within Chelan County's purview but also all publicly-owned open space lands. The plan examines the County's parks and recreation service levels in comparison to its current and future projected demographics and in comparison to other Counties and national recreational standards. In this comparison, Chelan County was found to have a lower-than-average ratio of developed park acres to County population; however, it does have a much higher-than-average ratio of public land open to the public.

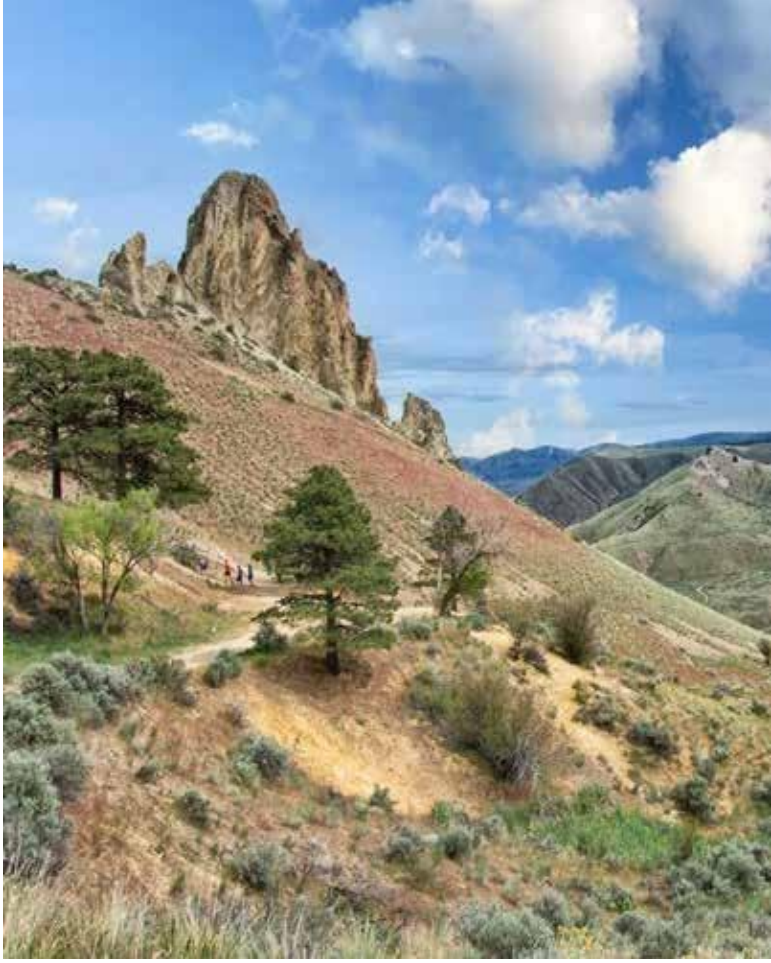
The planning process engaged the County's residents through a robust public engagement process, including a long-running public online survey and several public workshops in different areas of the County. Participation in the process demonstrated a high level of public enthusiasm toward improved recreational access. Overall, the current level of service provided by the County's parks, recreational facilities, open spaces, and trails was found to be lacking, with many trails and access points overwhelmed. However, an interest in specific additions and improvements generated by the public was captured, including support for additional funding and revenue sources to fill in the missing gaps, and an increase in development and management of current unmanaged or under-managed trailheads and access points. The Plan integrates the Motorized Trails Plan, which was developed concurrently with the PROST Plan.

Overview









Introduction

Welcome to Chelan County's Recreation Element of its Comprehensive Plan, also known as a Parks, Recreation, Open Space, and Trails (PROST) Plan. This document is crafted to meet the Growth Management Act (GMA) requirements and maintain the County's eligibility for Washington State Recreation and Conservation Office (RCO) funding, along with other potential funding sources, over the next six years and beyond.

This document provides a comprehensive overview and assessment of the County's parks, recreation areas, open spaces, and non-motorized trails. It aslo includes the Motorized Trails Plan, which was developed concurrently with the PROST Plan. The plan captures the community's recreational needs and preferences through surveys, public outreach initiatives, and online tools.
Furthermore, the plan establishes a vision, sets planning goals, and evaluates the current level of service offered by the existing mix of County parks and open spaces.

The Capital Improvement Plan (CIP) is an integral component of this document and, upon formal approval and adoption, finalizes the Recreation Element. It outlines a series of recommended improvements designed to enhance services for the citizens of Chelan County over the next six years and beyond. These recommendations are strategically tied to potential grant funding sources, guiding the County's response and prioritization to align with the desired quality of life envisioned by its citizens.

Purpose

This update evaluates the effectiveness of the County of Chelan County's parks, open spaces, and trails, in conjunction with local and regional parks and recreation assets, in meeting the community's needs. Enclosed within this comprehensive plan are both functional and aspirational goals, objectives, and desires, presenting recommendations for improvements and changes to align with the evolving recreational demands of the community.

Functioning as a dynamic six-year strategic guide and aspirational plan, it outlines strategies for managing and enhancing the County of Chelan County's parks, trails, open spaces, and recreation services. This plan establishes an implementable framework aimed at realizing the community's desired quality of life in relation to its parks, recreation areas, trails, green open spaces, and recreational opportunities. Additionally, it offers a visionary perspective for the County's park and recreation system, suggesting updates to level-of- service standards for park and facility classifications. It addresses departmental and community-wide goals, objectives, and other management considerations, ensuring the continued provision of high-quality recreation opportunities for the benefit of the Chelan County community.

Developed through direct input and guidance from County residents, County staff, and Planning Commission, this update conducts a thorough inventory and evaluation of existing park and recreation areas. It assesses how well the County's parks, open spaces, and trails, in collaboration with other local and regional parks and recreation assets, serve the County's residents. Furthermore, it proposes strategic improvements and changes to meet the evolving recreational demands and needs of the community. Additionally, the plan evaluates conditions for acquisition, site development, financing options, and operational improvements. It concludes by offering a set of policies and recommendations designed to support the community's desired quality of life.

Regulatory Requirements

Growth Management Act Requirements

RCW 36.70A.140, also known as the Growth Management Act (GMA), is highly relevant to a Comprehensive Parks, Recreation, and Open Space (PROS) Plan in Washington State. This statute outlines the requirements for comprehensive planning and development regulations to manage growth in a manner that protects natural resources, promotes economic development, and enhances the quality of life for all of Chelan County's residents.

Specifically, RCW 36.70A.140 mandates that local jurisdictions, such as Chelan County, must plan for and accommodate growth through the adoption of comprehensive plans. These plans must address various elements, including land use, housing, transportation, and parks and recreation. Specifically, RCW 36.70A.140(3) outlines the requirements for a Capital Facilities Plan that consists of:

- An inventory of existing capital facilities owned by public entities, including green infrastructure, showing the locations and capacities of the capital facilities;
- a forecast of the future needs for such capital facilities;
- the proposed locations and capacities of expanded or new capital facilities
- at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and
- a requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. Park and recreation facilities shall be included in the capital facilities plan element.

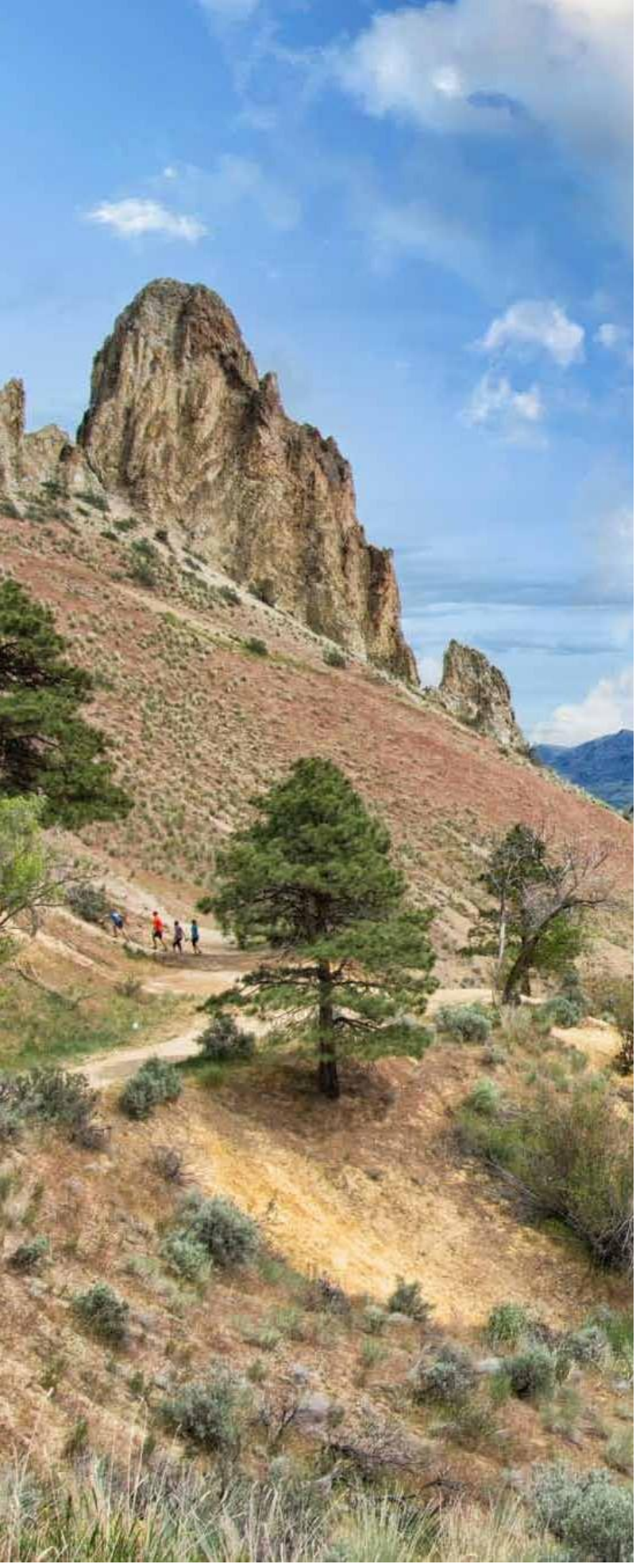
The Parks and Recreation element, RCW 36.70A.140(8), further describes that the plan shall include:

- Estimates of park and recreation demand for at least a ten-year period;
- an evaluation of facilities and service needs; and
- an evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand.

    - Estimates of park and recreation demand for at least a ten- year period;
    - an evaluation of facilities and service needs;
    - an evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand.

In the context of a PROS Plan, RCW 36.70A.140 provides the legal framework and mandate for municipalities to incorporate parks, recreation, and open space considerations into their comprehensive planning efforts. The PROS Plan acts as a specific component of the broader comprehensive plan, focusing specifically on the development, maintenance, and enhancement of parks, recreational facilities, and green spaces within the community.

By adhering to RCW 36.70A.140, Counties like Chelan ensure that their PROS Plans align with broader state goals for sustainable growth and development. This includes preserving natural areas, providing recreational opportunities for residents, and promoting a high quality of life. Therefore, compliance with RCW 36.70A.140 is essential for Chelan County to maintain eligibility for state funding and to guide its efforts in effectively managing its parks, recreation, and open spaces.



Washington Recreation And Conservation Office (RCO) Requirements

The Recreation and Conservation Office (RCO) is a Washington State agency dedicated to promoting outdoor recreation and conservation. They achieve this through grants and technical assistance, aiming to ensure all residents have access to well-maintained parks and protected natural spaces. But their role goes beyond funding.

The RCO recognizes the importance of well-planned park systems. These systems not only serve communities but also contribute to a network of parks and open spaces across the state. A well-implemented PROS Plan is a roadmap for a city or county's park, recreation, and open space system. It communicates to the RCO the current state of its parks and recreation facilities, budgeting, and programs, where there are gaps in its current and future levels of service, and develops an implementable vision for the community's future. This roadmap assures the RCO that grant money will be used effectively for community needs that align with statewide goals.

The RCO requires a PROS Plan, updated every six years, to comply with the Growth Management Act (GMA), with general expectations to cover the following key elements:

- **Existing Conditions & Baseline Analysis:** Establishes the groundwork by reviewing past plans, demographics, and park system trends.
- **Community & Systems Needs Assessment:** Identifies gaps and needs in park infrastructure, assesses facility conditions, and sets service level benchmarks.
- **Priorities, Strategies, and Implementation Plan:** Compiles the analyses and proposes recommendations. It prioritizes goals, outlines implementation strategies, and establishes a potential capital improvement plan for park development.

More information can be found in RCO's Manual 2: Planning Guidelines (January 2024), which can be found at: https://rco.wa.gov/recreation-and-conservation-office-grants/grant-manuals/.

RCO's Self-Certification Form (See Approvals Section) is required to be submitted with the PROS Plan demonstrating that it followed RCO's framework and ensuring alignment with the GMA. Washington communities can develop a strong vision for their parks and recreation systems and strengthen a city's grant application by demonstrating a clear vision and strategic priorities.

Chelan County Requirements

Potential improvements outlined in this plan were developed to be consistent with Chelan County's County's Comprehensive Plan and applicable codes.

Chelan County's Recreation Element Update forms the 6-year and 20-year Capital Improvement Plans (CIP) serving to inform possible near-term and long-term County budgeting, procurement, and construction needs, while providing the flexibility to adapt to unforeseen opportunities that may present themselves during this plan's performance period.

The CIP noted in this document is in no way or means the final plan to guide all park, recreation, trails, and open space development, acquisition, and maintenance needs the County will undertake over the next six years. It is an aspirational vision of potential projects, agreements, and possible programs developed thorough a public involvement process designed to capture the community's needs and wishes for its parks & recreation system. Many projects, due to funding changes, procurement challenges, staffing needs, and political priorities, may not be implemented. Yet, the projects reflected in the CIP have been developed in a way so that if the County decides to pursue a specific project, they is best positioned to secure competitive funding from other sources or are prioritized correctly.

Process

While RCO has no specific requirements for the number of pages, number of chapters, or format for comprehensive park plans, it is expected that the plan will capture the organization's needs and, more importantly, the quality of life desired by the community.

The process used to develop Chelan County's Recreation Element Update is modeled after six minimum elements noted in RCO Manual 2: Planning Policies & Guidelines. Whether this plan supports a grant application for a capital project (facility development and land acquisition) or a non-capital project (architectural, engineering, planning, etc.,) the organization of this plan and the process followed is purposefully designed to capture the elements expected by RCO.

Aside from this, the first section, the project overview, this plan is structured around six primary sections or elements needed for an effective comprehensive parks plan:



Existing Conditions (Systems Inventory)

A description of the planning or service area, including the physical setting, the community profile, other mutually supportive planning efforts, and a summary of conditions of the complete inventory of each existing outdoor recreation asset or program.

Public Involvement

A description of how the planning process gave the public ample opportunity to be involved in plan development and adoption.

Demand & Needs Analysis

An analysis that takes your inventory work and public involvement into consideration, balancing public demand with your organization's current capacity and future expectations.

Goals and Objectives

The plan must support the applicant's park and recreation mission, including the current project, with broad statements of intent, or goals that capture a community's desired outdoor recreation resources.

Capital Improvement Program

A list of the desired capital improvements or capital facility programs of at least 6 years that lists and prioritizes desired land acquisition, development, renovation, and restoration projects.

Approvals

A resolution, ordinance, or other adoption instrument showing formal approval of the plan and planning process by the governing entity.

The process diagram on the previous page identifies the priority sections needed to develop a GMA-compliant and RCO-certified comprehensive parks & recreation plan; however, many steps ran concurrently.



Inventory & Assessment









Introduction & Purpose

The purpose of this chapter is to gain a broad understanding of the current conditions of Chelan County's parks, recreation, open space and trails, the population that the parks are serving, and the regional context and planning efforts that frame the County's comprehensive system.

Currently, the County manages three named facilities and two community forests. In addition, the County is also working with the Peshastin community on the feasibility of a new passive park space along the Wenatchee River, each providing a variety of recreation amenities and experiences for the County residents to enjoy.

The inventory and assessment section is assembled across the following four distinct contexts.

Physical Context

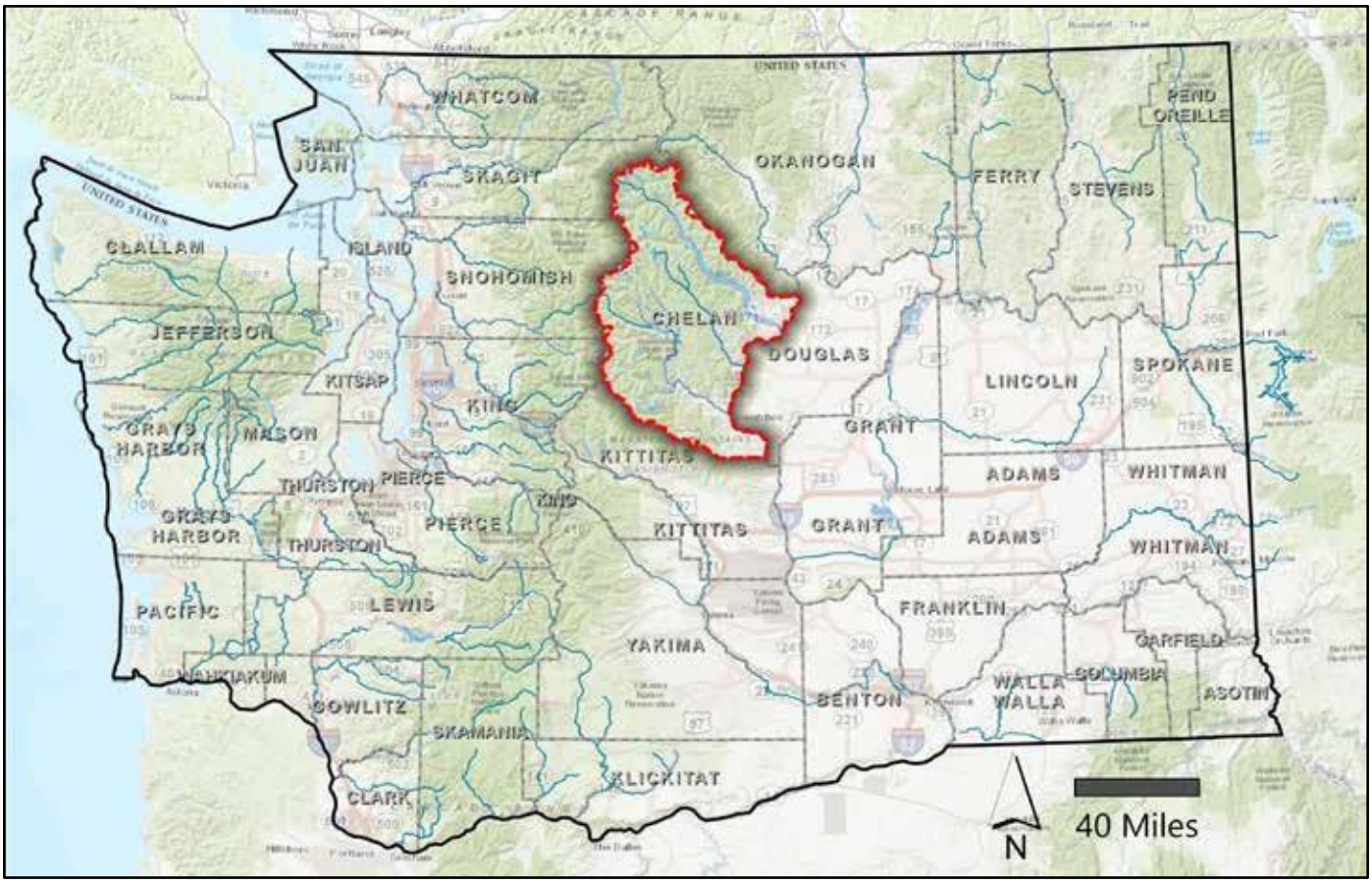
Planning Area

Chelan County unfolds beneath the majestic backdrop of snow-covered mountains, glacier-fed waterways, and sprawling forests, where orchards seamlessly blend with sagebrush-covered hills. This unparalleled setting, renowned on a global scale, offers an abundance of recreational opportunities for both local residents and visitors from across the state, and the globe.

The county's recreational tapestry is rich and diverse, featuring activities such as hiking, skiing, camping, fishing, boating, and biking, each contributing to the vibrant character of the region. The Cascade Scenic Byway, tracing its route through the northern expanse of the Cascade Mountains and along the southern shores of Lake Chelan, serves as a gateway to these varied recreation opportunities. Utilizing US Highway 97 and US Highway 2, the primary arteries to and through Chelan County, the byway encapsulates the essence of the county's natural wonders.

Spanning over 2,920 square miles in north-central Washington State, Chelan County ranks as the third- largest county in the state in terms of land area. Geographically, the county shares its northwestern border with Skagit County, while the Cascade Mountains form its western boundaries alongside Snohomish and King Counties. To the northeast, it is bordered by Okanogan County, with the Columbia River delineating the eastern border and shared with Douglas County. The southern boundary neighbors Kittitas County.

A striking characteristic of Chelan County is the substantial portion of publicly owned land, comprising approximately 87 percent of its expanse. The lion's share (80 percent) of this public domain is seamlessly



integrated into the Wenatchee National Forest. Complementing this, an array of federal, state, and local agencies collaboratively manages the remaining public lands, forming a cohesive network that contributes to the region's natural beauty and accessibility.

History

The historical tapestry of the region, shaped by the Chelan and Wenatchi Native American tribes, became even more nuanced with recent research. As documented in contemporary studies, the integration of these tribes into the Consolidated Tribes and Bands of the Yakama Nation following the 1855 Yakama Nation Treaty reveals a complex interplay of cultural and political dynamics. Insights from archeological excavations and ethnographic research shed light on the rich heritage and intricate social structures of these indigenous communities.

Advancements in historical documentation highlight that European settlers, arriving in the 1870s and 1880s, not only navigated through switchbacks but also encountered formidable challenges in adapting to the local ecosystems. Ongoing environmental research underscores the ecological impact of early settlement patterns on the Wenatchee Valley, providing a more comprehensive understanding of the region's environmental evolution.

Incorporation in 1892 marked a pivotal moment for Wenatchee, and recent analyses delve into the socio-economic factors that influenced the decision-making process. Additionally, insights from urban development studies showcase how the first train's passage in the area catalyzed subsequent urbanization trends.

Recent interdisciplinary studies in agriculture and water resource management shed new light on the historical role of irrigation canals in Chelan County. This research underscores the enduring importance of water management practices and their implications for sustainable agriculture in the region. Moreover, a contemporary examination of public utility districts and their impact on local governance provides insights into the evolving power dynamics within Chelan County. Ongoing research in energy policy and sustainability offers a fresh perspective on the role played by the Chelan County PUD and its contributions to the region's energy landscape.

Leavenworth's economic transformation in the 1960s, documented through economic analyses and sociological studies, provides a more nuanced understanding of the community's decision to adopt a Bavarian theme. Recent

interviews with local residents and business owners offer valuable perspectives on the socio-economic factors that fueled Leavenworth's growth as a tourist destination.

Current agricultural research reveals the ongoing diversification of fruit crops in Chelan County, with a particular emphasis on the expansion of blueberries and wine grape cultivation. The flourishing wine economy, explored in contemporary studies on viticulture and tourism, showcases its pivotal role in attracting visitors to the region.

In conclusion, recent research enriches the historical narrative of the region, offering a more intricate and multidisciplinary perspective on its development, cultural heritage, and economic transformations.

Topography

Chelan County boasts a remarkable topographic tapestry, ranging from the lowlands hugging the Columbia River, just under 600 feet above sea level, to the soaring peaks that punctuate the skyline, several of which breach the 9,000-foot mark. Among these lofty summits, Bonanza Peak reigns supreme, standing proud as the county's loftiest pinnacle at an elevation of 9,511 feet. What distinguishes Bonanza Peak further is its claim to fame as the highest non-volcanic peak not just in the state of Washington but across the entire Cascade Range.

Within Chelan County, the Cascade Range unfolds into various sub-ranges, each contributing its unique character to the region's diverse topography. The Chelan Mountains, Entiat Mountains, Chiwaukum Mountains, Sawtooth Range, and the Stuart Range are among these distinctive sub-ranges, each offering its own set of scenic wonders and recreational opportunities. These ranges provide a canvas for a myriad of activities, from well-developed recreational pursuits to more primitive, backcountry adventures.

Exploration within these sub-ranges unveils a treasure trove of natural wonders. The Chelan Mountains, with their undulating terrain, invite hikers and nature enthusiasts to traverse through canyons and foothills adorned with shrub-steppe habitats. The Entiat Mountains, dominated by dry ponderosa forests, present a landscape ripe for exploration and discovery. The Chiwaukum Mountains, with their high alpine meadows, beckon adventurers to explore the elevated realms and witness breathtaking vistas.

Further afield, the Sawtooth Range showcases its rugged beauty, offering opportunities for both developed and primitive recreation. Meanwhile, the Stuart Range stands as a testament to the geological diversity of the region, providing a scenic backdrop for those seeking to immerse themselves in the untouched wilderness.

In essence, Chelan County's topography is a dynamic canvas, painted with elevations that span the spectrum from river valleys to towering peaks. The sub-ranges of the Cascade Range add layers of complexity to this natural masterpiece, creating a playground for outdoor enthusiasts and a haven for those seeking diverse and awe-inspiring landscapes.

Hydrology

Rivers and their valleys stand as defining features of Chelan County, with the Wenatchee, Entiat, and Chelan Rivers serving as significant tributaries to the Columbia River. Originating high in the Cascade Mountains, these watersheds provide essential resources for drinking water, irrigation, recreation, and diverse fish and wildlife habitats.

The Chelan River Basin revolves around the grandeur of Lake Chelan, the largest natural lake in Washington, extending over 50 miles and reaching depths of almost 1,500 feet. Notable tributaries like the Stehekin River, Railroad Creek, and Twenty-Five Mile Creek contribute to its inflow, regulated by the Lake Chelan Dam. The Entiat River, emerging below Mount Fernow's Entiat Glacier, is the smallest of the three major watersheds, gathering waters from the North Fork Entiat River and the Mad River before joining the Columbia in Entiat.

The Wenatchee River, the largest watershed in the county, drains southern Chelan County. Originating as the Little Wenatchee and White Rivers, it flows through Lake Wenatchee and converges at Wenatchee Confluence State Park before discharging into the Columbia River. Tributaries such as Chiwawa River, White River, Little Wenatchee River, Nason Creek, and Icicle Creek contribute to over 90% of the river's average flow.

In addition to Lake Chelan and Lake Wenatchee, numerous lakes, varying in size, are scattered across Chelan County, supporting a range of recreational activities. The majority of these lakes are nestled within federally designated wilderness areas, contributing to the region's allure and diverse offerings

Habitat

Chelan County boasts an array of habitat types, characteristic of regions east of the Cascade Mountains, exhibiting remarkable diversity. Wetlands trace the Columbia River and Lake Chelan shorelines, while the shrub-steppe habitat thrives in the county's canyons and foothills. Ponderosa forests, dry and flourishing, coexist with meadows nestled in the high alpine zones. The area teems with an assortment of wildlife, including mule



deer, elk, black bears, coyotes, cougars, and a myriad of small mammals and birds. The native tree population comprises western red cedar, Douglas and grand firs, ponderosa and white pines, big leaf, Douglas, and vine maples, along with dogwoods, alders, and cottonwoods. Beneath or beyond the tree canopy, the landscape features grasses, sagebrush, and shrubs.

Climate

The region's climate exhibits a fascinating blend, bridging characteristics of the milder, moister Puget Sound and the drier climate of central Washington. Temperature fluctuations from hot summers to cold winters are more pronounced, varying with elevation and proximity to the Cascade Crest. Precipitation generally decreases inland, but Lake Chelan plays a crucial role in moderating temperatures, contributing to the area's success as a thriving growing region.

Demographic Context

In order to make planning recommendations that will work for Chelan County, it is important to understand who lives in Chelan County, with details including population, demographics, income, housing, education, employment, and transportation.

Each of these categories and sets of data shares something new about Chelan County and its use of the parks and recreation system. With each data point, it is important to consider how parks, trails, and open spaces can better serve both the sets of people who show as the majority in a data set and those who are a minority. It is clearly a necessity to make sure that the parks system works well for those in the majority and who already frequent these spaces. It is also sometimes most critical to see who the minority is and to think about how to make the parks system more accessible so that Chelan County can increase its park use and ensure the system is working for all community members.

Key Takeaways

- Chelan County's population was estimated to be 81,500 in 2023 and **the population projection for Chelan County in 2050 is roughly 97,195.** This means that Chelan County will need to accommodate roughly **15,695 new residents by 2050** – a 19.3% increase from 2023. This includes implementing a parks plan to accommodate the level of service desired by the community.
- **The median age in Chelan County is 39.9,** which is higher than that of Washington State (37.9). 29.8% of households have at least one person under 18, and 36.9% of households have at least one person 65 or older. It is important that the parks plan takes these two populations into account.
- **About 72.2% of Chelan County residents are white alone, 28.0% identify as Hispanic or Latino,** 1.0% are Asian alone, 0.3% are Black or African American, 0.5% are American Indian or Alaska native, 0.1% are Native Hawaiian/Pacific Islander, 0.5% are some other race, and 3.7% are two or more races. 27.8% of the Chelan County population is an ethnicity that isn't white alone. 26.0% speak a language other than English. Programming and recreational opportunities for Chelan County should serve the uniqueness of this community.
- **Of the total population, 17.5% of the population have at least one disability.** 6.7% have difficulty with walking, 5.7% have cognitive difficulty, 6.7% have difficulty with hearing and 6.9% have difficulty with vision. These disability categories should be taken into consideration when planning public spaces.
- **19.9% of residents are living at or below 149% of the poverty level,** indicating that they likely have limited disposable income available for recreational activities.
- 68.7% of all housing units in Chelan County are single-family units, and 12.3% are mobile home units. Considering population density within Chelan County would only benefit the parks plan.
- **5.0% of residents have no vehicle available,** and for parks to be accessible to all residents, walkability is a crucial factor.
- **70.5% of Chelan County residents travel less than 25 miles to work.** Chelan County PROS Plan considerations should accommodate those who both live and work within the county, and it may be useful to use employment locations and concentrations to better serve the workforce with parks near local businesses.
- **Chelan County has a median household income of s64,895, which is much less than Washington statewide median household incomes (s82,400). However, incomes are not consistent throughout the County.** In particular, Wenatchee includes some of the lowest-income census tracts, and the areas surrounding Wenatchee have some of the highest-income census tracts. Considerations should be made within PROS recreation and programming to accommodate and serve the needs and demands of all communities in Chelan County and thereby developing an equitable distribution of parks systems.

Population

Historic Trends

Chelan County has experienced a largely stable population over the past 30 years, with a significant estimated population increase from 1990 to 2000. Chelan County's population appears to be increasing at a similar rate to overall trends in Washington State. The table below shows a steady increase in Chelan County's population from 2010 to 2023.

Table 2-1: Historic Population (US Census)				
Census Population	Chelan County		WA State	
	Count	Growth Rate	Count	Growth Rate
1990	52,250	--	4,866,692	--
2000	66,616	27.49%	5,894,121	21.11%
2010	72,453	8.76%	6,724,540	14.08%
2020	79,141	9.23%	7,705,281	14.58%

Source: OFM Decennial Census Counts of Population for the State, Counties, Cities and Towns 1990-2020.

Population Forecast

The population projections for Chelan County are based on the Washington State Office of Financial Management's (OFM) countywide population projections. OFM publishes low, medium, and high population projections for all counties in Washington every five years, and the most recent projections were released in 2022. This plan will utilize the new OFM projections to project a population for Chelan County through the year 2050.

This process utilizes the OFM medium-level projection as the forecasted population. The OFM medium-level projection for Chelan County for 2050 is 97,195.

This means that Chelan County will need to accommodate roughly 15,695 new residents by 2050 – a 19.3% increase from 2023. Figure 2.1 at the top of the following page shows the estimated historical population from 1990 to 2023 and the population projection growth until 2050.

Table 2-2: Chelan County Population by Year		
Year	Chelan County	
	Population	Growth Rate
2010	72,453	--
2011	71,787	-0.92%
2012	73,687	2.65%
2013	73,967	0.38%
2014	74,588	0.84%
2015	75,463	1.17%
2016	76,338	1.16%
2017	76,533	0.26%
2018	77,036	0.66%
2019	77,200	0.21%
2020	79,141	2.51%
2021	80,000	1.09%
2022	80,650	0.81%
2023	81,500	1.05%

Source: ACS 5-Year Estimates Data Profiles, DP05 and OFM Population Projections for years 2020-2023.

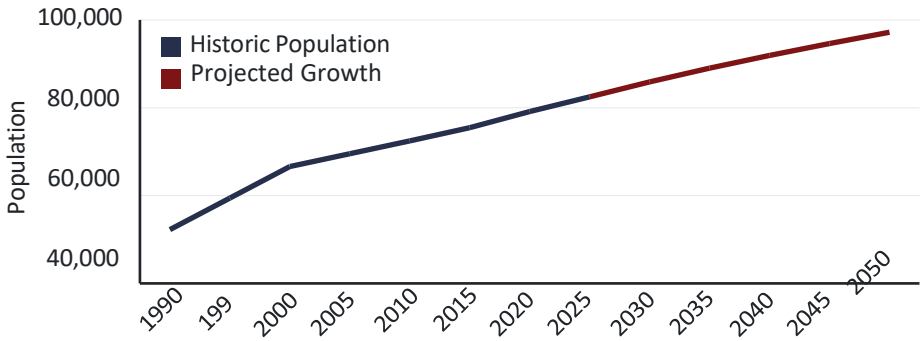


Figure 2.1: Chelan County Population Projection

Source: US Census (2000, 2010, 2020) and OFM County Population Forecasts

Table 2-3: Gender in Chelan County		
Gender	**Estimate**	**Percent**
Male	39,511	50.3%
Female	38,997	49.7%

Source: American Community Survey 2021 5-year estimates, DP05.

Table 2-4: Chelan County Population by Year			
Age	**Chelan County Estimate**	**Chelan County %**	**WA State %**
Under 5 years	4,625	5.9%	5.9%
5 to 9 years	5,512	7.0%	6.2%
10 to 14 years	5,166	6.6%	6.3%
15 to 19 years	4,887	6.2%	6.0%
20 to 24 years	4,622	5.9%	6.3%
25 to 34 years	9,665	12.3%	15.1%
35 to 44 years	9,379	11.9%	13.7%
45 to 54 years	8,773	11.2%	12.3%
55 to 59 years	5,319	6.8%	6.3%
60 to 64 years	5,633	7.2%	6.4%
65 to 74 years	8,873	11.3%	9.6%
74 to 84 years	3,968	5.1%	4.1%
85 years and over	2,086	2.7%	1.7%

Population Demographics

Age & Gender

Chelan County has a slightly higher percentage of male residents than female residents. The 2021 American Community Survey (ACS) 5-year estimates indicate the age categories with the highest populations in Chelan County are 25 to 34 years (12.3%), 35 to 44 years (11.9%), and 65 to 74 years (11.3%). The median age in Chelan County is 39.9, which is higher than that of Washington State (37.9). Approximately 2.5% of the population is under 18, and 19.0% of the population is age 65 or older. According to census data (specifically DP1), 29.8% of households have at least one person under 18, and 36.9% of households have at least one person 65 or older. It is important that the parks plan takes these two populations into account.

Race & Ethnicity

About 72.2% of Chelan County residents are white alone, 28.0% identify as Hispanic or Latino, 1.0% are Asian alone, 0.3% are Black or African American, 0.5% are American Indian or Alaska native, 0.1% are Native Hawaiian/Pacific Islander, 0.5% are some other race, and 3.7% are two or more races. 27.8% of the Chelan County population is an ethnicity that isn't white alone. Figure 2.2 on the following page shows the race and ethnicity percentages of Chelan County vs Washington State as a whole.

While understanding racial and ethnic demographics can help identify the need for incorporating languages other than English into parks planning, operations, and programming, it is even more critical to examine English proficiency and languages spoken at home, as Census data does not indicate cultural identities of populations. Increasing efforts to engage with residents in the languages represented by community members could help make planning efforts and parks more accessible to all.

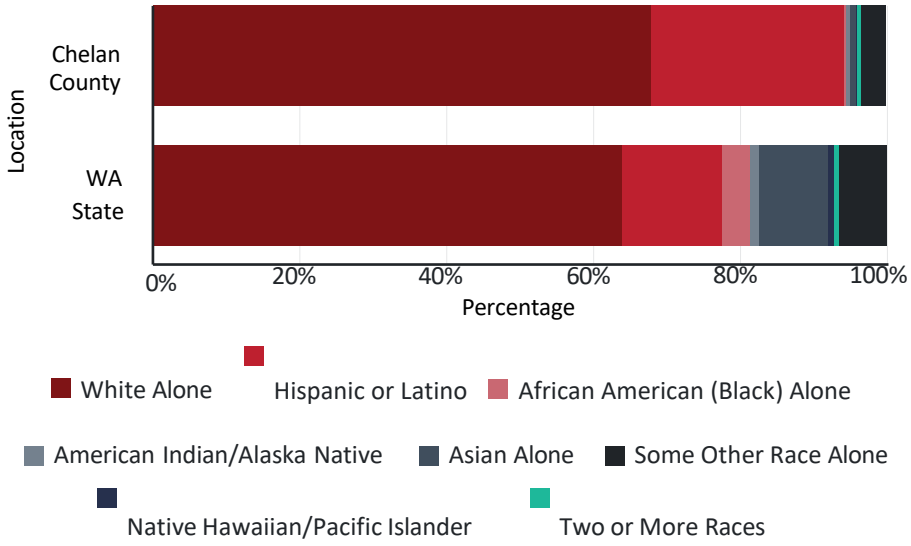


Figure 2.2: Race and Ethnicity Percentages of Chelan County versus WA State

Source: 2020 Decennial Census, DP1

Of Chelan County residents over the age of 5 who were included in the ACS data, 26.0% speak a language other than English. (2021: ACS 5-Year Estimates, S1601). 24.0% speak Spanish at home. Of the roughly 19,182 residents who speak a language other than English, 39.3%, or 7,530 indicated that they speak English "less than very well." 24.0% of residents speak Spanish at home, 1.3 % speak another Indo-European language, and 0.6% speak an Asian or Pacific Islander language (2021 ACS S1601). It is also worth noting that Census data and estimates often have an undercount of non-English speakers, as undocumented residents with the community do not feel safe filling out the surveys.

Table 2-5: Ethnicity in Chelan County

Ethnicity	Chelan Count Estimate	Chelan County %	WA State %
Hispanic or Latino (Any Race)	22,104	28.0%	13.7%
Not Hispanic or Latino	56,970	72.0%	86.3%

Source: 2021 ACS 5-Year Estimates, DP05

Disability

Disability metrics for Chelan County are important to understand, as they help in identifying the accessibility needs of the population and incorporating amenities within the parks system for greater access. This information also helps to determine how many people are likely to travel to parks and open spaces. According to the U.S. Census, 17.5% of the population have at least one disability. This is a higher percentage of the population that lives with a disability than Washington (12.7%). In further developing a parks plan for Chelan County, it is important to consider amenities and accommodations which would serve the portion of the population who live with disabilities.

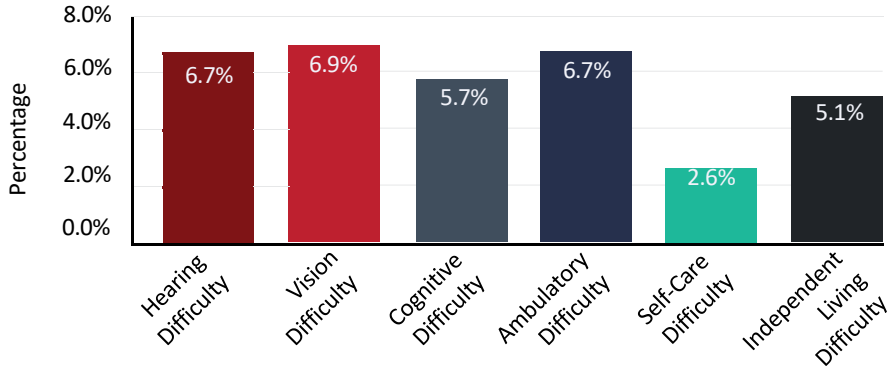


Figure 2.3: Percentage of Chelan County's Population Living with Disability

Source: 2021 ACS 5-Year Estimates, S1810.

Figure 2.3 shows the percentage of residents within Chelan County living with a disability according to the U.S. Census. Of the total population, 6.7% have difficulty with walking, 5.7% have cognitive difficulty, 6.7% have difficulty with hearing and 6.9% have difficulty with vision. These disability categories should be taken into consideration when planning public spaces. Additionally, 5.1% need assistance with independent living, and 2.6% need assistance with self-care. Disability impacts most people at some point in their lives, so the more accessible communities are, the more they will be able to benefit the whole population.

Income

The median household income in Chelan County per 2021 ACS estimates was approximately $64,895 compared with Washington State at $82,400. Overall, Chelan County income brackets are consistent with statewide households. 38.1% of Chelan County households make less than $50,000 a year. Table 2-6 below shows the distribution of household incomes for Chelan County and Washington State. Figure 2.4 below shows a graph of the income distributions. The median property value in Chelan County is $492,700.

In 2021, the census tracts with the highest Median Household Income in Chelan County, WA was Census Tract 9607 (north of Wenatchee) with a median income of $108,750, followed by Census Tract 9605.02 (near Monitor, South of Monitor and West of Wenatchee) with a median income of $94,421 and Census Tract 9612 (south of Wenatchee), with a median income of $93,464. The tracts with the lowest median household incomes are Tract 9610.02 (Wenatchee) at $36,003, Tract 9608.03 (Wenatchee) at $37,940, and Tract 9611.01 (Wenatchee) at $44,792.

The map on the following page shows all of the tracts in Chelan County, WA colored by their Median Household Income. As seen from the visualization, the areas surrounding Wenatchee have concentrations of census tracts with higher average incomes, and Wenatchee proper has a concentration of census tracts with lower median incomes. Considerations should be made within Chelan County PROS recreation and programming to accommodate and serve the needs and demands of all communities in Chelan County and thereby developing an equitable distribution of parks & recreation elements.

Table 2-6: Household Income in Chelan County

Household Income	Chelan County Households	WA State Households
Less than $10,000	3.0%	4.2%
$10,000 to $14,999	3.2%	2.9%
$15,000 to $24,999	9.4%	5.9%
$25,000 to $34,999	9.8%	6.4%
$35,000 to $49,999	12.7%	10.1%
$50,000 to $74,999	18.4%	16.3%
$75,000 to $99,999	12.7%	13.4%
$100,000 to $149,999	15.7%	18.7%
$150,000 to $199,999	8.0%	9.8%
$200,000 or more	7.1%	12.4%
Total Households:	**29,474**	**2,931,841**
Median Income (Dollars):	**s64,895**	**s82,400**

Source: 2021 ACS 5-Year Estimates, DP05

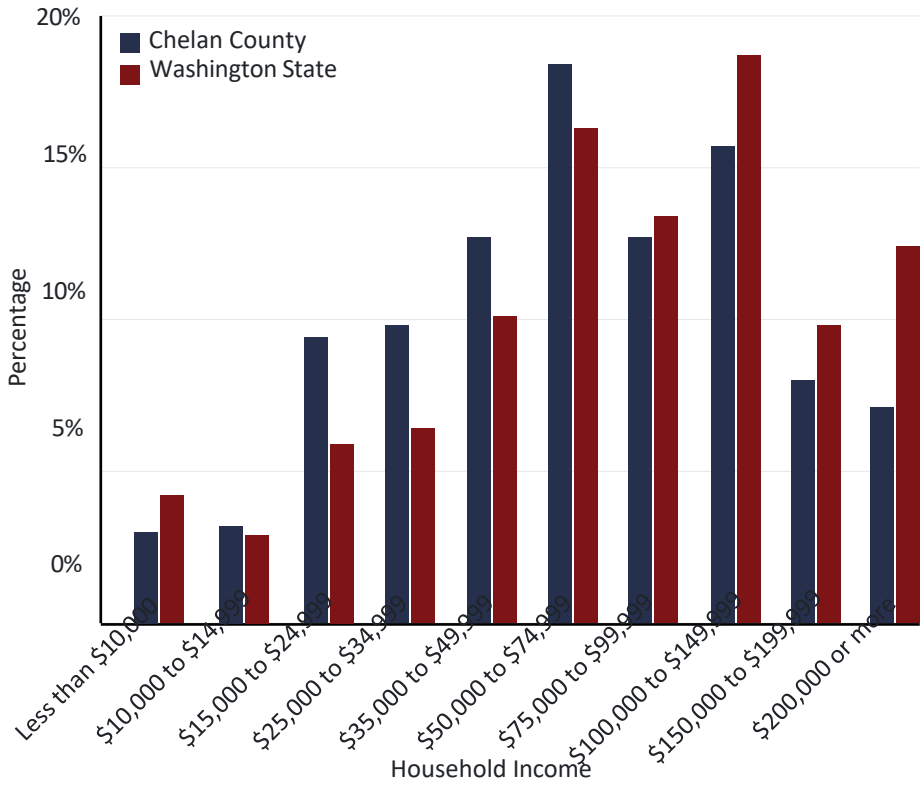


Figure 2.4: Chelan County and WA State Household Income

Source: 2021 ACS 5-Year Estimates, S1810.

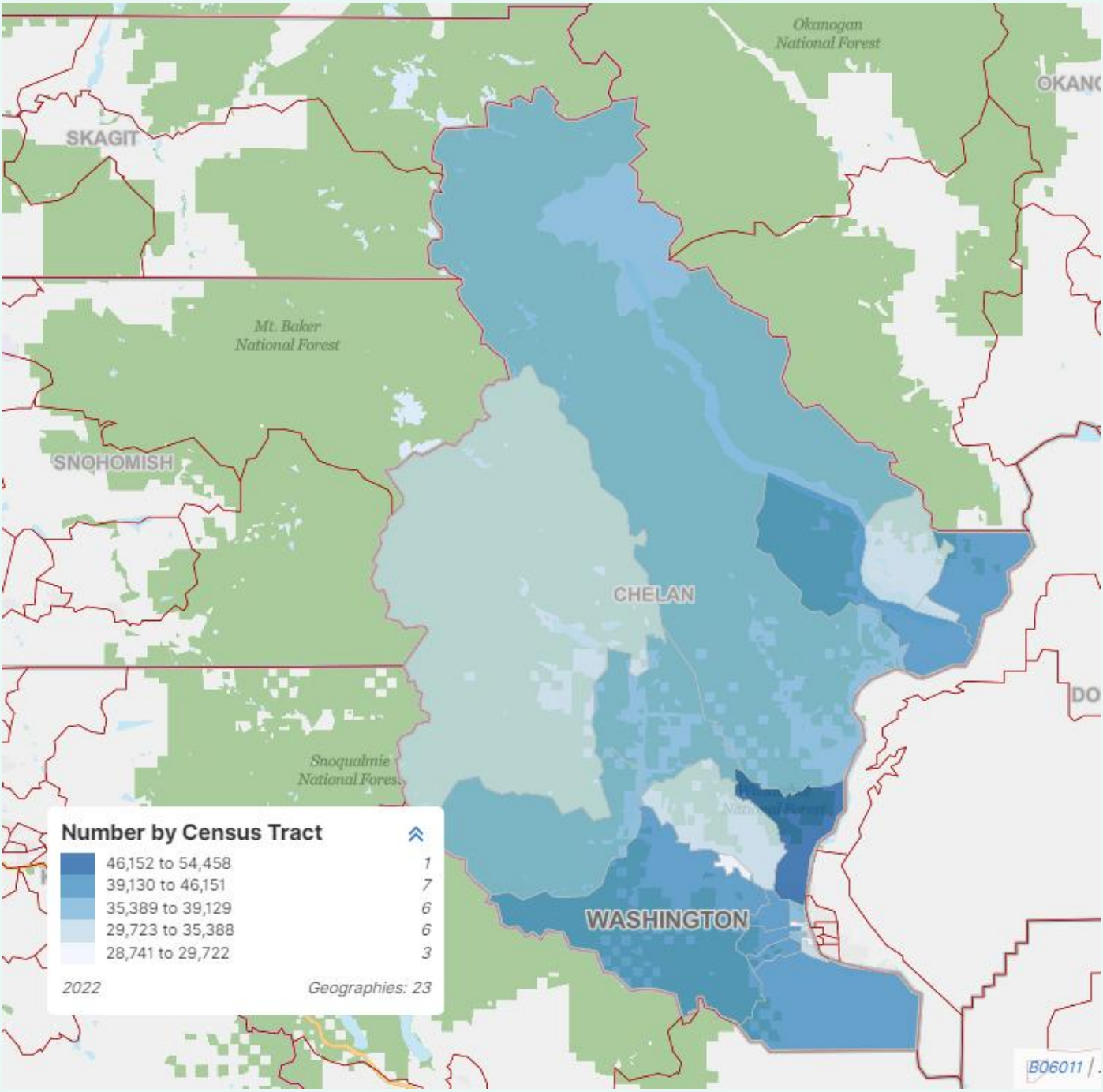


Figure 2.5: Chelan County Census Tracts and Median Incomes

Source: S1901, ACS 2022, 5-Year Estimates

Table 2-7 identifies the number of residents over the age of one and their poverty status in 2021. For reference, according to the 2021 Federal Poverty Guidelines, being below the poverty level for a one-person household would earn less than $12,880 or for a four-person household it would be $26,500, with other amounts for other household sizes. 150% of the poverty level for a one-person household is $19,320 or $39,750 for a four-person household. This paints a picture of finances for all residents in Chelan County – with a reminder that this includes both adults and children. It is important to note that 19.9% of residents are living at or below 149% of the poverty level, indicating that they likely have limited disposable income available for recreational activities.

Table 2-7: Poverty Status in Chelan County Population	
Poverty Status	**%**
# of People for Whom Poverty Status is Determined (Age 1 and over)	77,001
Below 100% of the poverty level	10.7%
100-149% of the poverty level	9.2%
At or above 150% of the poverty level	80.1%

Housing

Housing Type

Table 2-8 presents the distribution of various housing unit types in Chelan County, along with their corresponding percentages relative to the total housing within Chelan County and the state of Washington. 68.7% of all housing units in Chelan County are single-family units, which is higher than Washington (67.1%). Chelan County also has a lower percentage of structure with 20 or more units (4.7%) than Washington (11.7%), and it has a higher percentage of mobile homes (12.3%) than the state as a whole (5.9%). Otherwise, the distribution of housing types are generally consistent with Washington state percentages.

Table 2-8: Poverty Status in Chelan County Population			
Housing Type	**Chelan County # of Units**	**Chelan County %**	**WA State %**
1, detatched	25,482	65.8%	63.0%
1, attached	1,137	2.9%	4.1%
2	971	2.5%	2.3%
3 or 4	1,226	3.2%	3.6%
5 to 9	1,061	2.7%	4.4%
10 to 19	2,246	5.8%	4.8%
20 or more units	1,840	4.7%	11.7%
Mobile home	4,781	12.3%	5.9%
Boat, RV, van, etc.	0	0.0%	0.2%
Total:	**38,744**	**38,744**	**3,170,695**

Source: 2021 ACS 5-Year Estimates, DP04.

Housing Tenure

Excluding vacancy rates, 64.7% of occupied units In Chelan County are owner-occupied and 35.3% of units are renter-occupied. The percentage of owner- occupied housing is consistent with Washington state (63.6%) percentages. This is consistent with Chelan County's housing values and incomes. Figure 2.6, right, shows owner vs. renter rates in Chelan County Washington.

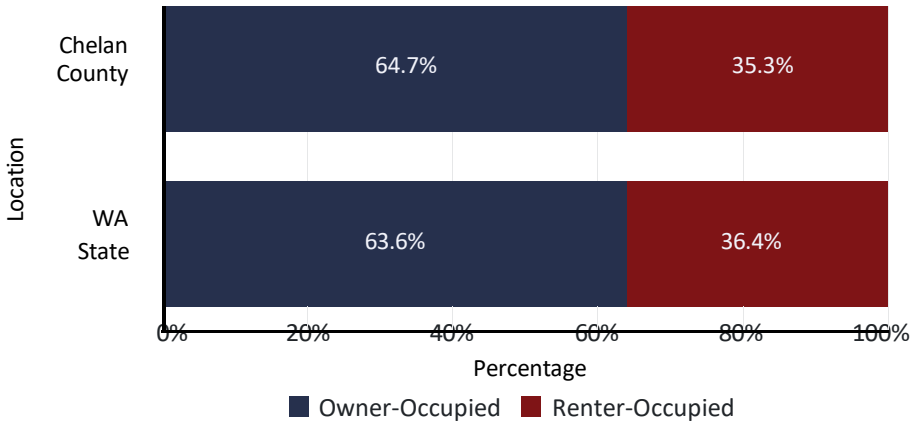


Figure 2.6: Owner vs. Renter in Chelan County and WA State

Source: 2021 ACS 5-Year Estimates, DP04.

Average Household Type

The average household size in Chelan County is 2.62 people, which is a slightly higher average household size than Washington State at-large (2.55 people). Table 2-9 provides a breakdown of the average number of households per type of household. This information is useful when considering what housing types might be best suited for people in Chelan County with differing life circumstances. While a single-family home might be most suitable for certain family households, multi-family homes might create a greater sense of community for households with one parent present, and smaller units may be better suited for nonfamily households. This table shows that Chelan County has a slightly lower percentage of married households (49.7%) than statewide percentages (50.1%).

Employment & Transportation

Employment

The civilian employed population 16 years and over in Chelan County is estimated to be 36,584, according to 2021 American Community Survey 5-year estimates (DP03). The largest industry employment sectors in Chelan County are educational services, health care and social assistance (22.7%) and retail trade (12.0%). Chelan County's public administration sector employs a higher percentage of the population than that of Washington, but is otherwise generally consistent with statewide percentages.

Table 2-9: Average Household Type in Chelan County

Household Type	Chelan County # Households	Chelan County %	WA State %
Married-couple family household	14,637	49.7%	50.1%
Male householder, no spouse present, family household	5,219	17.7%	18.1%
Female householder, no spouse present, family household	7,307	24.8%	23.6%
Cohabiting couple households	2,311	7.8%	8.2%
Total:	**29,474**	**29,474**	**2,931,841**

Source: 2021 ACS 5-Year Estimates, DP04.

Employment Inflow/ Outflow

Figure 2.7 shows the US Census OnTheMap estimates for inflow and outflow of daily jobs in Chelan County. This identifies that a greater number of people travel into Chelan County for employment (18,494) than travel out of the county (17,057). 20,882 people remain in Chelan County to live and work. It is important to note that employment has changed for many people since the 2020 Census, with many more people working from home. These numbers continue to change each year following the pandemic.

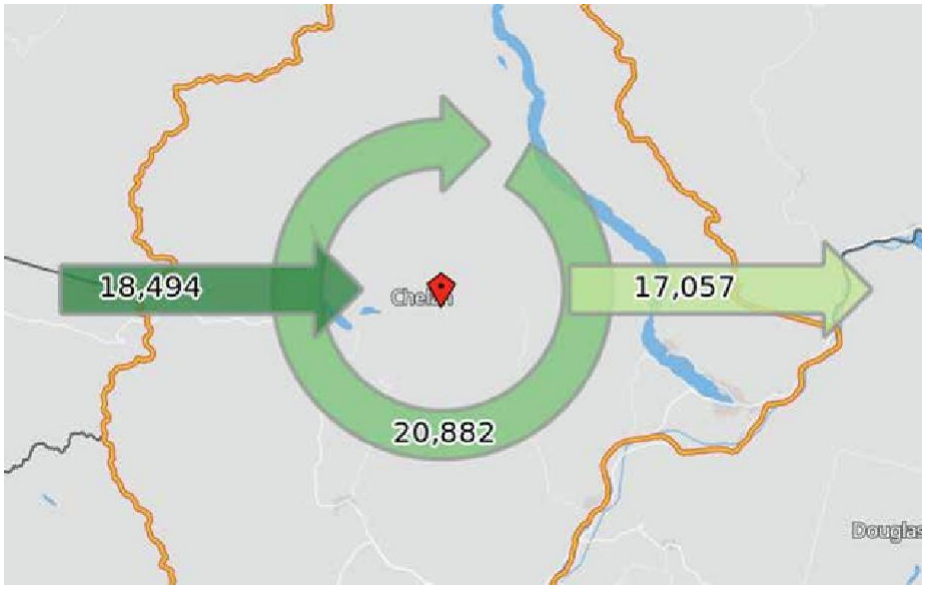


Figure 2.7: Inflow/Outflow of Employment in Chelan County

Source: OnTheMap, 2021 Census Estimates.

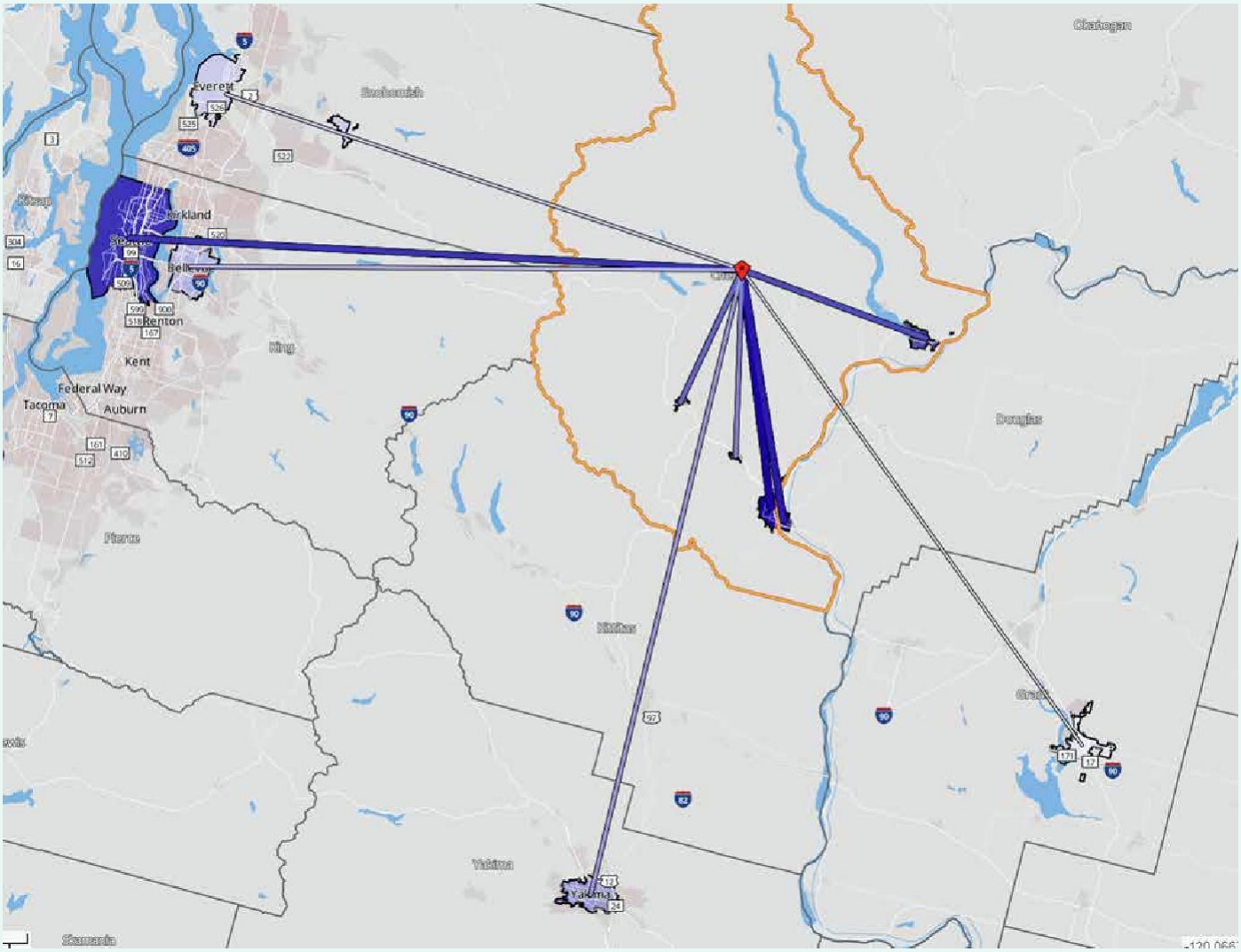


Figure 2.8: Employment Locations of Chelan County Residents

Source: OnTheMap, 2021 Census Estimates.

Table 2-10: Chelan County Distance Traveled to Work

Distance	Chelan County %	WA State %
Less than 10 miles	58.2%	49.4%
10 to 24 miles	12.3%	27.0%
25 to 50 miles	7.0%	10.4%
Greater than 50 miles	22.5%	13.2%

Source: OnTheMap, 2021 Census Estimates.

Employment Locations

Figure 2.8 above shows a map of the top 10 employment locations of Chelan County residents in 2021, emanating from Chelan County. According to the OnTheMap visualization, there are concentrations of employment in Wenatchee, East Wenatchee, Seattle, Chelan, and Leavenworth, with lower concentrations in other cities (Cashmere, Yakima, Bellevue, Everett, Moses Lake, etc.).

2-10, left, shows the distances residents travel to work and the percentage of the populations in Chelan County and Washington. 49.9% of Chelan County residents travel less than 10 miles for work, which is a slightly higher percentage compared to statewide percentages (49.4%). About 61.4% of Chelan County residents travel less than 25 miles to work, and 32.4% work greater than 50 miles away from home.

Means of Transportation to Work

Table 11 below shows the means of transportation for the populations of Chelan County and Washington. 84.9% of Chelan County residents travel by car/truck/van to work, which is a higher percentage compared to statewide (76.9%). 1.0% of Chelan County residents take public transportation to work, and 7.3% of residents work from home according to 2021 estimates.

Table 2-11: Chelan County Means of Transportation to Work

Distance	Chelan County %	WA State %
Car, truck, or van	84.9%	76.9%
Public transportation (excluding taxicab)	1.0%	5.2%
Walked	3.8%	3.3%
Bicycle	0.6%	0.7%
Taxicab, motorcycle, or other means	2.3%	1.2%
Worked from home	7.3%	12.6%

Source: American Community Survey 2021 5-year estimates, Table S0801.

Access to Vehicles

Figure 9 below shows the access Chelan County residents have to vehicles. 34.6% of people in Chelan County have access to 2 vehicles, and 30.5% have access to 3 or more vehicles at any time. It is important to note that 5.0% of residents have no vehicle available, and for parks to be accessible to all residents, walkability is a crucial factor.

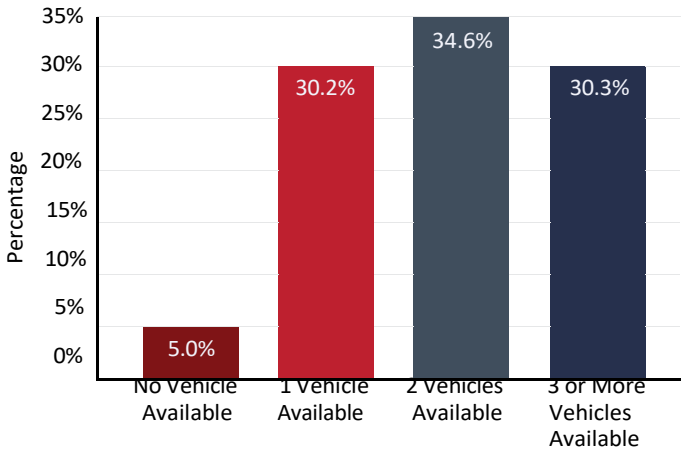


Figure 2.9: Percentage of Chelan County Vehicle Availability

Source: 2021 ACS 5-Year Estimates, S2504.





Physical Inventory & Assessment



The many recreation opportunities within Chelan County include boating and water sports, rafting, kayaking, fishing, mountain biking, backpacking, mountaineering, rock climbing, golf, hiking, hunting, camping, motorized trail sports, horseback riding, sightseeing, bird watching, snowboarding, cross-country skiing, downhill skiing, and fossil, rock and mushroom collecting. Many regional facilities are inventoried within the incorporated city comprehensive plans and are not listed in detail here. See the attached Motorized Trails Plan for a detailed inventory of motorized recreation opportunities.

Some parts of the County have few opportunities for traditional community sports activities such as baseball and soccer. Facilities for these types of activities tend to be located in more urbanized locations.

The County operates the Expo Center, manages the Ohme Garden State Park and owns the Wenatchee River County Park, located in the Monitor area. That park includes
17 developed acres adjacent to the Wenatchee River, and includes full service camp-sites for recreational vehicles and a State of Washington temporary farm worker camp and is managed through a contract.

Chelan County PUD has developed 14 parks to provide recreational opportunities along the Columbia River and Lake Chelan as required as part of dam licensing. Five of those parks are in Douglas County (Rock Island, Lincoln Park, Orondo, Daroga, Beebe Bridge).

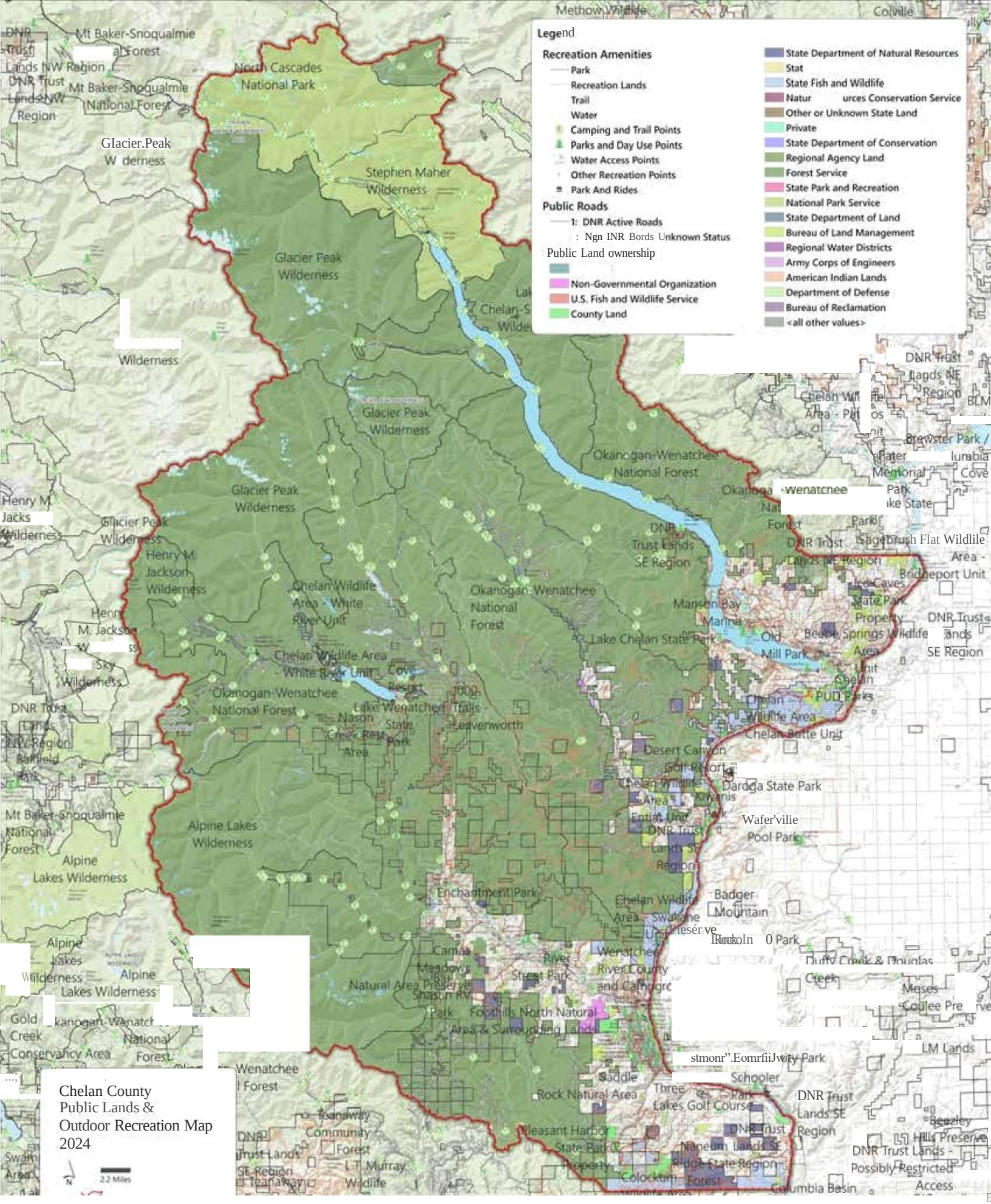

Legend
Recreation Amenities
Park
Recreation Lands
Trail
Water
Camping and Trail Points
Parks and Day Use Points
Water Access Points
Other Recreation Points
Park And Rides
Public Roads
1: DNR Active Roads
: Ngn INR Bords Unknown Status
Public Land ownership
Non-Governmental Organization
U.S. Fish and Wildlife Service
County Land
State Department of Natural Resources
Stat
State Fish and Wildlife
Other or Unknown State Land
Private
State Department of Conservation
Regional Agency Land
Forest Service
State Park and Recreation
National Park Service
State Department of Land
Bureau of Land Management
Regional Water Districts
Army Corps of Engineers
American Indian Lands
Department of Defense
Bureau of Reclamation
<all other values>
Chelan County
Public Lands &
Outdoor Recreation Map
2024
2.2 Miles

Table 2-12: List of Parks within Chelan County Lines			
Management	**Name**	**Acres**	**Amenities**
Chelan County Parks			
Chelan County	Wenatchee River County Park	17	• Adjacent to the Wenatchee River with 43 full-service camp sites for RVs.
Chelan County	Chelan County Expo Center	33	• 140RV hook-ups with sewer, horse barn with 42 inside stalls and 40 outside stalls, grandstand with 1,200 seating, arena, buildings (24,000 sq ft for Pavilion with full commercial kitchen, auditorium with 6,500 sq ft) multiple smaller buildings.
Chelan County	Ohme Gardens	40	• Botanic garden with lawns, seven pools, four waterfalls and one mile of natural stone paths. Also used as a rentable special events center.
Chelan County PUD			
Entiat Park and Recreation Department	Entiat Park	40	• Camping (26 tent sites and 31 RV sites with complete hookups), 2-lane boat launch , boat trailer parking, swimming, restrooms, showers, RV dump station, playground equipment, 2 picnic shelters, picnic areas.
WA State Parks and Recreation Commission	Wenatchee Confluence State Park	197	• Camping (59 tent/RV sites: 51 with electricity, water and sewer, 8 standard), baseball/soccer field, 2-lane boat launch, boat trailer parking, swimming, restrooms, showers, picnic shelter, volleyball, tennis, playground equipment, Wenatchee River pedestrian bridge, 4.5 miles of trail, wildlife area, interpretive graphics, RV dump station.
PUD	Chelan Falls Park	33	• Two-lane boat launch, short-term boat moorage, parking, day-use facilities, picnic shelters, restrooms, showers, shoreline trail, tennis court, playground equipment, sports fields, horseshoe pits, swimming area.
PUD	Chelan Falls Powerhouse Park	20	• Boat ramp, boat dock, day-use facilities, picnic shelter, restrooms, playground equipment, swimming area.
PUD	Chelan Riverwalk Park	12	• One-mile scenic river loop trail, boat launch, short-term moorage, boat trailer parking, grass playfield, restrooms, picnic areas, picnic shelter.
PUD	Entiat Park	40	• Campsites, picnic shelters, restrooms, boat launch, interpretive trail.
PUD	Rocky Reach Dam Park	38	• Extensive, award-winning landscaping, picnic areas, picnic shelter, playground equipment, horseshoe pits, Visitor Center, fish viewing room, historical galleries, restrooms.
PUD	Walla Walla Point Park	70	• Fourplex soccer/softball complex, swimming, 1.2 miles of trail, tennis, volleyball, horseshoe pits, playground equipment, restrooms, picnic shelters, special event area, ADA fishing pier platform.
PUD	Wenatchee Riverfront Park	31	• 1.1 miles of shoreline trail, "special event" mini-railroad, ice rink, 2-lane boat launch, short-term moorage, boat trailer parking, restrooms.
Local Parks			
Chelan	Chelan Ball Field Complex (aka 'Stinky Fields')	12	• (2) Hardball/Softball Fields, (1) Softball Field with 2 batting cages, horseshoe pits, food concession, restroom, and a playground.
Chelan	Ruth Pingrey Centennial Park	0.5	• Overlook with benches and lawn area.
Chelan	Don Morse Memorial Park	40	• 18-hole natural green grass putting course, toy rentals, snack bar, volleyball courts, skate park, tennis and basketball courts, playground and picnic shelters with electric, water, and BBQ areas.
Chelan	Lakeshore Marina/RV	5	• 100 slip with or without power, pump out station, launch, 163 full hook up sites for RV's (water, electric, sewer & cable), including 22 sites with 16 x16 tent pads, picnic tables, dump station and ADA accessible restrooms and showers.

Table 2-12: List of Parks within Chelan County Lines			
Management	**Name**	**Acres**	**Amenities**
Chelan	Lakeside Park	10	• 17,500 sq. ft. of beach front swim area, seasonal boat launch, volleyball & basketball courts, play equipment, picnic tables and ADA accessible restrooms and 2 hour transient boat tie up.
Cashmere	Ardeta	0.06	• Small park in the city center where the Christmas tree is located.
Cashmere	Cottage Avenue Park	0.67	• Climbing structure, swings, and picnic tables.
Cashmere	Natatorium Park	N/A	• Outdoor heated swimming pool.
Cashmere	Railroad Park	0.02	• Picnic tables, trees, grass.
Cashmere	Cashmere Riverside Park	13.8	• Two restroom buildings, skate park, bmx pump track, horseshoe pits, children's play area, multiple use soccer/ softball fields, access ramp for rafters, parking, and picnic area. A paved walking trail runs the full length of the park and along the dike from Aplets Way to N. Douglas Street.
Cashmere	River Street Park	0.49	• Small neighborhood park where the old City Hall was located.
Cashmere	Simpson Park	4.27	• Small playground, and picnic tables, softball field.
Dryden	Dryden School Memorial Park	N/A	• --
Entiat	Columbia Breaks Fire Interpretive Center	17.5	• Amphitheater, Forest Service lookouts, and ½ mile trail.
Entiat	Kiwanis Park	4.5	• Kiwanis 2 baseball/softball fields.
Entiat	Rainbow Gardens	0.5	• Beautification area.
Wenatchee River Institute	Barn Beach Reserve	5.36	• Natural area, Upper Valley Museum, trails, interpretive signs, Wenatchee River Institute and Red Barn educational buildings.
Leavenworth	Blackbird Island	14.12	• Trails, interpretive signs, groomed ski trail.
Leavenworth	Enchantment Park	39.46	• Two softball fields, a junior baseball field (one field doubles as a youth soccer field), playground, BBQ, trails with interpretive signs, boat put-in, groomed ski trails, skate park. Restrooms and changing rooms are adjacent to the fields, along with parking that accommodates a large number of vehicles and up to 3 busses, including ADA parking.
Leavenworth	Front Street Park	1.75	• Lawns, shade trees, restrooms, gazebo, interpretive kiosk, and alpine gardens downtown.
Leavenworth	Fish Hatchery	N/A	• Visitor's center, interpretive signs, picnic area, trails, and tours of fish hatchery infrastructure, as well as groomed cross-country ski trails in winter managed by the Leavenworth Winter Sports Club.
Leavenworth	Frankie's Wayside	0.5	• Benches, shade trees, water fountain.
Leavenworth	Leavenworth Golf Course	102.5	• 18-hole public golf course, groomed ski trails.
Leavenworth	Lions Club Park	1.76	• Picnic tables, picnic shelter, adjoining City Hall and City pool.
Leavenworth	Pump Track	N/A	• Public bathrooms, asphalt pump track located in Enchantment Park.
Leavenworth	Leavenworth Ski Hill	N/A	• 2 rope tows and tube hill, lodge with public bathrooms, and groomed cross- county ski trails managed by Leavenworth Winter Sports Club, as well as a new mountain bike trail system built by Evergreen Mountain Bike Alliance.
Leavenworth	Trout Unlimited Park (City Boat Launch)	1.6	• Boat launch, parking, trails.
Manson Park and Rec District	Manson Bay Park/Marina	6	• Lake overview, swimming, picnic area, restrooms, 3 boat docks, 32-slip marina, winter-only boat launch, boat sanitary pump-out facility.

Table 2-12: List of Parks within Chelan County Lines			
Management	**Name**	**Acres**	**Amenities**
Manson Park and Rec District	Old Mill Park	20	• 4-lane boat launch, short-term moorage, picnic area, restrooms, marine dump station, boat trailer parking.
Manson Park and Rec District	Old Swim Hole	N/A	• Grassy area, designated swim area.
Manson Park and Rec District	Singleton Park	10	• Softball and baseball fields, restrooms, gazebo, soccer field, basketball courts and universally accessible paths and parking, and playground improvements are planned for the near future.
Manson Park and Rec District	Wapato Lake	6	• The site has a forty-site campground for tent camping and small RVs, 2 boat docks, a gazebo, restroom facilities and a boat ramp that has previously been maintained by the State Department of Wildlife.
Manson Park and Rec District	Willow Point Park	1.85	• Designated swim area, playground, 3 barbecues and 5 picnic tables.
Peshastin	Kiwanis Park	N/A	• --
Wenatchee	Centennial Park	0.4	• Picnic area, bandshell, restrooms.
Wenatchee	Chase Park	0.5	• Picnic area & playground.
Wenatchee	Hale Park	4.97	• Dog off-leash recreation area, parking, picnic area. Restrooms, skate park, play area and picnic shelter area slated for 2018.
Wenatchee	Lincoln Park	18.8	• Ball fields, bandshell, restrooms, picnic shelter, & Rotary playground.
Wenatchee	Morris Park	N/A	• Located on Cherry Street in Wenatchee, Morris Little League Park features four fully-functional baseball diamonds complete with scoreboards, outfield fences, dugouts, grandstands and a concession stand.
Wenatchee	Okanogan Street Property	0.29	• Undeveloped park space.
Wenatchee	Pennsylvania Park	1	• Play equipment, wading pool, ball field, restrooms.
Wenatchee	Pioneer Park	7.7	• City pool, restrooms, picnic area, play equipment and skateboard park.
Wenatchee	Rainbow Park	2	• Gateway into the City of Wenatchee.
Wenatchee	Rotary Park	8	• Group and individual picnic shelters, restrooms, basketball court, disk golf course, horseshoe pits, splash pad, flag plaza, parking, restrooms, paved loop trail.
Wenatchee	Saddle Rock Gateway	4.83	• Parking, electric vehicle charging station, restrooms, picnic shelter, amphitheater, interpretive areas, bike racks, and drinking fountain.
Wenatchee	Skyline Drive Overlook	0.3	• Parking area with views of the Wenatchee Valley.
Wenatchee	Washington Park	4.1	• Picnic shelter, restrooms, wading pool, play equipment.
Wenatchee School District	Wenatchi Park	8.1	• Soccer, baseball & softball fields, open space.
Chelan-Douglas Land Trust, Chelan PUD, City of Wenatchee, and private landowners	Wenatchee Foothills Trails	1,928	• Natural space with pristine shrub/steppe habitat and many miles of non-motorized trails in the Sage Hills Trails, Horse Lake Reserve, Castle Rock Natural Area, Saddle Rock Trails, Jacobson Preserve, Foothills North, and Dry Gulch areas. Several parking areas have restrooms, picnic areas, and interpretive signs. These areas provide superb, easily accessible outdoor recreation opportunities in the Wenatchee Valley.
Wenatchee	Wenatchee Ice Arena	1	• Replaced in 2008 with semi-public events center.
Wenatchee School District	Lewis and Clark Park	11	• --

Table 2-12: List of Parks within Chelan County Lines			
Management	**Name**	**Acres**	**Amenities**
Wenatchee School District	Recreation Park	9.11	• --
Wenatchee School District	Triangle Park	0.18	• --
Wenatchee School District	Western Hills Park	5	• Soccer and softball fields, play equipment.
State Agency			
Washington State Parks & Recreation Commission	25-Mile Creek	235	• An inland waters camping park on the forested south shore of Lake Chelan. The park separates the mountains from the lake and is surrounded by spectacular scenery. With its modern marina, the park affords visitors excellent boating access to the upper reaches of Lake Chelan.
WA Fish and Wildlife	Chelan Butte Wildlife Area	8,200	• Mostly dry grassland with some shrubs and riparian zones where most of the wildlife is. There is small game habitat favorable for upland birds including chukar, quail, grouse, and mourning doves.
WA Fish and Wildlife	Swakane and Entiat Wildlife Areas	19,200	• Mostly valley bottom near the Columbia River with numerous steep drainages that have perennial and intermittent streams. Major habitat types include sage steppe, ponderosa pine and several riparian draws.
Washington State Parks & Recreation Commission	Lake Chelan State Park	127	• Lake Chelan State Park is a camping park on the forested south shore of Lake Chelan. The park has 6,000 feet of shoreline, lakeside views and expansive lawns for strolling and playing.
Washington State Parks & Recreation Commission	Lake Wenatchee State Park	489	• A camping park with 12,623 feet of waterfront on glacier-fed Lake Wenatchee and the Wenatchee River. The park is bisected by the Wenatchee River, creating two distinct areas – South Park, with areas for camping, swimming and horseback riding; and North Park, in a less developed, forested section, a quarter-mile walk from the lake. The park is a natural wildlife area, and visitors should be aware of the presence of bears and other natural dangers.
Washington State Parks & Recreation Commission	Wenatchee Confluence State Park	200	• Park consists of two distinct areas. Facilities include camping, picnic shelters, boat launch and docking, swim area, multi-purpose play area, tennis courts, restrooms, and a trail system including interpretive signs and parking at various points.
Washington State Parks & Recreation Commission	Peshastin Pinnacles State Park	34	• A popular location for rock climbing, one and a half miles of trails and sandstone slabs and spires. Spires are as high as 200 feet.
Washington State Parks & Recreation Commission	Squilchuck State Park	288	• A camping park covered with forests of fir and ponderosa pine. The park sits at an elevation of 4,000 feet. A new system of mountain bike trails built and maintained by Evergreen Mountain Bike Alliance adds to the recreation opportunities of the park.
Federal Land			
National Park Service	North Cascades National Park	504,6543	• The North Cascades National Park Complex encompasses North Cascades National Park, Ross Lake and Lake Chelan National Recreation Areas.
National Park Service	Lake Chelan National Recreation Area	61,949	• The Lake Chelan National Recreation Area surrounds the northern end of Lake Chelan and the community of Stehekin. There are no roads to the Recreation Area and access is limited to foot, boat, or plane. Some of the possible experiences include accessible trails to world class mountaineering, hiking, camping, wildlife viewing, relaxation, boating and fishing.
Forest Service	Mt. Baker Snoqualmie National Forest	1,724,229	• Includes parts of Alpine Lakes, Henry M Jackson, and Glacier Peak Wilderness Areas.

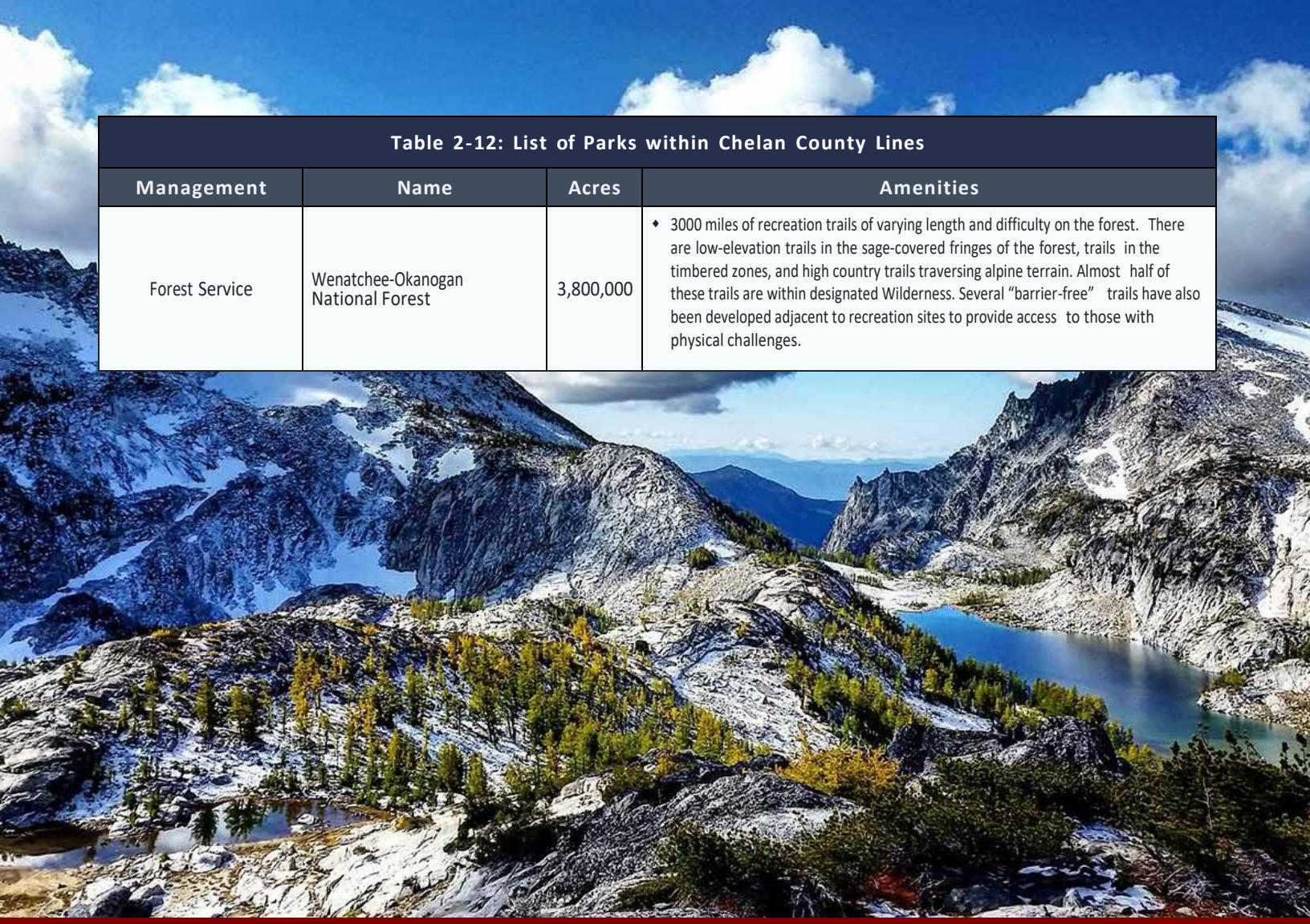


Table 2-12: List of Parks within Chelan County Lines			
Management	**Name**	**Acres**	**Amenities**
Forest Service	Wenatchee-Okanogan National Forest	3,800,000	◆ 3000 miles of recreation trails of varying length and difficulty on the forest. There are low-elevation trails in the sage-covered fringes of the forest, trails in the timbered zones, and high country trails traversing alpine terrain. Almost half of these trails are within designated Wilderness. Several "barrier-free" trails have also been developed adjacent to recreation sites to provide access to those with physical challenges.

There are many recreation opportunities on Federal lands throughout the County. The County includes portions of North Cascades National Park and all of Lake Chelan National Recreation Area, which the National Park Service manages. There are also several developed campgrounds on National Park Service lands in the vicinity of Stehekin, including:

- High Bridge
- Tumwater
- Shady
- Purple Point
- Weaver Point
- Harlequin

Okanogan-Wenatchee National Forest manages four federally protected Wilderness Areas that have boundaries within the County:

- Glacier Peak
- Henry M Jackson
- Alpine Lakes
- Lake Chelan-Sawtooth Wilderness Areas.

There are multiple recreational opportunities available on US Forest Service property, including hiking, mountain biking, and motorized trails, drive-in and remote campgrounds, and day use and trailhead facilities. There are approximately 70 developed Forest Service Campgrounds in Chelan County.

- Antilon Lake
- Grouse Mtn. Springs
- Handy Springs
- Junior Point
- Cascade Creek
- South Navarre
- Windy Camp
- Fields Point Landing
- Fish Lake
- Domke Lake
- Domke Falls
- Stuart
- Hatchery
- Moore Point
- Prince Creek
- Bygone Byways
- Big Creek
- Corral Creek
- Deer Point
- Fox Creek
- Lake Creek
- Silver Falls
- North Fork
- Spruce Grove
- Three Creek
- Cottonwood
- Pine Flat
- Graham Harbor Creek
- Lucerne
- Mitchell Creek
- Refrigerator Harbor
- Safety Harbor
- Eight Mile
- Bridge Creek
- Johnny Creek
- Ida Creek
- Chatter Creek
- Rock Island
- Black Pine Creek
- Tumwater
- Alder Creek
- Goose Creek
- Meadow Creek
- Deep Creek
- Deer Camp
- Grouse Creek
- Finner Creek
- Riverbend
- Chiwawa Horse Camp
- Schafer Creek
- Nineteen Mile
- Alpine Meadows
- Phelps Creek
- Nason Creek
- Glacier View
- Soda Springs
- Little Wenatchee Ford
- Theseus Creek
- Napeequa Crossing
- Grasshopper Meadows
- White River Falls
- Fish Pond
- Rock Creek
- Atkinson Flats
- Graham Harbor
- Grouse Mountain
- Holden
- Ramona Park
- Swiftwater

Table 2-13: Chelan County School Districts

School District	Number of Schools	Students
Cashmere School District 222	3 Schools	1,556
Lake Chelan School District 129	5 Schools	1,459
Entiat School District 127	2 Schools	341
Cascade School District 228	6 Schools	1,336
Manson School District 19	2 Schools	671
Stehekin School District	1 School	8
Wenatchee School District 246	16 Schools	7,931
Private Schools	7 Schools	838

The School Districts in Chelan County provide many sports fields and indoor venues, but public access is limited by school activities. Facilities often are most often not available to the general public, but only at predetermined times.

Planning Context

Existing Plans Working Together

In the formation of this plan, any plans that have already been completed or are underway that are relevant to Chelan County's parks, recreation, and open space goals have been reviewed and incorporated as necessary. The plans that have been reviewed include:

Table 2-14: Existing Plans Relevant to the PROS Plan Update

Source	Year	Type	Title	Geographic Scope	Diversity	Notes
Chelan County Natural Resources Dept	2017	Planning Document Informed by Public Input	Parks and Recreation Element of Chelan County Comprehensive Plan	Chelan County	--	Top community priorities from public engagement focused on collaboration to achieve common recreation goals: • better collaboration between land/recreation resource managers; • increase in organized recreation advocacy groups. Goals identified in the plan focus on more passive role for County in encouraging the addition/improvement of open space and recreation opportunities, as well as increased coordination for efficiency/ effectiveness of operations, but also to ensure alignment with other important community factors (housing supply, critical habitat, water resources, etc.)
Trust for Public Land	2018	Vision Document Informed by Public Input	Lake Chelan Community Open Space Vision	Southernmost portion of Lake Chelan Basin, including Chelan and Manson.	76% White/ non-Hispanic respondents; 19% Hispanic respondents	Top community priorities from survey were • protecting Lake Chelan water quality and • increasing public access to Lake Chelan. The final list of top open space goals: • Protect water quality; • Promote community health through increasing access to trails, parks, and the lake; • Protect wildlife habitat; • Preserve agricultural land.
Chelan County Natural Resource Dept.	2019	Planning Document Informed by Public Input	Stemilt-Squilchuck Recreation Plan	Stemilt-Squilchuck Basin, southern Chelan County	---	Detailed plan for improvements, development of new amenities or infrastructure, and longterm management objectives for both summer and winter recreation. Implementation Committee coordinated by CCNRD.

Table 2-14: Existing Plans Relevant to the PROS Plan Update						
Source	Year	Type	Title	Geographic Scope	Diversity	Notes
Chelan County Natural Resource Dept.	2019	Management Plan Informed by Advisory Committee	Nason Ridge Community Forest Management Plan	Lake Wenatchee Area	--	Wholistic management plan that includes recreation management. Rec mgmt goals generally focus on continuing to provide access to the property, and improving recreation opportunities that are compatible with other management objectives, with special focus on children, underserved communities, and providing for hunting opportunities. Continued management will be guided by a Stewardship Committee
Chelan PUD	2020	Feasibility Study	Wenatchee River Whitewater Park Feasibility Study	Wenatchee River Corridor	N/A	Out of 6 sites evaluated, feasibility study identified 1) Dryden Dam and 2) historic mill dam in Leavenworth as two most suitable sites for whitewater park development based on the following criteria: adequate hydraulic drop, existing park infrastructure, adj. public property ownership, geomorphic suitability, constructability, river reach degraded, habitat improvement potential, safety improvement potential.
Upper Valley Parks & Recreation Service Area	2021	Report of Survey Data	Needs Assessment	Upper Valley PRSA (similar to Cascade, SD, minus Plain/Lake Wenatchee)	Respondents: 85% Caucasian, 8% Latino	Improvements with most support from respondents: • trail connecting Leavenworth/Peshastin; • year-round covered aquatic center; • trail connecting Leavenworth/Wenatchee; • more multi-use hiking/biking trails
Chelan County Natural Resource Dept.	2021	Planning Document Informed by Public Input	Chelan County Multimodal Pathways Plan	Chelan County	Respondents: 81% Caucasian, 3% Latino	Identified priority corridors connecting communities or major destinations: • Leavenworth to Lake Wenatchee area • Shore of Lake Chelan • Chelan to Manson • Wenatchee to Leavenworth • South of Wenatchee • Wenatchee to Chelan • East Leavenworth & Icicle Roads.
Our Valley Our Future	2022	Planning Document Informed by Public Input	Action Plan	Chelan and Douglas Counties	Survey/input: 26% Latino	Community input placed high value on open space, public access and recreation resources. Relevant action items identified: Active Transportation with connected pathways; Recreational stewardship; Funding for trails & open space; Frontcountry trails expansion; Trails & Access Infrastructure; Whitewater Park on the Wenatchee. Keep in mind: demand for local and regional recreation & sports centers.

Table 2-14: Existing Plans Relevant to the PROS Plan Update						
Source	Year	Type	Title	Geographic Scope	Diversity	Notes
Chelan County Public Works	2022	Inventory Data	Recreation Access Inventory and Assessment	Chelan County	N/A	Inventory & analysis of the distinct recreation access sites that are currently within a Chelan County road ROW. Many sites are used for river access, and some for authorized or unauthorized trail systems. Overall, recommendations focus on creating parking space & trailheads in a formalized way on land adjacent to current ROW informal use.
TREAD	2023	Survey Data	Central Washington Outdoor Recreation Survey	Chelan and Douglas Counties	N/A	Survey respondents (nearly all residents) identify Wenatchee Mtns in southeastern Chelan County as the place they visit most for outdoor recreation, followed by Alpine Lakes area, Lake Wenatchee Area, and the 'Canyons' area north of Hwy 2 between Leavenworth and Wenatchee. Top desires: More trails, but especially paved pathways between communities; maintenance of existing trails & access infrastructure; improved access points (trailheads).
Chelan Douglas Regional Port Authority	2023	Survey & Inventory Data	Regional Sports Complex Feasibility Study: Phase 1 Findings	Chelan and Douglas Counties	N/A	Study indicates population growth trends, including relatively significant 25% increase in population under 40 by 2050. Survey & inventory focused on sports fields and aquatic resources, but several mentions of pathways as a method of safe transportation to reach a regional sports facility.
Visit Chelan County	2023	Survey Data	Destination Master Plan	Chelan County	Respondents: 86.9% Caucasian	Resident survey key findings: 1) Visitor impact at high use locations is a significant issue, and visitor impact management strategies are needed; 2) Outdoor recreation is a primary driver of visitation, and there is a need to strengthen collaboration among the outdoor industry and tourism; 3) Mobility, access, and connectivity are significant challenges across the county, and transportation solutions are needed; 4) Sports facilities and infrastructure is needed to support recreation and events.
City of Wenatchee	2023	Planning Document Informed by Public Input	Parks, Recreation, and Open Space (PROS) Plan	Greater City of Wenatchee area	--	Public survey section notes that top two outstanding capital projects from previous planning that had highest community support were: • constructing more trails and • acquiring more property for open space and habitat.

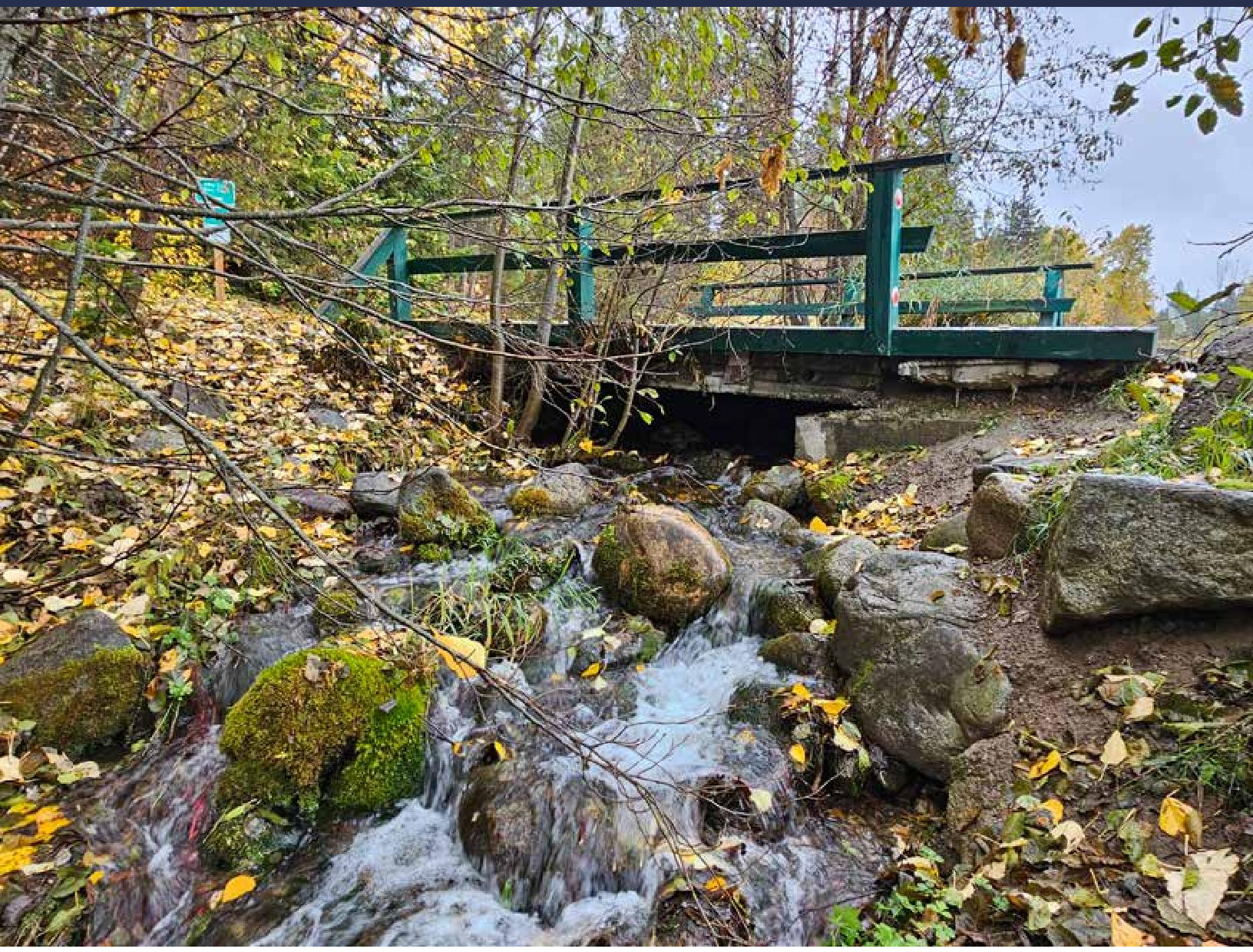
Table 2-14: Existing Plans Relevant to the PROS Plan Update						
Source	Year	Type	Title	Geographic Scope	Diversity	Notes
City of Cashmere	2023	Planning Document Informed by Public Input	Cashmere Parks, Recreation, and Open Space (PROS) Plan	City of Cashmere	Respondents: 10% self-identified Latino	Focus on urban parks and trails, but specifically calls out trail connections in unincorporated county, as well as the formation of a City trails committee to achieve this goal. Goal 4. Connectivity: Provide an interconnected network of multi- use trails, walkways, and bikeways connecting city and regional destinations.
Trust for Public Land	2016 & present	Vision Document Informed by Public Input	Upper Wenatchee Community Lands Plan	Upper Wenatchee River Watershed: Cashmere/ Mission Cr, Blewett/ Peshastin, Leavenworth, Chumstick	--	2016 plan was developed to anticipate long-range planning for the 38,000 acres of private commercial timberlands owned in Chelan County. This plan is currently being updated as the landowner has changed, and real timelines associated with a phased option to acquire the lands are in play.
Chelan County Natural Resource Dept./ City of Leavenworth	2023-2024	Planning Document Informed by Public Input	River Recreation Management Plan for the Wenatchee River & Icicle Creek Near Leavenworth	Portion of Wenatchee River near Leavenworth, incl. lower reaches of Icicle Creek	--	Report based on user data and public input collected in 2020 and 2023. Managing heavily used river access sites in the study area is challenging due to multiple jurisdictions and inadequate amenities (incl. parking). Report suggests staffing specifically for managing river recreation, and also establishing a user registration fee system to fund staffing. Chelan County needs to consider how to build this into current public engagement process.
City of Wenatchee	2023 & present	Planning Document	Reimagine Wenatchee Master Plan	Portion of Downtown Wenatchee & Colombia Waterfront	Unknown as of yet	Only discovery phase has been completed, results linked. Process may affect management of and scope of recreation resources provided along Loop Trail/ waterfront in downtown area.
Chelan County Natural Resource Dept.	2025	Planning Document Informed by Public Input	Chelan County Motorized Recreation Plan	Chelan County	--	Inventory of current motorized recreation opportunity, economic impact, and synthesis of public input on desired future opportunities/improvements around motorized recreation in Chelan County.

Assessment

Assessing the quantity and quality of parks and recreation facilities in Chelan County is crucial to establishing standards for the level of service. These standards should reflect the community's fundamental recreation needs and expectations. Currently, Chelan County lacks officially adopted standards for parks and recreation at the county level. However, various planning entities have different facility requirements and have implemented distinct levels of service.

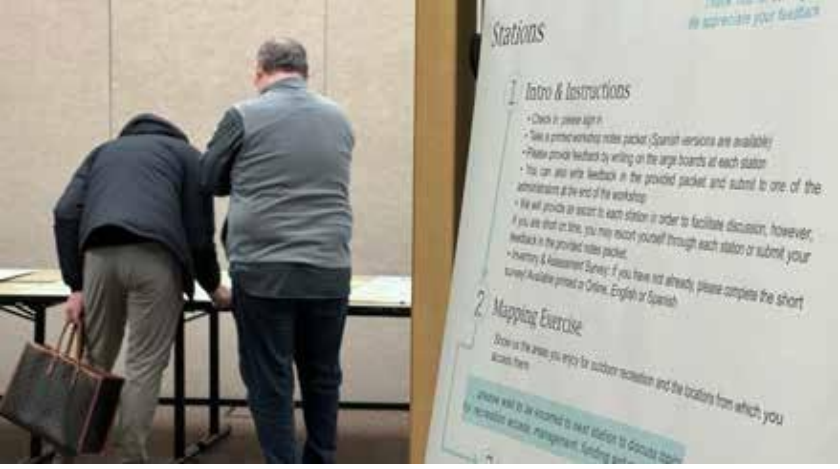
Cities and service providers have outlined urban levels of service within municipal boundaries and adjacent urban growth areas, with a notable emphasis on the Wenatchee planning area. Although there are numerous recreational opportunities within the county, there is a lack of metrics to gauge the quality and distribution of these parks and recreation options.

Public engagement is a crucial component in this planning process. Other regional planning initiatives suggest that the county should prioritize parks and recreation efforts toward enhancing connectivity to existing opportunities and creating more access points to the County's diverse range of outdoor recreation options. Additionally, fostering partnerships and coordinating regional-scale planning activities, which often span multiple jurisdictions, is essential. Access and linkages to federally owned lands are critical components of the overall parks and recreation system in the county.



Public Involvement









Introduction & Purpose

The successful development and execution of a parks, recreation, and open space system hinge on attentive listening to the community's needs, demands, and ideas. Recognizing that decisions are made by those who actively participate, it was crucial to implement an effective public involvement process that offered multiple opportunities for Chelan County citizens and visitors to shape the process and outcomes. These opportunities included:

1. *Comprehensive Recreation Element Survey*
2. *Public Open Houses*
3. *Commission Public Hearing (Upcoming)*

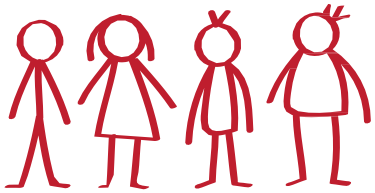
With grant programs and decision-makers emphasizing an understanding of a community's desired quality of life, public involvement becomes the most vital and time-consuming aspect of the planning process. This phase allows for a thorough assessment of the community's aspirations. The public and users can share their ideas, goals, and objectives for the parks system, ensuring alignment with the community's needs.

The public involvement approach aimed to maximize an equitable distribution of needs, wishes, and ideas from the public. To reflect Chelan County's community and its shared interests, needs, and priorities, specific engagement goals were identified.

Engagement Goals

1. Ensure equitable distribution of survey results throughout the whole County.

Gathering survey results from every populated area within the county is crucial for understanding its diverse communities. This approach ensures a holistic understanding of the community's needs, enabling tailored strategies for resource allocation, interventions, and community engagement.



2. Create multiple virtual and analog engagement opportunities.

Alongside online surveys, in-person workshops in North and South County provided additional opportunities for participation. Various organizations and agencies also actively shared surveys with their members, ensuring a diverse range of voices.

3. Monitor & adapt the survey as results are dynamically captured

Real-time collection of survey results requires cross-referencing with the community demographic profile from the latest US census data. This ensures accurate representation and allows adjustments to target missing or under- represented demographics.

4. Provide a broad range of constituents with the ability to supply both broad and specific action-oriented feedback.

The planning process facilitated the expression of broad needs and desires and identified site-specific desires within parks or recreation destinations. It aimed to offer tangible ways for the public to make a meaningful impact, drawing participants representing the true profile of all residents and recreational users within the County.

Public Engagement Plan Overview

The engagement plan was organized around a series of both virtual and analog, in-person events.

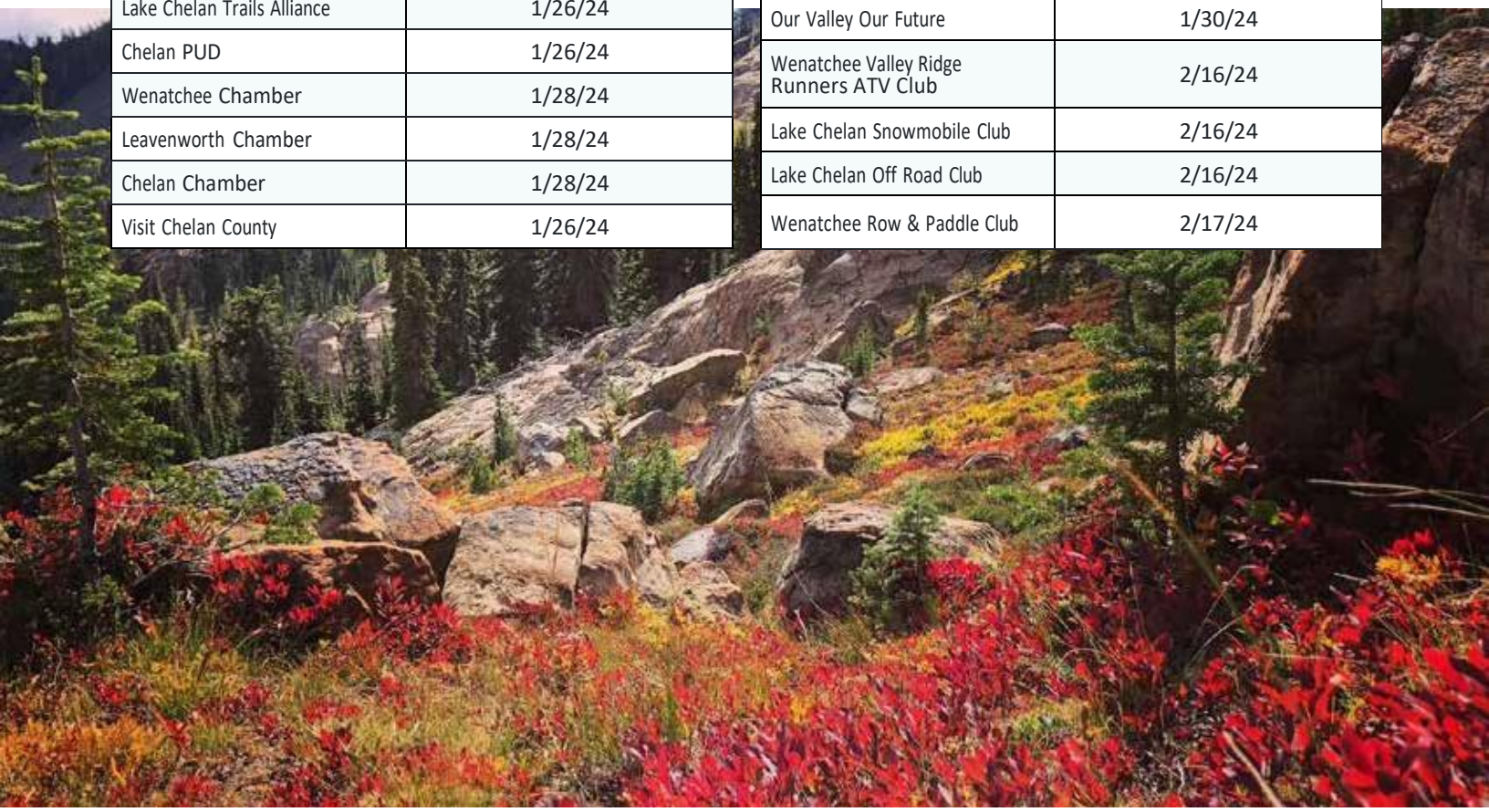
#1	Online Recreation Element Survey	Late Jan-Feb
#2	Public Workshop #1 (Chelan)	Feb 7th
#3	Public Workshop #2 (Wenatchee)	Feb 8th
#4	Public Commission Hearing	Late March

Distribution

Marketing of the survey and its distribution occurred from several distinct actions. A list of stakeholders, partnering agencies, and other community groups was identified, and the engagement flyer and its direct link were sent. Surveys were distributed in both English and Spanish to the groups listed in Table 3-1 on the following page.

In addition, several social media boosts were scheduled over the month of February for both Facebook and Instagram and a webpage was developed on Chelan County's website where the survey and other background information could be found. Metrics for the social media boosts are shown on the following pages.

Table 3-1: Survey Distribution	
Organization	**When?**
Leavenworth Winter Sports Club	1/26/24
Residents Coalition of Chelan County	1/26/24
Wenatchee River Alliance	1/25/24
TREAD	1/25/24
Plain Valley Ski Trails	1/26/24
Evergreen Mountain Bike Alliance	1/26/24
Team Naturaleza	1/26/24
Chelan-Douglas Land Trust	1/26/24
WA Trails Association	1/26/24
Northwest Motorcycle Association	1/26/24
Backcountry Horseman Association, Wenatchee Valley Chapter	1/26/24
Lake Wenatchee Rec Club	1/26/24
Bavarian Boondockers	1/26/24
Lake Chelan Trails Alliance	1/26/24
Chelan PUD	1/26/24
Wenatchee Chamber	1/28/24
Leavenworth Chamber	1/28/24
Chelan Chamber	1/28/24
Visit Chelan County	1/26/24
CAFE	2/2/24
NCW Equity Alliance	1/29/24
Wenatchee Valley College	1/29/24
State Parks	2/2/24
USFS	2/2/24
City of Wenatchee	1/29/24
City of Chelan	1/29/24
City of Cashmere	1/29/24
City of Entiat	1/26/24
City of Leavenworth	1/29/24
NCESD/School Districts	1/28/24
BLM	2/2/24
WDFW	2/2/24
Manson Parks and Recreation	1/29/24
Thriving Together	1/26/24
Indigenous Roots & Reparations Foundation	2/2/24
NCW Libraries	2/2/24
Link Transit	2/2/24
Brave Warrior Project	2/2/24
Our Valley Our Future	1/30/24
Wenatchee Valley Ridge Runners ATV Club	2/16/24
Lake Chelan Snowmobile Club	2/16/24
Lake Chelan Off Road Club	2/16/24
Wenatchee Row & Paddle Club	2/17/24



Chelan County Boost Analytics- February 2024

February 2nd Boosts

Facebook - English

Good distribution of ages outside of very young. 12 shares! That's a lot and undoubtedly helped these numbers.

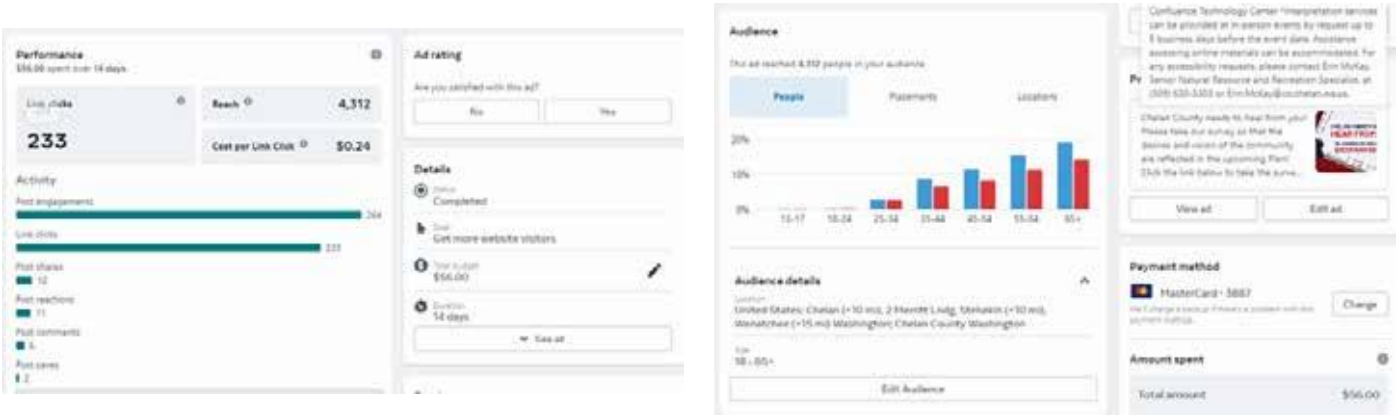


Figure 3.1: February 2nd Facebook Boost Analytics - English

Facebook - Spanish

Reached about the same number of people but had significantly less link clicks. Demographics skewed more towards middle age.



Figure 3.2: February 2nd Facebook Boost Analytics - Spanish

Instagram - English

Skewed much younger, link click number is great but not phenomenal. Would like to see link clicks over time.

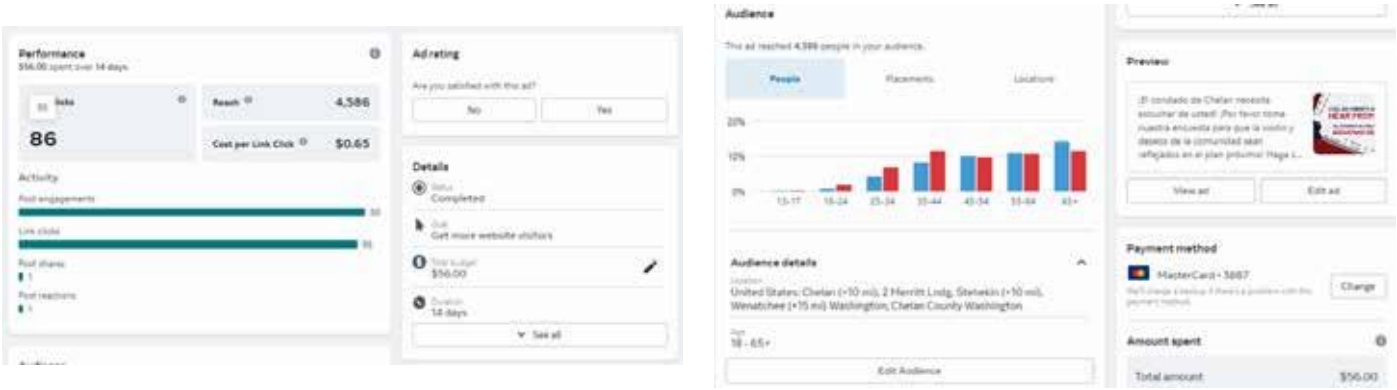


Figure 3.3: February 2nd Instagram Boost Analytics - English

Instagram - English

Reached mostly the very young, about the same number as the English post but less than half clicked it. Wondering if its because most people that saw it didn't speak Spanish.

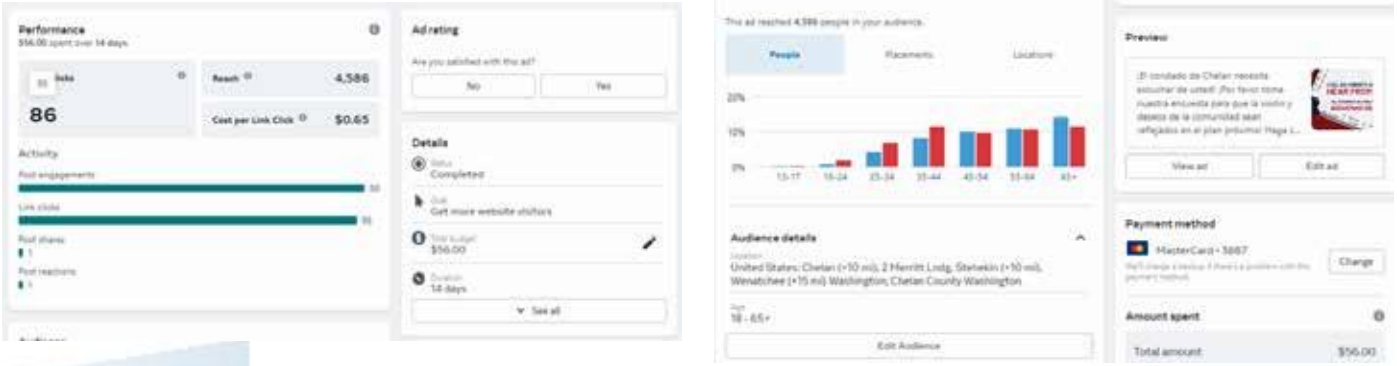


Figure 3.4: February 2nd Instagram Boost Analytics - Spanish

February 26th Boosts

Facebook - English

This was for half the time as the last one, but $20 more in cost for half the number of clicks.



Figure 3.5: February 26nd Facebook Boost Analytics - English

Facebook - Spanish

This performed about the same as the last FB Spanish post that ran for half the time.

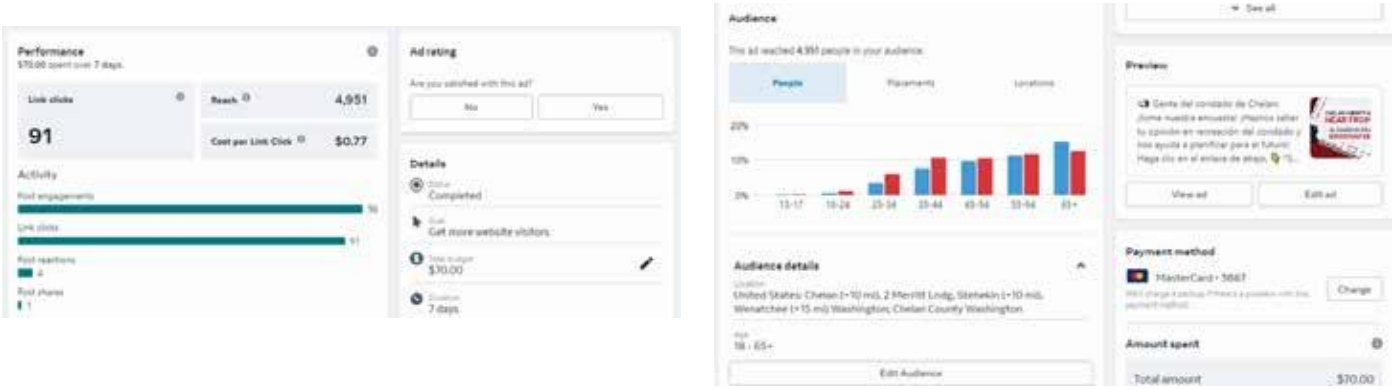


Figure 3.6: February 26nd Instagram Boost Analytics - Spanish

Instagram - English

40 less link clicks on the same reach compared to the last one.



Figure 3.7: February 26nd Instagram Boost Analytics - English

Instagram - Spanish

This actually reached more people and generated about the same number of clicks as the last one. Both heavily skew younger.

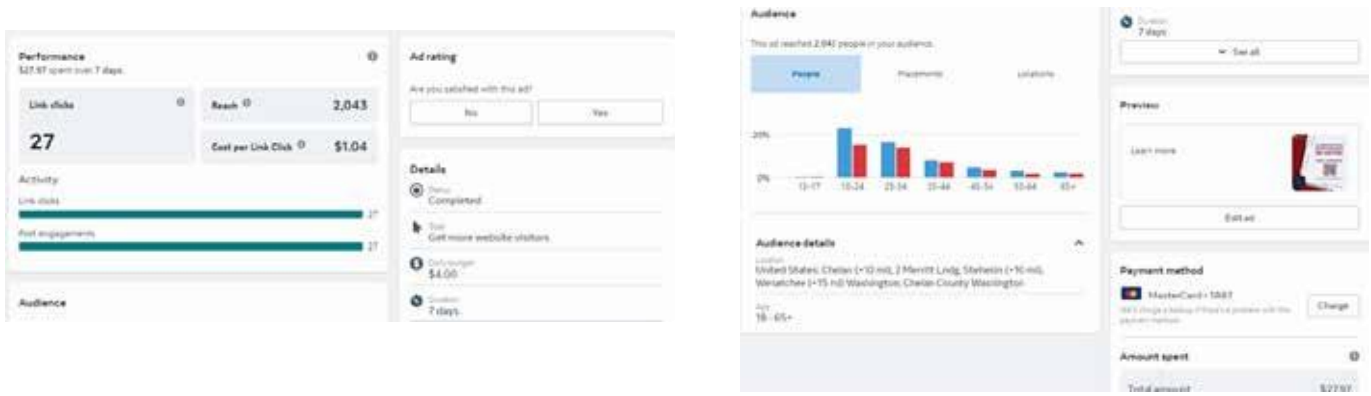


Figure 3.8: February 26nd Instagram Boost Analytics - Spanish

Recreation Element Survey

The first engagement touchpoint as developed in Alchemer, a software platform that provides survey and feedback solutions. Formerly known as SurveyGizmo, Alchemer offers a range of tools for creating and conducting online surveys, and to gather valuable feedback from target audiences about their use patterns, desires & needs, to better understand the needs and parks usage of the Chelan County community. This survey was open to all residents and to, visitors and people in neighboring communities.

The survey was designed to capture the following questions:

1. ***How often do you visit these facilities owned and managed by Chelan County?***
2. ***Which outdoor recreation sites in Chelan County have you accessed before?***
3. ***What barriers do you experience accessing open space and recreation opportunities in Chelan County?***
4. ***Which public access and recreation resources are most important to add in Chelan County? These options are based on a variety of recent past surveys and planning documents in our region.***



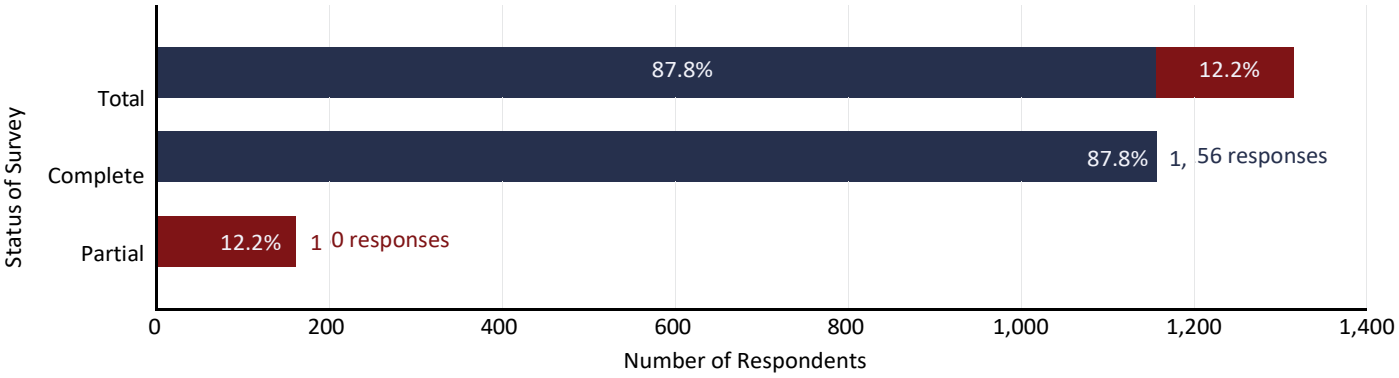
Figure 3.10: Chelan County's Public Engagement Plan Flyer

5. ***It requires funding to improve amenities, provide better access to outdoor recreation, and support the operations and maintenances of these amenities. How would you be willing to fund improvements?***
6. ***Would you support increased maintenance, access, and amenities in currently unmanaged areas, even if that meant increased oversight and use guidelines?***

Lastly, some very generic and optional demographic questions were asked so that the survey results could be tested against the established County demographic profile for consistency of representation, including where people lived, connections to the County, age, household size, ethnic or racial group, gender, languages, spoken, and the ability to signup for continued results.

Survey Key Takeaways

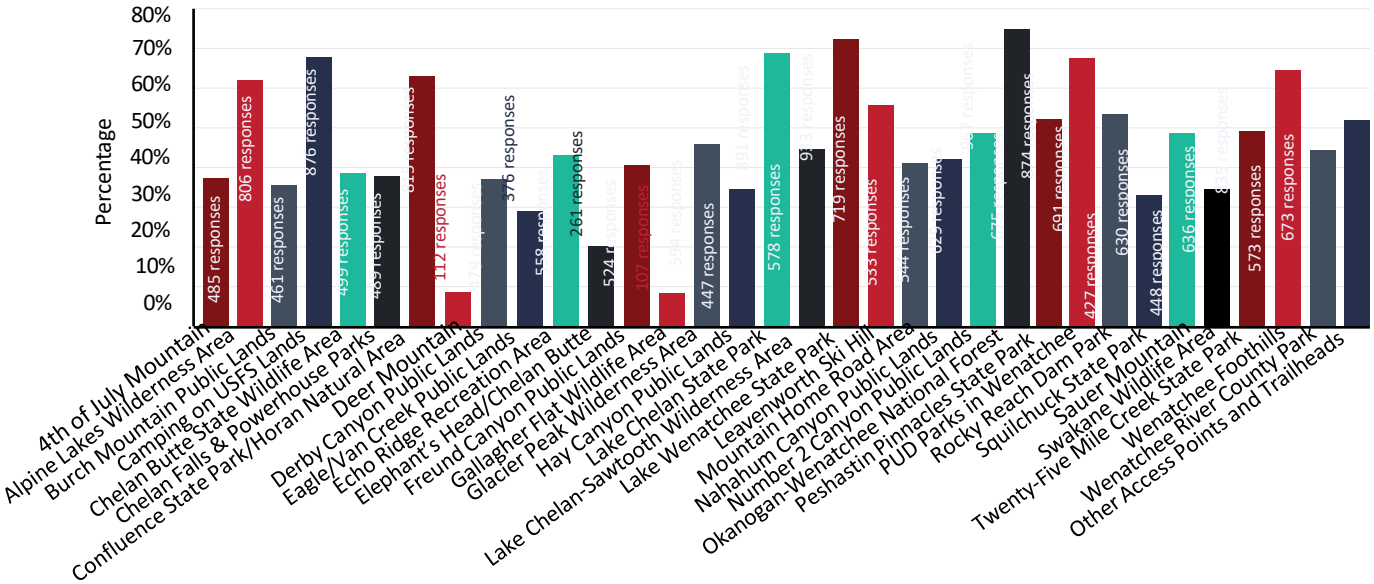
Together, the number of respondents who took the survey or participated in the in-person workshops resulted in over 1,300 surveys and almost 50 in-person attendees.



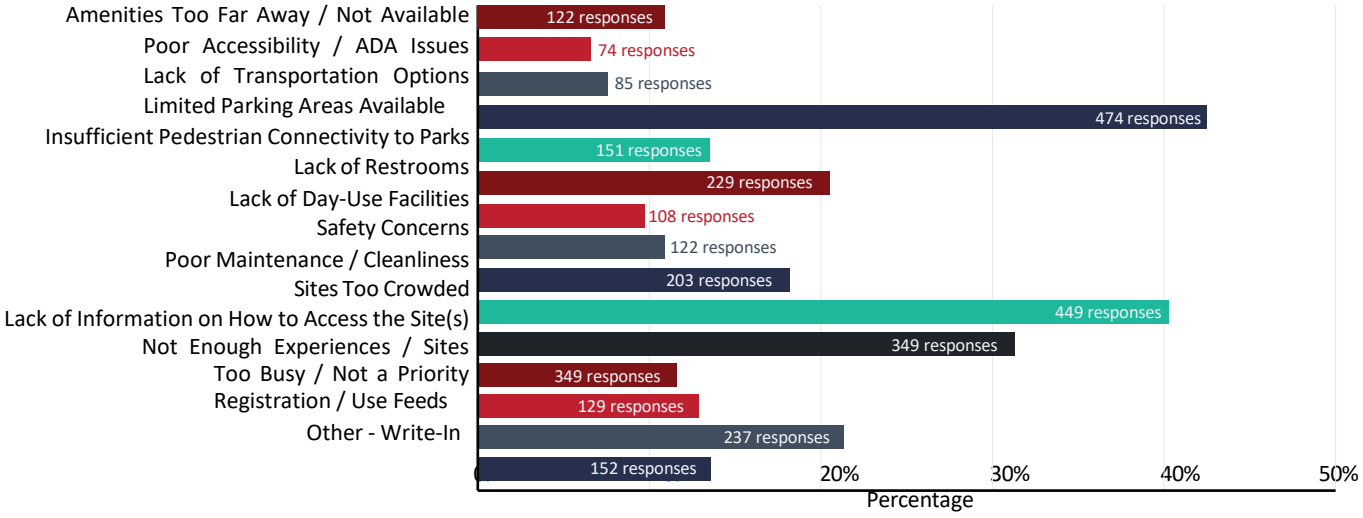
1. How often do you visit these facilities owned and managed by Chelan County?

Facility	Daily	Weekly	Monthly	Yearly	Never	Responses
Chelan County Fairgrounds & Expo Center	2 responses (0.2%)	5 responses (0.4%)	25 responses (2.0%)	643 responses (50.2%)	605 responses (47.3%)	1,280 total
Nason Ridge Community Forest	1 response (0.1%)	38 responses (3.0%)	182 responses (14.3%)	523 responses (41.0%)	533 responses (41.7%)	1,277 total
Ohme Gardens	3 responses (0.2%)	13 responses (1.0%)	40 responses (3.1%)	619 responses (48.6%)	598 responses (47.0%)	1,273 total
Stemilt-Squilchuck Community Forest	16 responses (1.3%)	71 responses (5.6%)	254 responses (19.9%)	440 responses (34.4%)	497 responses (38.9%)	1,278
TOTALS						**5,108 responses (100.0%)**

2. Which outdoor recreation sites in Chelan County have you accessed before? Select all that apply.



3. What barriers do you experience accessing open space and recreation opportunities in Chelan County? Select all that apply.

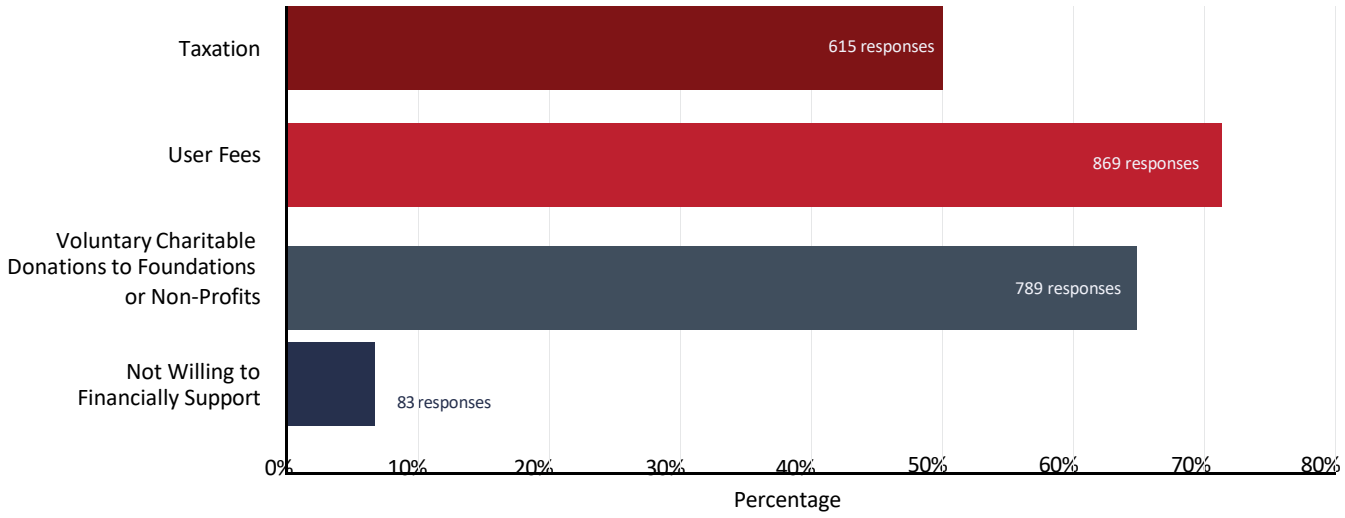


4. Which public access and recreation resources are most important to add in Chelan County? These options are based on a variety of recent past surveys and planning documents in our region.

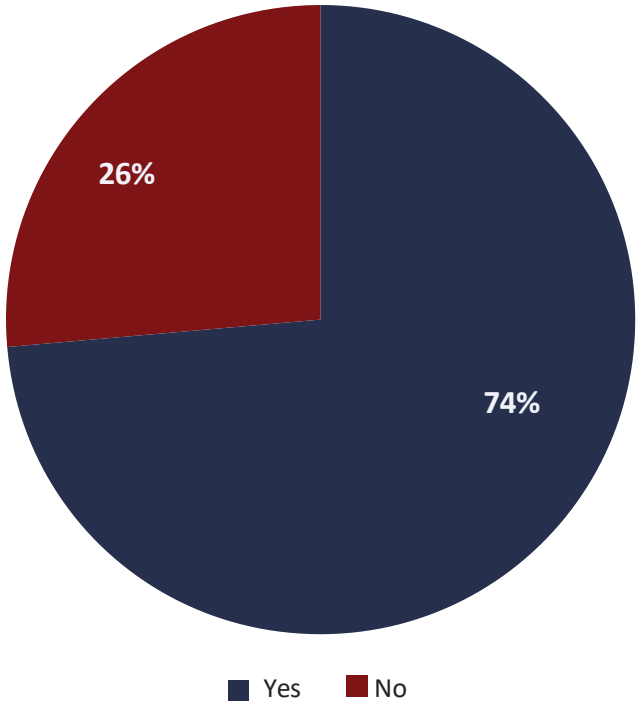
Item	Overall Rank	Rank Distribution	Score	No. of Ranking
Developed/managed access points and trailheads for public lands	1		8,328	837
Public water access to rivers in Chelan County	2		8,107	824
Multi-modal pathways connecting communities in Chelan County	3		7,884	791
Public water access to Lake Chelan	4		7,454	788
Native-surface trails in non-wilderness open lands/space	5		6,638	733
Developed campgrounds	6		5,590	700
Opportunities for mountain bike skills park	7		5,234	698
Developed parks with high levels of day-use amenities	8		5,108	639
Opportunities for ORVs	9		5,025	709
Whitewater park on the Wenatchee River	10		4,605	646
Sports courts or active recreation areas	11		4,421	628
Athletic fields for soccer or baseball	12		3,751	599
Opportunities for winter motorized recreation	13		3,741	623



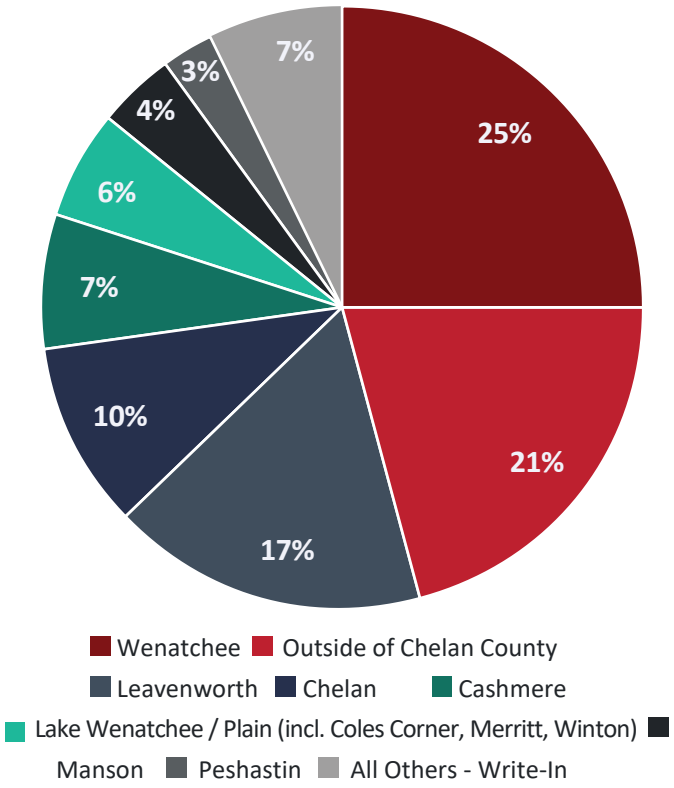
5. It requires funding to improve amenities, provide better access to outdoor recreation, and support the operations and maintenances of these amenities. How would you be willing to fund improvements? Select all that apply.



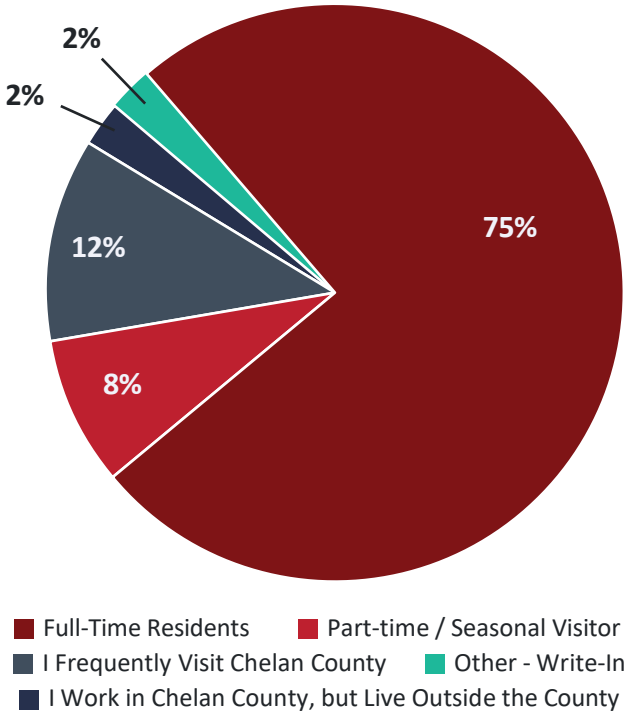
6. Would you support increased maintenance, access, and amenities in currently unmanaged areas, even if that meant increased oversight and use guidelines?



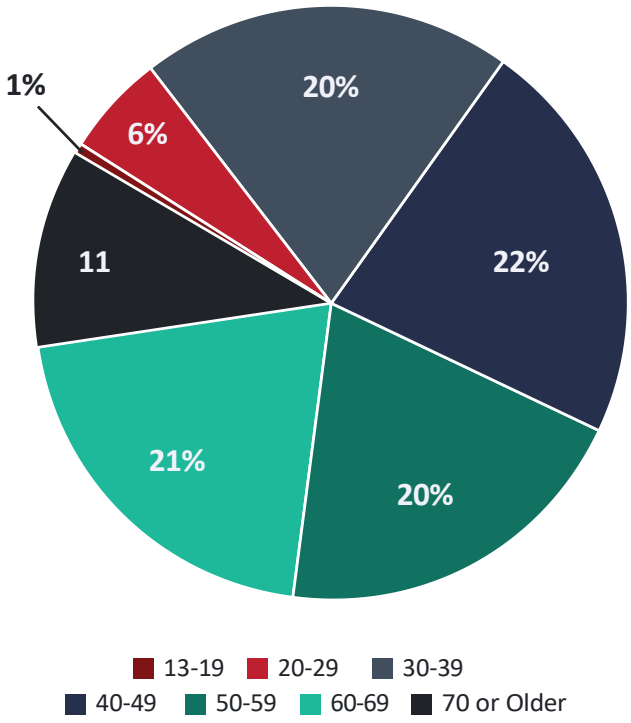
7. Where do you live?



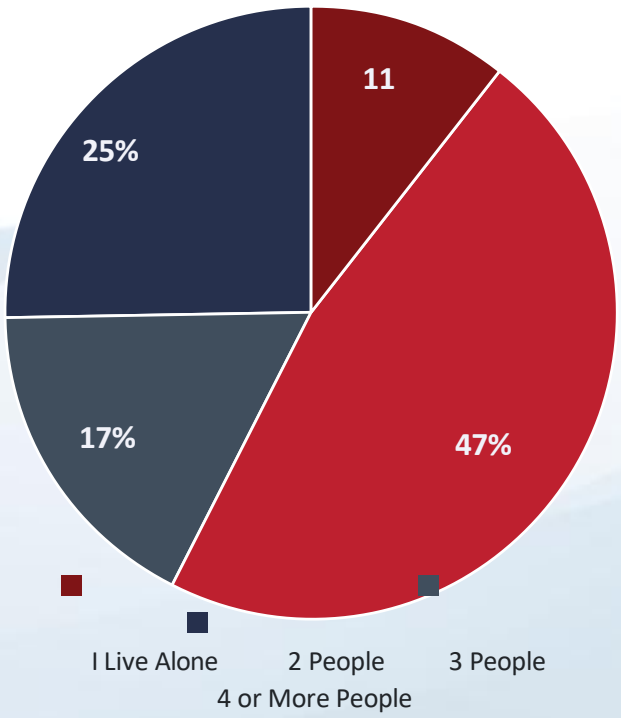
8. What best describes your connection to Chelan County?



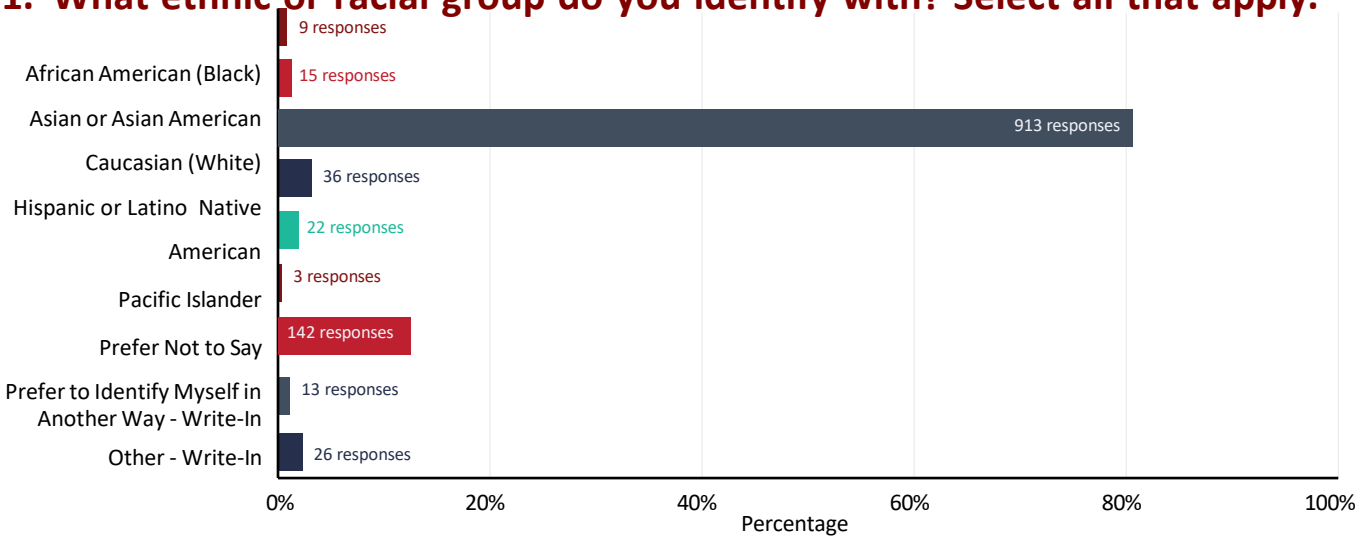
9. What is your age range?



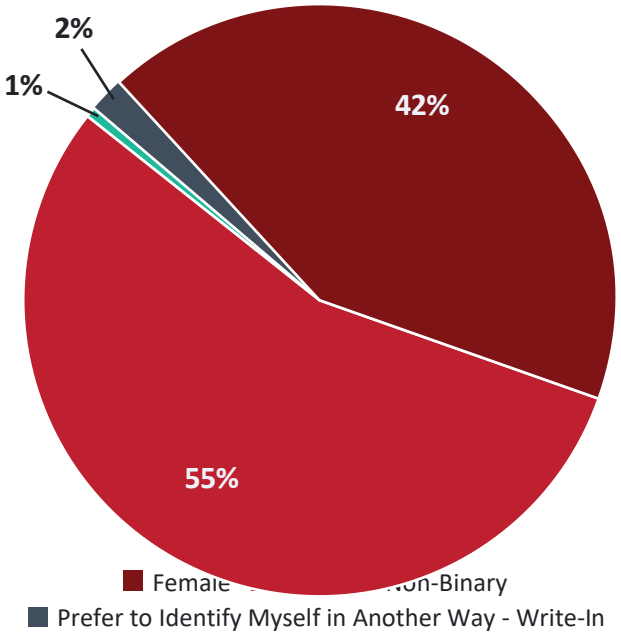
10. What is your household size, including yourself?



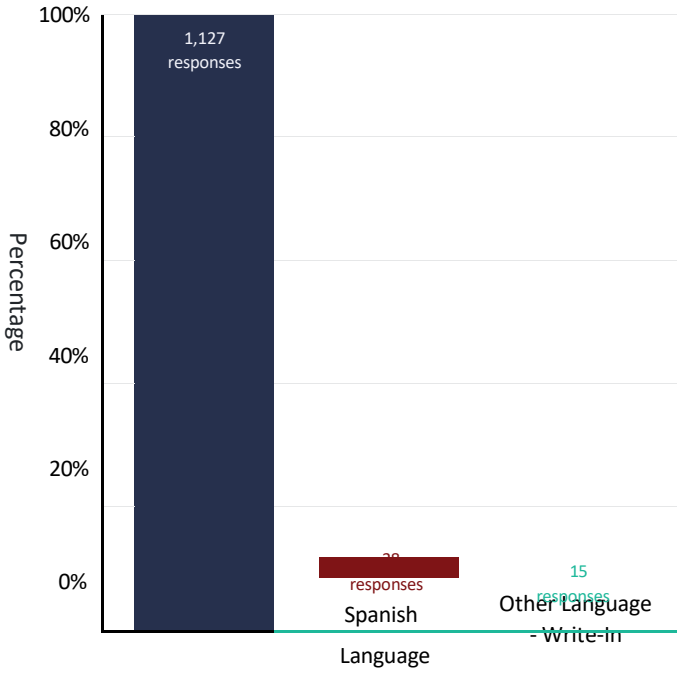
11. What ethnic or racial group do you identify with? Select all that apply.



12. How do you identify your gender?



13. What languages are most often spoken in your home? Select all that apply.





Demand & Needs Analysis







Introduction & Purpose

The survey highlights various barriers and concerns faced by respondents in Chelan County related to outdoor activities and recreational access. One recurring theme is the state of road conditions, with mentions of poor maintenance, rough roads, and closures impacting accessibility to trailheads and recreation areas.

Safety concerns are raised, particularly regarding wildfire prevention and homeless camps. There's also a desire for improved fire-wise prevention measures and increased safety in areas like Hay Canyon, where homeless camps and shooting activities are reported.

Recreational enthusiasts express frustration over limitations on ATV and motorcycle use and the need for better infrastructure, such as boat ramps and improved access to rivers. Some respondents indicate a fear of going alone, emphasizing the importance of safety and the need for knowledgeable companions.

Additional issues include inadequate trail signage, concerns about inappropriate behavior in parking areas, such as break-ins and unsanitary conditions, and frustrations with excessive government regulation and fees.

The feedback suggests a need for better road maintenance, enhanced safety measures, increased access to recreational areas, and improved communication about available amenities. Additionally, addressing issues related to homelessness and ensuring proper regulation enforcement are identified as crucial steps toward creating a more enjoyable and secure outdoor experience for the community.

As outlined in survey responses, the public's demands for Chelan County's parks and recreation system are multifaceted and reflect a diverse set of priorities.

Trends for Parks and Recreation

A review of national and regional recreation trends offers another strategic avenue for identifying potential future park needs. These insights can be evaluated alongside survey findings and relevant plans. A summary of national trends, state trends, and emerging issues and needs are highlighted below and warrant consideration as the County's specific needs are addressed.



National Trends

Pickleball and Padel

Pickleball has continued to grow as one of the most popular recreational activities nationwide and shows no signs of slowing down. The 2023 APP Tour's Pickleball Participation Report shared that there are 36.5 million pickleball players in the United States. The sport is easy to learn, accessible to most ages and ability levels, and doesn't' require expensive equipment. On average, 130 new pickleball locations are created each month. Currently, several municipalities in Chelan County have either added pickleball courts or are in the process of adding more capacity to meed the demand.

Similar to pickleball, Padel is a racket sport of Mexican origin gaining popularity across the United States. This game is a cross between tennis, racquetball, and squash. It's currently estimated that Padel has over 100,000 players in the United States, and the number of courts has more than doubled in the last two years, expecting to grow to 30,000 courts by 2030.

Dog Parks

A surge in pet ownership ensued in the wake of the 2020 global pandemic. Larger dog parks have become destination facilities that both residents and visitors seek out and are willing to travel to. Furthermore, according to the Trust for Public Land, the development of dog parks has grown by over 40% in the past 15 years. NRPA data show that 68% of agencies have a dog park and 60% of households own a dog.

Trails

Trails, both within parks and connecting parks, schools, shops, and destinations are generally the top demand seen across the country. Providing trail connections between these popular destinations enhances a community's walkability and encourages active lifestyles.

Playground Trends

There are specific trends that people are seeking in new playgrounds as they are built or updated. These include:

- **Inclusivity:** Providing facilities for individuals of all ability levels to enjoy
- **Eco-Conscious:** Using recycled materials and eco-friendly construction and maintenance
- **Incorporating Adventure & Nature Play:** Using natural playground elements for sensory experiences and a deeper connection with nature
- **Reflecting Unique Community Identity:** Infusing local culture, art, history, and other features to encourage community pride and spirit

Electrification

As electric technology develops, maintenance equipment, vehicles, mowers, and other equipment used in parks and recreation are transitioning from gas powered resources to electric assets. This transition provides long-term cost savings, environmental benefits, and decreased noise. Additionally, parks and trailheads should consider the addition of EV charging stations in parking lots, as the number of EV cars on the road continues to grow. Washington State has led this transition to electric vehicles, with over 18% of new cars sold in the first half of 2023 being fully electric or plug-in hybrids according to the Seattle Times. Vehicle chargers located at park facilities enable drivers to engage with park facilities while waiting for a full charge.

Climate Resiliency

The concept of electrification pertains to growing needs for climate resilience and the ways in which future park implementations can accommodate the increase of hotter days and nights, as well as the increase of storm and wildfire impacts. Parks create a great opportunity to address these goals through smart design and engineering. Parks and open space can mitigate urban heat islands, absorb flood and stormwater, and create fire breaks through green space and linear trail corridors. Climate change, stormwater/flooding implementations, and tree canopy coverage should be considered in future park renovations to increase resiliency.

Youth Sports

Over the past decade, there has been a sharp decline in the number of children and youth playing team sports. Parks and Recreation providers try to balance both organized and unorganized sports and recreation programs across their facilities. The benefits of youth sports are well-documented, providing healthy activities, teamwork skills, and community cohesion.
However, competitive youth sports leagues are becoming increasingly available, charging high fees for participation. Most recreation providers partner with third-party entities to deliver youth sports leagues. 92% of providers offering youth sports opportunities require a registration fee. Municipalities face the challenges of a shortage of volunteer coaches, competition with travel sports leagues, lack of sufficient field/court space, and lack of interest from youth.

Washington State Trends

To meet the requirements of the Land and Water Conservation Fund (LWCF) Act, Washington State develops a statewide comprehensive outdoor recreation plan (SCORP) that includes participation rates in outdoor recreation activities, issues related to future demand, and recommendations for meeting recreation and conservation needs. This plan was reviewed to understand statewide trends and participation data.
These statewide trends are important, given the larger tourist base that recreates in Chelan County.

The top 20 outdoor recreation activities in Washington State are shown in Table 4.1, including participation rates and the number of responses for each activity.

Table 4-1: 2023 Top 20 Outdoor Recreation Activites in Washington State*

Activity	Activity Category	%	N
Walking or Using Mobility Device on Roads or Sidewalks	Trail- and Road-Based Activites	91%	5,390
Walking or Day Hiking or Using Mobility Device on Trails	Trail- and Road-Based Activites	90%	5,331
Wildlife and Nature Viewing	Nature- and Culture-Based Activities	85%	4,812
Scenic Driving (Sightseeing)	Nature- and Culture-Based Activities	85%	4,767
Hanging Out	Leisure Activities in Parks	70%	3,679
Picnic, Barbecue, or Cookout	Leisure Activities in Parks	68%	3,639
Community Garden or Farmers' Market	Leisure Activities in Parks	66%	3,556
Visting Outdoor Cultural or Historical Facility**	Nature- and Culture-Based Activities	62%	3,413
Swimming in Natural Settings	Water-Based Activities	61%	3,374
Paddle Sports (Whitewater, Canoes, Kayaks, Stand-Up Paddle Boards, Rowing)	Water-Based Activities	52%	2,910
Outdoor Concert or Special Event	Leisure Activities in Parks	49%	2,602
Gathering or Collecting Anything in Nature	Nature- and Culture-Based Activities	49%	2,635
Tent Camping (Developed Campground)	Camping Activities	44%	2,510
Backpacking	Trail- and Road-Based Activites	42%	2,349
Playground	Leisure Activities in Parks	41%	2,148
Tent Camping (Undeveloped Area)	Camping Activities	41%	2,247
Road Cycling	Trail- and Road-Based Activites	40%	2,240
Yard Games (Beanbag Toss, Horseshoes, etc.)	Leisure Activities in Parksa	38%	1,966
Volunteering (Restoration Projects, Citizen Science, etc.)	Nature- and Culture-Based Activities	37%	1,984
Jogging or Running on Roads or Sidewalks	Trail- and Road-Based Activites	35%	1,944
Snowshoeing	Snow and Ice Activities	35%	1,821

** By Participation Rate - % of Population, N = Number of Responses*
*** Includes Attending Cultural Events*

Source: 2023 WA RCO SCORP, page 41.

Recreation Element Priorities

1. Improved Access to Recreational Areas & Trailheads

One of the predominant concerns voiced by respondents is the need for improved road conditions. Many highlighted the importance of regular maintenance for access roads leading to recreational areas and trailheads. The community seeks better infrastructure to ensure safe and reliable access to outdoor spaces.

2. Wildfire Prevention and Safety Measures

The threat of wildfires emerged as a critical issue impacting health and safety. Survey participants expressed a desire for more proactive fire-wise prevention efforts, including the clearing of ladder fuels and strategic forest thinning to mitigate risks and protect recreational areas.

3. Enhanced Safety and Security

Safety concerns were raised regarding homeless camps, shooting activities, and general security. Respondents called for measures to address these issues, creating a safer environment for individuals engaging in outdoor activities.

4. Improved Access and Infrastructure

Access to rivers, boat ramps, and the creation of a whitewater park were cited as priorities. The community emphasized the need for infrastructure development to facilitate recreational pursuits, including additional trails for off-highway vehicles and motorcycles, as well as improved signage for existing trails.

5. Reduced Barriers and Fees

Frustration with fees, permits, and perceived bureaucratic hurdles was evident in responses. The public demands reduced barriers to access, reasonable fees, and less regulatory interference to make outdoor recreation more accessible to all.

6. Community Engagement and Education

Respondents expressed a desire for increased community engagement, education programs, and awareness initiatives. There is a need for better communication about existing amenities, rules, and regulations to ensure that the public is well-informed and can fully enjoy available resources.

7. Environmental Conservation

Environmental concerns, such as the impact of motorized vehicles on trails and degradation of road and trail conditions, were highlighted. The community calls for improved trail maintenance, signage, and education to preserve the natural surroundings.

8. Diverse Recreational Opportunities

The survey indicates a desire for a diverse range of recreational options. This includes the development of new trails, access for different vehicles, and facilities such as outdoor pools. There is interest in expanding opportunities for activities like dirt biking, skiing, and snowshoeing. These opportunities also need to respond to known local and creational demand trends, e.g., desire for more pickleball courts.

9. Improved Communication

Clear communication about available amenities, guidelines, and rules emerged as a key theme. The community emphasized the importance of effective promotion of recreational opportunities and transparent communication from relevant authorities.

10. Addressing Homelessness Issues

Concerns about homelessness affecting certain areas were raised. Respondents called for measures to address this issue, ensuring that public spaces remain safe and accessible for everyone.

In summary, the public demands a well-maintained, safe, and accessible parks and recreation system that accommodates diverse interests. Addressing infrastructure improvements, safety concerns, community engagement, and environmental conservation are pivotal for meeting these demands.

Goals & Objectives









Introduction & Purpose

"Chelan County provides a mix of parks, recreation, and open space that complements community character, creates diverse opportunities for residents and visitors, and preserves ecological functions."

The goals and policies have undergone revisions based on valuable input gathered during the two public workshops, ensuring that the comprehensive plan aligns with the public's suggestions and reflects the most current thoughts on parks and recreation facilities and services. Recognizing the significant impact of the tourist industry on various areas of Chelan County, the importance of recreational opportunities and the region's natural beauty is underscored, benefiting both residents and visitors.

Open space is acknowledged as a crucial element in the natural environment, supporting diverse systems and contributing to aesthetic, recreational, and economic resources within the rural landscape. Chelan County's open space includes minimally developed land, encompassing critical areas, parks, wildlife corridors, historic sites, resource lands, and conservation areas. Identifying and mapping specific sites within this open space system will be an ongoing process, responding to public interest and the need to preserve the integrity of overall open space corridors.

Community safety assumes a paramount role in the urban, wildland-urban interface, and natural undeveloped areas within community recreation planning. The plan recognizes the growing prominence of outdoor recreation and integrates natural ecosystems into development strategies. The heightened awareness of natural hazards, particularly wildfires, is emphasized in the early planning stages. Acknowledging wildfire as a significant natural hazard in Chelan County, the plan advocates for resilient recreation planning strategies that consider the role of fire in the local landscape, aiming to reduce community risks associated with wildfires.

The following list of goals and associated policies should guide recreation and parks management and future development.

Revised Goals & Objectives Based on Survey Results

Goal 1

Enhance Open Space and Public Land Use for Community Enjoyment.

OBJECTIVES:

- 1.1:Implement innovative techniques (e.g., public benefit rating, open space tax) to preserve open space while respecting private ownership rights.
- 1.2: Promote compatible multiple uses of public lands supporting open space and recreation.
- 1.3: Foster access to public lands, coordinating with private landowners, while respecting property rights.
- 1.4: Identify areas prone to natural hazards, including wildfire, for possible acquisition to act as buffers and recreational spaces.
- 1.5: Map open space corridors, emphasizing recreation, wildlife habitat, and critical connections.
- 1.6: Review open space corridors for acquisition opportunities through donation or purchase.

Goal 2

Develop and Maintain Recreational Facilities to Meet Community Needs.

OBJECTIVES:

- 2.1: Evaluate new park facilities using the Recreation and Conservation Funding Board format, addressing diverse recreational needs.
- 2.2: Design parks for year-round operation, supporting four-season recreation and cultural events.
- 2.3: Encourage public access to shorelines while protecting critical areas and property rights.
- 2.4: Establish coordinated park planning between Chelan County and public/private entities for effective land use.
- 2.5: Ensure publicly owned tourist/recreation destinations provide sanitary facilities with maintenance plans.
- 2.6: Provide a range of open space and recreation facilities for diverse age, social, and economic groups.
- 2.7: Facilitate environmental and natural hazard education in parks and recreation development.

Goal 3

Consider Impacts on Surrounding Areas and Preserve Natural Features.

OBJECTIVES

- 3.1: Ensure compatibility with adjacent land uses and infrastructure adequacy in developing recreational facilities.
- 3.2: Preserve environmentally sensitive or culturally valuable areas in park and recreation development.
- 3.3: Design facilities to capitalize on natural features, environmentally sensitive areas, and historic/cultural resources.
- 3.4: Prioritize aesthetic quality in the design and development of recreational opportunities and facilities.
- 3.5 : Incorporate natural hazard mitigation in the design and location of parks and recreation facilities.
- 3.6: Employ ecosystem-based fire management practices where appropriate.

Goal 4

Improve Recreation Service Efficiency through Coordination.

OBJECTIVES

- 4.1: Support various park and recreation plans from different entities, fostering collaboration and input.
- 4.2: Encourage ongoing public input in recreational plans and coordinate with other agencies.
- 4.3: Collaborate with public and private entities to gauge recreation demand and needed facilities.

Goal 5

Foster Active Communities Through Park and Trail Development.

OBJECTIVES

- 5.1: Strive for access to parks, open space, trails, and/or other recreation resources with a 10-min walk of Chelan County populated areas.
- 5.2: Provide for safe and convenient active transportation routes for all to enjoy recreation and open space resources.

Goal 6

Provide and Maintain Public Facilities and Services.

OBJECTIVES

- 6.1: Implement a maintenance plan for the ongoing upkeep of public parks and recreation facilities.
- 6.2: Support the expansion of facilities to meet community needs.
- 6.3: Uphold adopted levels of service standards in cities, urban growth areas, and established park districts.
- 6.4: Ensure sustainable funding for operations & maintenance of parks and recreation resources.



Noted Differences from the Previous Recreation Element

The revised set of goals and objectives demonstrates a nuanced and refined approach, integrating valuable insights from the survey results. The key differentiators include a heightened emphasis on the impact of wildfire and natural hazards on recreational planning, highlighting the need for resilience strategies. The global COVID-19 pandemic also created another notable shift in overall awareness of open spaces, outdoor recreation and trails as highly important resources, both as economic drivers of tourism and quality of life for residents. This has led to a significant increase in use of these open space and recreation resources. There is a strengthened commitment to public input and collaboration, fostering partnerships with entities such as recreation districts, municipalities, public service entities such as the utility district, port and transit authorities, and various community initiatives.

Environmental education and natural hazard mitigation take center stage, with an explicit call for ecosystem-based fire management practices. The goals underscore the importance of providing diverse and inclusive recreation options, catering to various age, social, and economic groups. Considerations for seasonal and year-round facilities are introduced, promoting four-season recreation and cultural events.

Enhanced coordination efforts extend to collaborating with different agencies and implementing coordinated park planning processes to maximize the use of publicly-owned land.
Stewardship and preservation receive heightened attention, focusing on mitigating impacts on surrounding land uses and emphasizing the utilization of natural features, environmentally sensitive areas, and historic and cultural resources.

In summary, these refinements reflect a comprehensive and community-centric approach, addressing specific concerns raised by the public and aligning the goals with the nuanced preferences and priorities outlined in the survey responses.

Capital Improvement Program









Introduction & Purpose

The Parks, Recreation, Open Space, and Trails Plan for Chelan County serves as a foundational framework, significantly influencing the residents' quality of life through the county's Parks & Recreation system. The management of these services, overseen by the county's administrative staff within the department, requires a strategic allocation of resources from both the county's and relevant districts' budgets. These ongoing investments in staff, equipment, and supplies play a pivotal role in offering and sustaining a diverse range of outdoor recreation opportunities, prioritizing safety, and meeting public expectations.

Aligned with Chelan County's strategic objectives and integrated into the Comprehensive Plan's guiding principles, this plan underscores the commitment to fostering a safe, healthy, and accessible community, promoting cultural appreciation, and preserving the environment. It encapsulates the aspirations and desired quality of life for Chelan County residents.

This section reaffirms the county's dedication to addressing public feedback and rectifying system deficiencies by outlining a comprehensive Capital Improvement Program (CIP). Encompassing specific projects and overarching recommendations, the CIP aims to bridge service gaps. These proposals, presented in tabular and detailed formats, outline planned enhancements and conceptual improvements slated for implementation over the next six years. Additionally, the incorporation of long-term aspirational projects reflects a proactive stance, ready to embrace opportunistic improvements contingent upon market conditions or funding viability.

At the core of this plan are key recommendations meticulously crafted to efficiently address current issues, anticipate future demands, maximize funding flexibility, and align with public preferences. It takes into account the full spectrum of available parks and recreation amenities within Chelan County.

On-Going Priorities & Capital Projects

Parks and recreation play a major role in Chelan County. Implementing this plan will take time, money and dedication, but the results will be a stronger parks and recreation system and continued support and growth of that system. Leadership is a vital aspect of cohesively implementing a parks and recreation plan.

Chelan County is the best entity to fill this leadership role. The parks and recreation plan identifies three key areas for leadership, including:

- coordinating the process at the regional scale,
- creating connectivity with existing opportunities,
- developing partnerships with other agencies and non-governmental organizations

Focusing in on these key areas will facilitate the process for implementing the following projects and processes.

One theme that has become apparent during both planning processes was the intention to collaborate to achieve common recreation goals. This theme has taken shape in two different contexts:

1. a desire to see greater collaboration between agencies and local government, and
2. an increase in organized recreation advocacy groups such as the Complete the Loop Coalition, a local volunteer group that advocates funding and developing public trails in the Wenatchee Valley.

This new focus marks a shift in community involvement around recreation development and opens pathways for collaboration between the public and the agencies. Continued confusion about who does what was still a common talking point with the public with an apparent lack of coordination between agencies. The public sees a major gap in the type of collaboration needed to allow for trail connectivity, which is a high priority for recreation development in Chelan County. This plan reinforces that Chelan County is the best suited to lead the effort to coordinate the implementation of recreation plan goals at a regional scale and develop partnerships to further cooperation and create connectivity with existing opportunities.

Organized recreation advocacy groups, such as the Lake Chelan Trails Alliance, Central Washington Evergreen Mountain Bike Alliance, and TREAD are gaining momentum by engaging agencies and other stakeholders to promote recreation development in the open spaces of Chelan County. Many of these efforts have been met with measurable success, such as the agreement between Evergreen Mountain Bike Alliance and the US Forest Service to implement development of a series of mountain bike trails in the vicinity of the Leavenworth Ski Hill. Wenatchee Valley Trails Alliance (TREAD) has been an extremely active advocate for enlistign partners, identifying projects, and planning for trail development and connectivity. These groups are increasingly important driver in recreation development in Chelan County, and will be key players in implementing some of the recreation concepts discussed at the community workshops. They will also hold agencies and local governments accountable for collaboration when the rubber hits the road. As the County currently does not have a Parks and Recreation Department, but with a population very interested in recreation, these advocacy groups play a major role in recreation planning and development. This role should be recognized and appreciated by the County and other land management agencies, and the focus on collaboration that was highlighted at the community meetings will be crucial to successful recreation planning and implementation in Chelan County.

Parks and Recreation Projects Identified In the Previous Plan

During the previous plans' public and stakeholder workshops, participants highlighted various parks and recreation project ideas to address community needs and demands. In many instances, these initiatives were designed to enhance or expand access to existing recreational facilities. Notably, the majority of the proposed projects were focused on developing trails.

The primary objective of the previous plan was to unite Chelan County's parks and recreation landscape. The County's role is centered on facilitating recreation by supporting the parks and recreation initiatives led by cities and other agencies responsible for these services. The projects outlined in the previous plan reflect this role, particularly emphasizing the importance of trails that connect different parks and recreation facilities. Additionally, the plan underscores the necessity of providing planning and feasibility services to determine suitable project locations.

Identified in the previous plan, several concepts, frameworks, and projects are still valid and can aid the County in its facilitation role. Examples include:

- **Create a Formal County Parks and Recreation Structure and Staffing**
- **Comprehensive County Pathways Plan (On-Going)**
- **Shoreline Public Access Plan**
- **Number 2 Canyon**
  - Expand and improve existing trails for hikers, bikers and equestrians on US Forest Service land in the Horse Lake Mountain area, west of Wenatchee's Number 2 Canyon. Potential for an additional 30+ miles of trails, road improvements, and trailhead facilities are currently being assessed.
- **Lakeside Trail**
  - Phases of this Chelan area trail are under construction with additional funding for development needed. This trail, when completed, will extend from Lakeside Park, along the southern shore of Lake Chelan, through downtown and up the north shore to the City limits.
- **Upper Columbia River Water Trail**
  - Add a series of access points and campsites facilitating one-day to multi-day trips on the river.
- **Lake Chelan Water Trail**
  - Add a series of access points and campsites facilitating one-day to multi-day trips on the lake.
- **Wenatchee Valley Scenic Bikeway**
  - Nicknamed "The Fruit Loop," this is an effort to officially designate a bike route through the Wenatchee Valley from the Columbia River to Leavenworth.
- **New Trail Connectors**
  - Squilchuck to Number Two Canyon trail connector, and Number Two Canyon to Maiden Lane trail connector (also in the City of Wenatchee Comprehensive Plan).
- **Wenatchee River Water Trail**
  - Add a series of access points and day-use sites facilitate one- day trips on the river.
- Ski Hill Loop Trails
  - Add the trails created by a partnership between the USFS and EMBA to establish additional riding opportunities in the Leavenworth area.
- **Nordic Ski Trails**
  - Add a winter non-motorized recreation area in Stemilt Basin, and groomed Nordic trails at Mission Ridge.
- **Riverside Trail**
  - Link the Peshastin Mill site (possible Peshaston Community Park site) to the town of Leavenworth via an abandoned railroad grade. The railroad property is privately owned, but some owners have expressed a willingness to provide easement.
- **Leavenworth National Fish Hatchery**
  - Support the development of the Salmon Lifecycle Landscape project,
- **Rattlesnake Hill Park**
  - Potential new bike/hike natural area with separate hiking/ mountain biking trails and lookout/viewpoint on summit
- **Washington Department of Fish and Wildlife (WDFW) River Access**
  - Access improvements at Drunkards Drop, Rodeo Hole, and Turkey Shoot rapids
- **Dryden WA Dept. of Transportation Property**
  - Potential park, river access and whitewater play feature.
- **Other project identified for consideration in the previous plan:**
  - Feasibility study for a whitewater park.
  - Expansion of Wenatchee Row and Paddle Club boathouse facilities on the Columbia River at Ninth Street in Wenatchee
  - Additional sports playing fields in Cashmere
  - Outdoor splash park in Cashmere
  - Pedestrian bridge parallel to Icicle Bridge on Icicle Road
  - Better public access/launch for boaters and tubers on the Icicle/Wenatchee in Leavenworth, with parking, restrooms, bank stabilization
  - Designated foot/horse traffic (non-mountain bike) trail at Leavenworth Ski Hill
  - Bike path along Chumstick Highway, from Leavenworth to Plain
  - Year-round swimming pool and recreation center in Leavenworth
  - Ice Rink in Leavenworth
  - Year-round soccer field complex in Leavenworth
  - Downtown Leavenworth to Leavenworth National Fish Hatchery non-motorized trail or enhanced pedestrian shoulder on Icicle Road or East Leavenworth
  - Leavenworth to Plain non-motorized trail for biking, running, XC skiing
  - Signage/parking for climbing access in the Icicle Canyon
  - Continued expansion of mountain biking trails in Chelan County
  - Indoor climbing gym in Leavenworth
  - Outdoor splash park in Leavenworth

- Safe bike travel paths on Hwy. 2 bridges between Wenatchee and Leavenworth

Other recreation planning efforts proposed and/or already occurring around Chelan County include the following:

- Stemilt-Squilchuck Recreation Plan
- The Partnership and the County, with the assistance of state and private funds, were able to acquire an additional 4,000 acres of private timberland in the basin for public management in 2014. This acquisition further demonstrated the region's dedication to preserve water and wildlife. The County is currently working with the Partnership, public agencies, recreation community, and other stakeholders to address recreation which is the third pillar of the Vision Document. The goal is to create a recreation plan that will help identify and create a sustainable and diverse recreation strategy for the area.
- Wenatchee Foothills Trail Plan
- Malaga Community Park Improvements
- New 2.5 acre park on the Malaga Alcoa Highway.
- Disc Golf Course
- Manson Bay Waterfront Revitalization Project
- Singleton Park Drainage
- Willow Point Park
- Number 2 Canyon Road Parking & Trailhead Improvements
- Human-Powered Paddle Sports Access Point on the Columbia River
- Designated Countywide Bicycle Routes
- Expand the Upper Valley Trails Plan model to a County-wide Bike Tourism Plan.
- Upper Wenatchee Community Lands Exchange
- Lake Chelan "20 Trails" Network

Developing the Capital Improvement Program

The plan is designed for a full six-year lifespan with the intent that it will guide improvements from 2024 through 2030 while providing a conceptual vision of additional aspirational improvements beyond that are focused on the projected growth of Chelan County. This plan is not a strict "script" to guide any and all park & recreation improvements, since the County's role has primarily been as a facilitor of other orgranization's efforts. Since funding may be diverted or not secured or public needs or political will may change, this plan is designed to be a fluid and dynamic strategic guide for the County to base decisions around. Unforeseen opportunities may present themselves that are not covered in this plan, which may create better service to the public.

The capital improvement projects listed are not, nor will they be officially prioritized over the next six years, although specific recommendations at the beginning of this section have initially placed the projects in a series of "tiers", which infers which projects are more likely to occur or already have advocates. For planning purposes, the timeline of implementation has been estimated but may be impacted by a multitude of factors, including likely design and permitting time, other critical public work projects, grant funding cycles and available budgets, and finally, County staff project management capacity. Note that this is for planning purposes only and is not a commitment to implementation in a particular year. This plan should be a living document, constantly updated as conditions change.

- **Tier 1 - Active:** Already Underway or Currently in Planning
- **Tier 2 - On Deck:** Possible Partner Project Awaiting Further Detail or Funding
- **Tier 3 - Aspirational:** Beyond 2030

To reinforce this intention, the CIP project list is meant to address the demand and needs captured by the public survey and community workshops, and have been vetted with both County staff, Planning Commission members, and County Council. Actual implementation over the next six years will be driven by available funding, the County's success in securing grant funding or other project partners, as well as critical liability maintenance and repair improvements.

Opinion Of Probable Costs

Included in this section is an opinion of the range of probable implementation costs associated with the improvements recommended for each potential project or proposed initiative. Note that these opinions are purposely left in a range reflecting the complexity of the project and are subject to change due to site conditions, final design, and market circumstances.

Inflation, annual cost escalators, cost & design contingencies, permitting and other soft costs are not detailed, neither is the cost for staff time is not included in the cost opinions.

Cost Category:

- **s:** $0-$250,000
- **ss:** $250,000 - $750K
- **sss:** $750,000+

Updated Project & Program Improvements

The results from the public workshops and survey provide comprehensive insights into the community's perspectives and preferences regarding Chelan County's parks and recreation system. Project recommendations from participants include and are organized by the demand & need prioritized theme:

Table 6-1: Capital Improvement Projects & Initiatives					
Project Name	**Project Type**	**Facility Type**	**Cost Category**	**Tier**	**Funding Potential**
Increased Open Space, Access Points & Trailheads					
Add Low elevation trails in the Upper Valley (Leavenworth area) to take pressure off the parking at Sauer mtn	Development	TB, TP, ORV	$$	I	County, EMBA, USFS, Local
Develop formal trailhead and sanctioned trail system for Sauer Mountain	Planning/ Feasibility, Development	TB, TP, ORV	$$$	II	County, EMBA, USFS, Local
Develop more accessible (flat) trails throughout the valley	Planning/ Feasibility, Development	TB, TP, EQ, WF	$$$	I	County, EMBA, USFS, Local
More trails and/or trailheads to access sage-brush steppe habitat (especially in the Wenatchee foothills to Cashmere area).	Planning/ Feasibility, Development	TP, TB	$$$	II	County, RCO, EMBA, USFS, Local
Add formal trailhead in Burch Mtn Rd. area	Development	TP, TB	$$	III	County, RCO, EMBA, Local
Establish formal trailhead at South end of Sage Hills trail system to resolve overcrowding and neighbor/use conflicts at Day Drive and 5th Street access points	Planning/ Feasibility, Development	TP, TB	$$	II	County, RCO, EMBA, Local
Formal trailhead at lower Horse Lake Road area	Development	TP, TB, EQ	$	I	County, RCO, Local
Develop formal and managed access points and trails at heavily used informal sites. Implementation of access points should be guided by 2022 CCPW Recreation Access Site Assessment & Need study.	Development	TP, TB, EQ, ORV, OS	$$	I	Local, RCO
Formal trailhead serving multiple trails in Derby Canyon area	Planning/ Feasibility, Development	TP, TB	$$	II	County, RCO, EMBA, Local
Formal trailhead and trail system in the Hay Canyon dispersed recreation area at the interface of Chelan County and Forest Service jurisdictions	Planning/ Feasibility, Development	TP, TB, EQ, ORV, OS	$$$	III	County, RCO, EMBA, USFS, Local
Formal trailhead with amenities developed in Freund Canyon area.	Planning/ Feasibility, Development	TP, TB, EQ	$$	II	County, RCO, EMBA, USFS, Local
Increase parking & other amenities at existing formal access points & trailheads	Planning/ Feasibility, Development	TP, TB, EQ	$$$	I	County, RCO, EMBA, USFS, Local
Formal trailhead in Mountain Home Road area at interface of private, Chelan County, and Forest Service jurisdictions	Planning/ Feasibility, Development	TP, TB, EQ, OS	$$	I	County, RCO, EMBA, USFS, Local

Table 6-1: Capital Improvement Projects & Initiatives					
Project Name	**Project Type**	**Facility Type**	**Cost Category**	**Tier**	**Funding Potential**
Increased parking & amenities at Icicle Ridge trailhead	Development	TP, TB, EQ, OS	$$		County, RCO, EMBA, USFS, Local
Increased parking at Snow Lakes trailhead	Development	TP, TB, EQ, OS	$$		County, RCO, EMBA, USFS, Local
Facilitate representative planning teams to explore and develop trailheads and access points in underserved communities.	Planning/Feasibility	AM	$	1	County, EMBA, TREAD, USFS, CDLT, TPL
Shuttle service to high-use trailheads to reduce parking congestion and safety concerns for roadway overflow parking.	Development	TP, TB, AM	$$	1	County, USFS
Increase designated active transportation routes to access trailheads.	Development	TP, TB, AM	$$	1	County, USFS, Local
Acquisition and Development of Plain Community Park	Development	OS	$$	I	Local, County
Manson Water Access Micro Parks	Development	WF, OS	$$	I	Local, County, RCO
Malaga Community Park	Planning/ Development	OS, B, PT	$$$	I	Local, County, RCO
Malaga Waterfront Park	Planning/ Development	OS, WF, BB, PT	$$$	I	Local, County, RCO
Increased Access to River Recreation					
More put-in / takeout sites along the Wen River. Guided by 2023 River Recreation Management Plan for the Wenatchee River & Icicle Creek Near Leavenworth and 2022 CCPW Recreation Access Site Assessment & Need study.	Planning/ Feasibility, Development	B, WF	$$	1	Local, County, WDFW, RCO
COIC Bridge site access to Wenatchee River	Development	B, WF	$$	II	Local, County, WDFW, RCO
Beaver Valley Road access to Wenatchee River	Development	B, WF	$$	II	Local, County, WDFW, RCO
Sleepy Hollow Bridge site access to Wenatchee River	Development	B, WF	$$	III	Local, County, WDFW, RCO, WSDOT
Ensure new or enhanced access points include human-powered watercraft launches, including tubing where demand exists.	Planning/ Feasibility, Development	B, WF, AM	$	I	Local, County, WDFW, RCO, WSDOT
Facilitate partnerships for management of existing designated public water access sites.	Infrastructure	TP	$	I	Local, County, WDFW, RCO, WSDOT
Develop whitewater park on Wenatchee River, informed by CCNRD Wenatchee River Whitewater Park Feasibility Study	Development	BB	$$$	II	Local, County, WDFW, RCO, WSDOT
Develop the Peshastin Community Park (if feasible)	Planning/Feasibility	NPK, TP, P, OS	$$	1	Local, County, WDFW, RCO, WSDOT
Upper Columbia Water Trail	Planning/Feasibility	WF, SB, SO	$$$	III	Local, County, WDFW, RCO, WSDOT
Lake Chelan Water Trail	Planning/Feasibility	WF, SB, SO	$$	II	Local, County, WDFW, RCO, WSDOT

Multi-modal Pathways Connecting Communities					
Implement Chelan County Pathways planning process	Planning/ Feasibility,	TP, TB, EQ, ORV, OS	$	I	Local, County, RCO, WSDOT
Develop additional ADA accessible trails throughout the Wenatchee Valley	Planning/ Feasibility, Development	TP, TB, EQ, ORV, OS	$$$	II	Local, County, RCO, WSDOT



Table 6-1: Capital Improvement Projects & Initiatives					
Project Name	**Project Type**	**Facility Type**	**Cost Category**	**Tier**	**Funding Potential**
Develop a comprehensive inventory of all trails and conditions	Trail/Path	TP, TB, FO, ORV, OS	$$	I	Local, County, RCO, WSDOT
Increased Access to Lake Chelan					
Waterfront Park Improvements: Willow Point Park, Old Swim Hole, Manson Bay Park, Manson Bay Marina, Wapto Lake Campground and Boat Launch	Planning/ Feasibility, Development	B, WF, SB, SO	$$	I	Local, County, RCO, WSDOT
Develop Lakeside Trail	Development	TP, TB	$$$	II	Local, County, RCO, WSDOT
Develop Northshore Trail	Planning/ Feasibility, Development	TP, TB	$$$	III	Local, County, RCO, WSDOT
Singleton Park and Old Mill Park Improvements	Develop-ment	B, SB, SO	$$	I	Local, County, RCO, PUD
Improved Communications & Knowledge					
Updated signage for road routes, wayfinding, ownership, and rules.	Planning/ Feasibility, Development	AM	$$	II	Local, County, RCO, WSDOT
Develop real-time status updates for trails and recreation.	Planning/ Feasibility, Development	AM	$$	I	Local, County, RCO, WSDOT
Desire for clear demarcation of public and private lands, especially on trails	Planning/ Feasibility, Development	AM	$$	II	Local, County, RCO, WSDOT
Safety Improvements					
Suggestions for more reflectors on recreational roads and bridge improvements for pedestrian safety	Planning/ Feasibility, Development	AM	$	I	Local, County, WSDOT
Add video monitoring at select trailheads with motion-sensing	Planning/ Feasibility, Development	AM	$	I	Local, County, WSDOT USFS
Improve parking capacity and/or transit/shuttle stops at key trailheads	Planning/ Feasibility, Development	AM	$	I	Local, County, WSDOT USFS
Economic Development					
Concentrate recreation resources near visitor accommodations to boost the local economy.	Planning/Feasibility	AM	$$	I	Local, County, WSDOT USFS

Table 6-1: Capital Improvement Projects & Initiatives					
Project Name	**Project Type**	**Facility Type**	**Cost Category**	**Tier**	**Funding Potential**
Improved ORV / ATV Access & Dedicated Trails					
Open County Roads between Trailheads & ORV Trails	Planning/ Feasibility, Development	TB, TP, ORV	$	1	Local, County, USFS
Motorized Trail Plan Implementation Feasibility	Planning/Feasibility	AM	$	I	County
Improved ORV / ATV Access & Dedicate Trails	Planning/ Feasibility, Development	TB, TP, ORV	$$$	II	Local, County, USFS
Mills Canyon ORV Trail (Beginner & Intermediate) - Could include MB	Development	TB, TP, ORV	$$	II	Local, County, USFS
Grade Creek Loop and Lake Chelan Motorized Routes	Development	TB, TP, ORV	$$	II	Local, County, USFS
Reopen old FS roads for ORVs	Development	TB, TP, ORV	$$	!	Local, County, USFS
Organizational Recommendations					
Identify the oversight agency and the need for better coordination between state and local governments.	Planning/Feasibility	AM	$	I	Local, County, WDFW, RCO, WSDOT

The ongoing planning and implementation initiatives previously discussed in this plan should be formally acknowledged as part of the Capital Improvement Projects, making them eligible for sustained financial support. A significant number of the planning efforts outlined in this plan update are fundamental in establishing the necessary framework for bringing to fruition several of the community- driven concepts. It is imperative to recognize and allocate continued financial resources to these ongoing endeavors to ensure their seamless integration and to provide the structural foundation required for the successful implementation of the community's proposed projects. The CIP lists the funding options and project as categorized using the data in Table 6-2.

Table 6-2: CIP Funding Options and Projects		
Key	**Funding Sources**	**Project Categories**
L	Local Funds	Trail / Path
B	General Obligation Bonds	
U	Unknown	
D	Donation	Infrastructure
R	Revenue Bonds	
M	Matching Grant	
O	Other Bonds	Planning / Feasibility
RCO	Recreation and Conservation Office, which encompasses the following programs: ◆ LWCF- Land and Water Conservation Fund ◆ WWRP- Washington Wildlife and Recreation Program ◆ RCFB – Recreation and Conservation Funding Board ◆ WSPC – WA State Parks Commission	

The CIP also includes all facility types that apply for each project with the primary use listed first. Facility types specify what funding can be considered and include:

Table 6-3: CIP Facility Types			
Facility Type	**Symbol**	**Facility Type**	**Symbol**
Aquarium	A	Open Space, Greenway	OS
Administration, Maintenance	AM	ORV Facility, Trail	ORV
Boating Facilities	B	Picnic, Day Use	P
Basketball, Other Courts	BB	Play Equipment	PE
Botanical Garden	BG	Open Play Field	PF
Baseball, Softball Fields	BS	Swimming Beach	SB
Camping Facility	C	Swimming, Indoor Pool	SI
Community, Senior Center	CC	Swimming, Outdoor	SO
Equestrian Facility/Trail	EQ	Tennis Court	T
Fishing Area	F	Trail, Bicycle	TB
Football/Soccer Fields	FS	Trail, Pedestrian	TP
Golf Course	G	Winter Sports Facility	W
Interpretive/Nature Study	I	Waterfront/Beach Access	WF
Neighborhood Park	NPK	Zoo	Z



Plan Adoption









Adoption

In order for this plan to be formally adopted, the plan must be reviewed by several bodies, including the public, ultimately culminating with a resolution, ordinance, or other adoption instrument showing formal approval of the plan and planning process by the governing entity. Only after RCO approves the plan, may the organization may apply for grants for up to six calendar years from the date when the governing body adopted the plan.

With the depth of public and staff involvement made over the execution of this planning process, the following review and approvals have been included:

1. County Council Ordinance
2. RCO Self-Certification Checklist
3. Non-Project SEPA Review (See Appendix D)



SPACE FOR RESOLUTION

SPACE FOR RESOLUTION

Planning Eligibility Self-Certification Form

Use this form to certify that the need for any grant projects have been developed through an appropriate planning process. Provide the completed form with the subject plans and adoption documentation to RCO via e-mail or other means of electronic access (i.e. Web link, Box.com, etc.).

Organization Name: Chelan County

Contact Name: Mike Kaputa, Director

Adoption Date of Submitted Documents:

Seeking Eligibility for: ☐ Recreation Grants ☐ Conservation Grants ☒ Both

Initial Each to Certify Completion	Plan Element Certification	Document and Page Number Location of Information
	1. Goals, objectives: The attached plan supports our project with broad statements of intent (goals) *and* measures that describe when these intents will be attained (objectives). Goals may include a higher level of service.	64
	2. Inventory: The plan includes a description of the service area's facilities, lands, programs, and their condition. *(This may be done in a quantitative format or in a qualitative/narrative format.)*	18
	3. Public involvement*:* The planning process gave the public ample opportunity to be involved in plan development and adoption.	45
	4a. Demand and need analysis: In the plans: • An analysis defines priorities, as appropriate, for acquisition, development, preservation, enhancement, management, etc., and explains why these actions are needed. • The process used in developing the analysis assessed community desires for parks, recreation, open space, and/or habitat, as appropriate, in a manner appropriate for the service area (personal observation, informal talks, formal survey(s), workshops, etc.).	59
	4b. Level of Service assessment (optional): An assessment of the criterion appropriate to your community. Possibly establish a higher level of service as a plan goal (above).	59
	5. Capital Improvement Program: The plan includes a capital improvement/facility program that lists land acquisition, development, and renovation projects by year of anticipated implementation; include funding source. The program includes any capital project submitted to the Recreation and Conservation Funding Board for funding.	65
	6. Adoption: The plan and process has received formal governing body approval *(that is, city/county department head, district ranger, regional manager/supervisor, etc., as appropriate).* Attach signed resolution, letter, or other adoption instrument.	75

Certification Signature

I certify that this information is true and complete to the best of my knowledge.

Print/Type Name: Mike Kaputa

Signature (Hand Written or Digital): 

Title: Director, Department of Natural Resources

Appendices & Attachments

Chelan County Recreation Element Update

April 2024

A - Terms & Definitions

Washington State Recreation & Conservation Office (RCO) has found that many terms commonly used in recreation planning do not have consistent definitions from one plan to another. RCO suggests, but does not require, the following definitions compiled from various sources, including Washington Administrative Code, Department of Natural Resources, and Washington State Parks & Recreation Commission used in this master parks plan include:

Table A1: Terms & Definitions	
Term	**Definition#**
Access	The public's ability to physically use land or water.
Active Recreation	Predominately human muscle powered recreational activities.
Camping	An overnight stay in a tent or other non-permanent structure.
Capital Improvement Program (CIP)	A list or description of proposal capital projects.
Capital Project	A project that results in redevelopment of an existing property, acquisition of new property, or a new built facility with a budget that excess $10,000.00
Consumptive	Recreation that physically consumes resources; examples include berry picking, shellfish harvest, hunting, fishing.
Development	A development project is construction or work resulting in new elements, including but not limited to structures, facilities, and/or materials to enhance outdoor recreation resources.
Dispersed	Recreation that is scattered or spread across the landscape and not concentrated at a specific site. Examples include trail uses, camping, walking, cycling, and jogging.
Impact (Low, Medium, High)	The effect that recreational uses have on resources including but not limited to soils, water, species, habitat, sites, and facilities.



Table A1: Terms & Definitions	
Term	**Definition#**
Improve	Expanding an existing site or facility to serve more uses or more types of use.
Level of Service	Measure of the current status of a park and recreation system as a whole based on either quantitative or qualitative characteristics.
Maintain	To maintain existing areas and facilities through repairs and upkeep for the benefit of outdoor recreationists.
Multiple-use	Use by more than one type of recreation on the same facility.
Non-consumptive	Resource recreation that depends on, but does not consume, resources; for example, photographing wildlife.
Park	Land or an area set aside for a special purpose, but particularly for leisure or recreation. • **Totlot/Mini-Park/Pocket Park** – a small local park or civic space accessible to the general public without the capacity for large outdoor recreation activities like field sports and often associated with playground equipment for toddlers and young children. • **Neighborhood Park** – a local-scale park with a service area of a reasonable walking distance, typically ½ mile, but up to 1 mile. • **Community Park** – a community-scale park facility has a service area typically of 1-5 miles that includes the city limits of a town or city. • **Regional Park** – a larger park facility intended to serve populations and uses from multiple jurisdictions. • **State Park** – a park facility owned and managed by the State of Washington. • **Marine Park** – a state or regional park facility intended to serve populations spanning multiple jurisdictions with primary access via watercraft . • **Day-use Park** – any kind of park facility that does not allow overnight uses such as camping. • **Seasonal Parks** – any kind of parks intended for use in specific seasons.
Passive	Activities usually conducted in place and requiring minimal physical exertion such as picnicking, watching a sports event, sun bathing, or relaxing.
Qualitative	An adjective relating to the quality of something interpreted by its intrinsic non-numerical characteristics other than some quantity or measured value.
Quantitative	Relating to, measuring, or measured by the quantity of something obtained using a numerical measurement process.
Recreation	Activities of a voluntary and leisure time Nature that aid in promoting entertainment, pleasure, play, relaxation, or instruction.
Renovate (Renovation)	The activities intended to improve an existing site or structure in order to increase its useful service life beyond original expectations or functions. This does not include maintenance activities to maintain the facility for its originally expected useful life.
Restoration	Bringing a site back to its historic function as part of a natural ecosystem or improving the ecological functionality of a site.
Shared Use	Use by more than one type of recreation on the same facility.
Trail	According to the Washington State Trails Plan (RCO, 2013): *"…a path, route, way, right-of-way, or corridor posted, signed, or designated as open for travel or passage by the general public but not normally designated as open for the transportation of commercial goods or services by motorized vehicles."* A trail is a recreational facility that also can serve as a non-motorized route for transportation.

B - Standards & Guidelines

There are six basic park and greenspace facility types typically utilized by municipalities:

- Pocket Parks / Mini-Parks / Tot Lots
- Neighborhood Parks
- Community Parks
- Natural Areas & Greenspaces
- Trails, Bikeways & Paths
- Special Facilities

POCKET PARKS / MINI-PARKS / TOT LOTS

Pocket parks are very small and serve a limited radius (up to ¼-mile) from the site; they provide passive and play-oriented recreational opportunities. Examples of pocket parks can include a tot lot with play equipment such as a climber, slide or swings; a viewpoint; or waterfront access areas such as at street ends.

A small urban plaza or civic recognition project may also be considered a pocket park. Parking is not often provided at pocket parks, although lighting may be used for security and safety.

NEIGHBORHOOD PARKS

Neighborhood parks are generally considered the basic unit of traditional park systems. They are small park areas designed for unstructured play and limited active and passive recreation. They are generally 3-5 acres in size, depending on a variety of factors including neighborhood need, physical location and opportunity, and should meet a minimum size of 2 acre in size when possible.

Neighborhood parks are intended to serve residential areas within short walking distance (up to ½-mile radius) of the park and should be geographically distributed throughout the community. Access is mostly pedestrian, and park sites should be located so that persons living within the service area will not have to cross a major arterial street or other significant natural or man-made barrier, such as ravines and railroad tracks, to get to the site.

Additionally, these parks should be located along road frontages to improve visual access and community awareness of the sites.

Generally, developed neighborhood parks typically include amenities such as pedestrian paths, picnic tables, benches, play equipment, a multi-use open field for youth soccer and baseball, sport courts or multi-purpose paved areas, landscaping and irrigation.
Restrooms are not provided due to high construction and maintenance costs. Parking is also not usually provided; however, on-street, ADA accessible parking stall(s) may be included.

Neighborhood park development may proceed in phases.

COMMUNITY PARKS

Community parks are larger sites developed for organized play, contain a wider array of facilities and, as a result, appeal to a more diverse group of users. Community parks are generally 20 to 50 acres in size, meet a minimum size of 20 acres when possible and serve residents within a 1-mile radius of the site.

In areas without neighborhood parks, community parks can also serve as local neighborhood parks. In general, community park facilities are designed for organized or intensive recreational activities and sports, although passive components such as pathways, picnic areas and natural areas are highly encouraged and complementary to active use facilities.

Since community parks serve a larger area and offer more facilities than neighborhood parks, parking and restroom facilities are provided. Community parks may also incorporate community facilities, such as community centers, senior centers or aquatic facilities.



NATURAL AREAS & GREENSPACES

NATURAL AREAS

Natural areas are those which are preserved to maintain the natural character of the site and are managed to protect valuable ecological systems, such as riparian corridors and wetlands, and to preserve native habitat and biodiversity. In managing for their ecological value, these natural areas may contain a diversity of native vegetation that provides fish and wildlife habitat and embodies the beauty and character of the local landscape. Low-impact activities, such as walking, nature observation, and fishing are allowed, where appropriate, and horseback riding is also permitted on certain sites.

GREENSPACES

Greenspaces are passive-use open spaces and turf areas without developed amenities or structured functions.

TRAILS & BIKEWAYS

Trails are non-motorized transportation networks separated from roads. Trails can be developed to accommodate multiple uses or shared uses, such as pedestrians, in line skaters, bicyclists, and equestrians. Trail alignments aim to emphasize a strong relationship with the natural environment and may not provide the most direct route from a practical transportation viewpoint.

principal focus is on safe and efficient non-motorized transportation. Bikeways serve distinctly different user groups than trail users. Typical bikeway user groups would include bicycle commuters, fitness enthusiasts and competitive athletes. Their emphasis is on speed, which can create conflicts with recreation-type trails and their respective user groups.

For shared-use trails, it is important that the alignment and cross sections be designed with flexibility to accommodate higher speeds, passing zones and greater widths. Surfaces will vary with intended use and environmental considerations. Additionally, parking, consistent signage (wayfinding, access, use hierarchy) and interpretive markers or panels should be provided as appropriate.

SPECIAL FACILITIES

Special facilities include single-purpose recreational areas such as skateparks and display gardens, along with community centers, aquatic centers and public plazas in or near the downtown core. Additionally, publicly-accessible sport fields and play areas of public schools are classified as special facilities; while they often serve as proxies to public parks, school sites have restricted daytime access and offer limited recreational use during non-school hours. No standards are proposed concerning special facilities, since facility size is a function of the specific use.

C - Public Survey Report

Report for 2024 Chelan County Comprehensive Plan - Recreation Element Survey

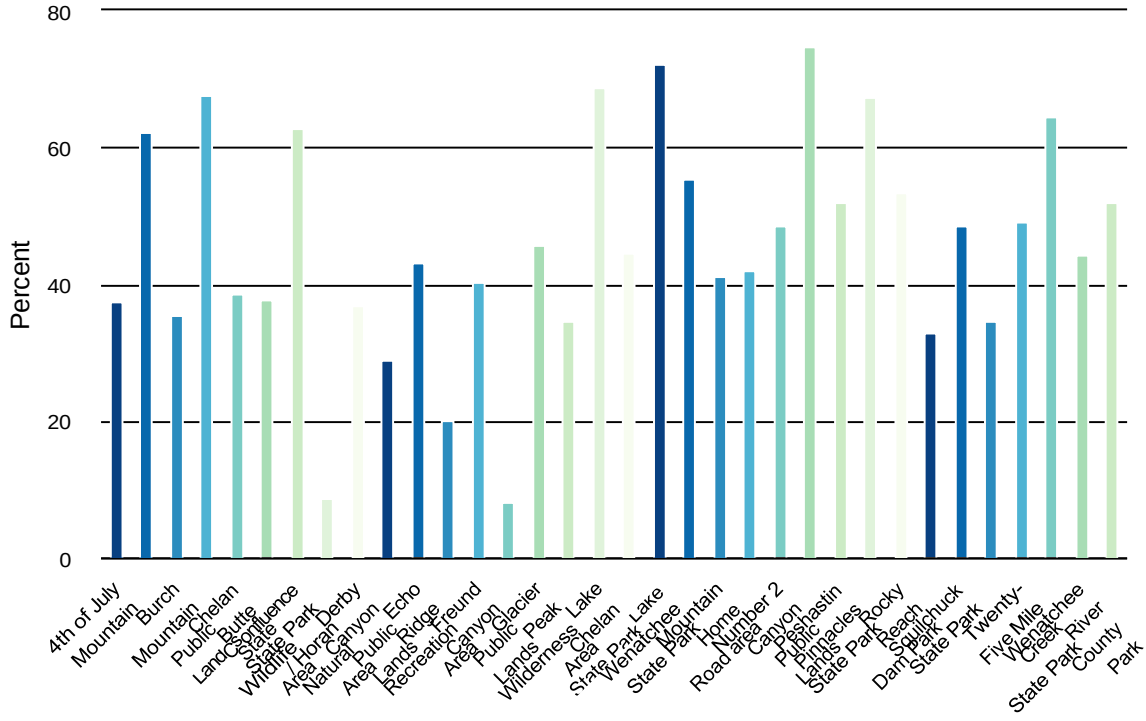
Response Counts

Completion Rate:	**87.8%**		
	Complete		1,156
	Partial		160
		Totals:	**1,316**

1. How often do you visit these facilities owned and managed by Chelan County?

	Daily	Weekly	Monthly	Yearly	Never	Responses
Chelan County Fairgrounds & Expo Center	2	5	25	643	605	1,280
Count	0.2%	0.4%	2.0%	50.2%	47.3%	
Row %						
Nason Ridge Community Forest						
Count	1	38	182	523	533	1,277
Row %	0.1%	3.0%	14.3%	41.0%	41.7%	
Ohme Gardens						
Count	3	13	40	619	598	1,273
Row %	0.2%	1.0%	3.1%	48.6%	47.0%	
Stemilt-Squilchuck Community Forest						
Count	16	71	254	440	497	1,278
Row %	1.3%	5.6%	19.9%	34.4%	38.9%	
Totals						5108
						100.0%

2. Which outdoor recreation sites in Chelan County have you accessed before? Select all that apply.

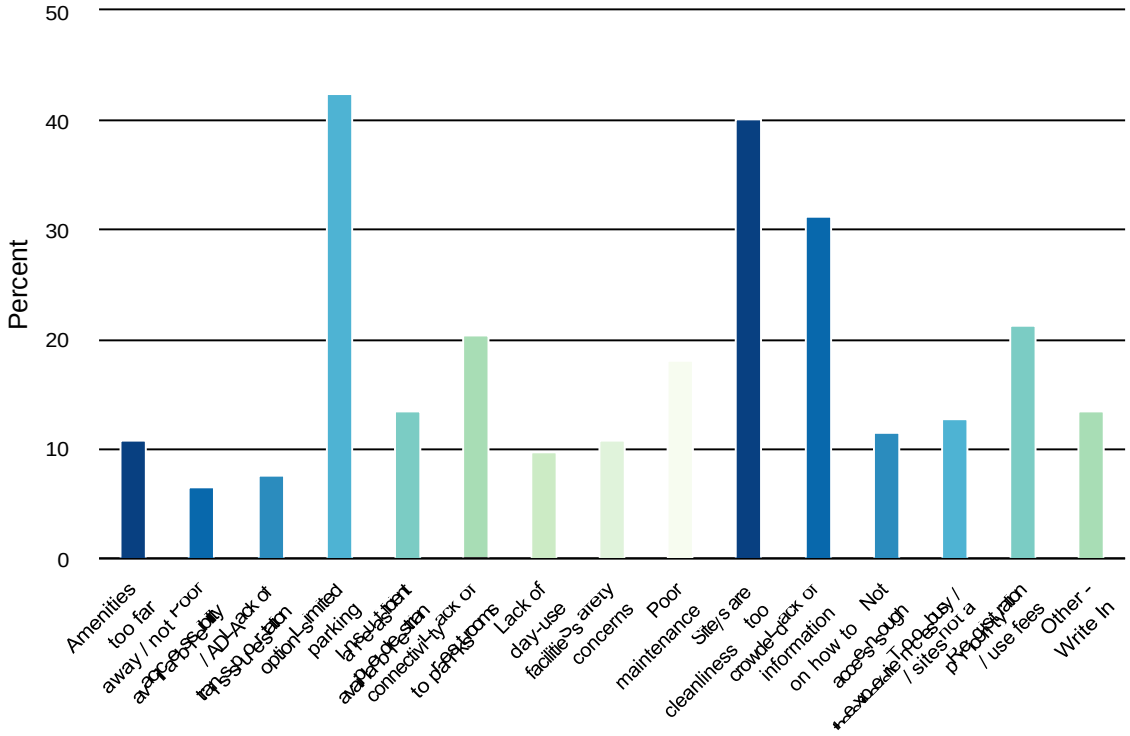


Value	Percent	Responses
4th of July Mountain	37.5%	485
Alpine Lakes Wilderness Area	62.3%	806
Burch Mountain Public Lands	35.7%	461
Camping on USFS Lands	67.7%	876
Chelan Butte State Wildlife Area	38.6%	499
Chelan Falls & Powerhouse Parks	37.8%	489
Confluence State Park / Horan Natural Area	63.0%	815
Deer Mountain	8.7%	112
Derby Canyon Public Lands	37.0%	479

Value	Percent	Responses
Eagle/Van Creek Public Lands	29.1%	376
Echo Ridge Recreation Area	43.2%	558
Elephant's Head/Chelan Butte	20.2%	261
Freund Canyon Public Lands	40.5%	524
Gallagher Flat Wildlife Area	8.3%	107
Glacier Peak Wilderness Area	45.9%	594
Hay Canyon Public Lands	34.6%	447
Lake Chelan State Park	68.9%	891
Lake Chelan-Sawtooth Wilderness Area	44.7%	578
Lake Wenatchee State Park	72.2%	933
Leavenworth Ski Hill	55.6%	719
Mountain Home Road area	41.2%	533
Nahahum Canyon Public Lands	42.1%	544
Number 2 Canyon Public Lands	48.6%	629
Okanogan-Wenatchee National Forest	74.8%	967
Peshastin Pinnacles State Park	52.2%	675
PUD Parks in Wenatchee (Kirby Billingsley Hydro Park, Walla Walla Point Park)	67.6%	874

Value	Percent	Responses
Rocky Reach Dam Park	53.4%	691
Sauer Mountain	33.0%	427
Squilchuck State Park	48.7%	630
Swakane Wildlife Area	34.6%	448
Twenty-Five Mile Creek State Park	49.2%	636
Wenatchee Foothills (Sage Hills, Saddlerock, etc.)	64.6%	835
Wenatchee River County Park	44.3%	573
Other Unmaintained Access Points and Unincorporated Trailheads	52.0%	673

3. What barriers do you experience accessing open space and recreation opportunities in Chelan County? Select all that apply.



Value	Percent	Responses
Amenities too far away / not available	10.9%	122
Poor accessibility / ADA issues	6.6%	74
Lack of transportation options	7.6%	85
Limited parking areas available	42.5%	474
Insufficient pedestrian connectivity to parks	13.5%	151
Lack of restrooms	20.5%	229
Lack of day-use facilities	9.7%	108
Safety concerns	10.9%	122
Poor maintenance / cleanliness	18.2%	203
Sites are too crowded	40.3%	449
Lack of information on how to access the site(s)	31.3%	349
Not enough experiences / sites	11.6%	129
Too busy / not a priority	12.9%	144
Registration / use fees	21.3%	237
Other - Write In	13.6%	152

Other - Write In	Count
Road conditions	2
Totals	147

Other - Write In	Count
No barriers (should be an option)	1
A desperate lack of fire wise prevention contributes to wildfires which impacts health and safety, causing inhibited recreational opportunities during prime activity months. Please prioritize clearing ladder fuels and forest thinning.	1
Afraid to go by myself. New to the area.want to go with someone knowledgeable to be safe	1
Atv, motorcycle limited use	1
Bad road conditions	1
Better put-in takeout sites along Wenatchee River. Take-out at park not good and over used. Take out dam and put a whitewater park.	1
Boat ramp below rocky reach is old, metal pops tires, rough, limited parking	1
Closed gates	1
Closed to motorized use	1
Commercial users of some of these lands dominate the space	1
Connecting Motorcycle Use	1
Creepy vans or vehicles that look like they are being lives in, are in the parking lot	1
Day use permits would solve many issues	1
Discover pass is a hinderance and only pays for enforcement	1
Dog parks for off leash run in uncrowded, more sanitary locations, East wenatchee	1
Dogs not allowed	1
Enchantments need better day use rules, as well as a way that still allows locals decent access. It's frustrating when you've lived here for years and you can't get a permit for the core, I don't want that same experience in a day permit. We need reserved walk up permits, or locals permits.	1
Excessive gubbament regulation and interference. Getting tested multiple times for the same land. Access pass is fucking bullshit. Liberals should be restricted to city limits.	1
Fire and smoke	1
Forest service roads are destroyed	1
Totals	147

Other - Write In	Count
Gated public access roads	1
Gates closed well into spring for no reason	1
Gates on county unmaintained roads	1
Gates on open county roadways that are not being maintained.	1
Hace falta un centro málaga	1
Hay Canyon- Homeless camps and tons of shooting	1
Health and safety concerns due to wildfire smoke	1
Homeless and vehicle breakins	1
I don't really experience barriers to my use - just time!	1
I have not experienced any barriers	1
I poop in the woods it actually cleaner than any bath room	1
I revisit spaces and so don't make it to all of them.	1
I'm sure I've accessed them plenty… I just don't know their formal names…	1
Lack of OHV areas	1
Lack of ORV opportunities	1
Lack of access for dirt bikes	1
Lack of access to rivers with heavy whitewater rafts. More access where a trailer can back in. More places where a wide craft can be carried to or from the river. Includes the Wenatchee and chiwawa rivers	1
Lack of adequate signage for trails- ie: having a map/marker at a trailhead detailing trail difficulty/features/showing where it starts and ends.	1
Lack of drinking fountains along the apple capital trail.	1
Lack of income.	1
Lack of livestock(horse) friendly access.	1
Totals	147

Other - Write In	Count
Lack of motorized trails	1
Lack of single track motorized trails, especially with loop opportunities	1
Lack of trail maintenance	1
Limited Non-motorized winter recreation areas for backcountry skiing and snowshoeing.	1
Limited trails for Dual Sport, single track motor and single track mtb.	1
Motorcycle access trails poorly maintained.	1
Motorcycles hurt the trails	1
Motorized traffic makes areas unappealing or unsafe	1
Moved here in 2017 we're blessed to have so many options with so little time due to owning a business who's busiest season is spring and summer.	1
Need additional new trails in Manson and Chelan area	1
Need more ORV aeas	1
Need more ORV opportunities	1
Need more horse trails and information	1
Need more motorized recreation	1
Need more time to ride motorcycles offroad	1
No Barriers.	1
No barriers	1
No public access to Deer Mountain	1
Non-motorized winter access	1
None honestly	1
None of the above	1
Not Dog Friendly	1
Totals	147

Other - Write In	Count
Not always motor recreation use	1
Not authorized for motorcycle use.	1
Not enough atv/orv parks	1
Not enough enforcement to protect the site, the stream, the vegetation and soils are deteriorating in easy access areas. Visitor and RVer/fisher/hunter garbage and waste is causing land and water quality issues and wildlife/fish issues at more sites since Covid hit. MORE EDUCATION, PERMIT SYSTEMS AND ENFORCEMENT IS NEEDED for what you already have and increases in recreation areas.	1
Not enough free time!	1
Not enough motorized vehicle options (atv & motorcycle)	1
Not enough mountain bike specific infastructure	1
Not enough new motorcycle trails. Existing trails are over ridden. Need to expand the trail systems.	1
Not enough orv area	1
Not enough time, use areas close to home	1
Not enough winter parking for ski touring locations	1
Not interconnected by trails/accessible by bike	1
Over zealous fees for some and as a pet owner Wenatchee needs desperately small and large dog parks/separate for safety and the more investment into that then tourists will not deal with unruly dogs on paths and no dog poop either-it can be a win win!	1
People firing guns crazily and out of hunting season	1
People not obeying the park regulations, including fishing and hunting laws. NOT enough enforcement.	1
People using guns/shooting im areas where people hike and camp	1
Poor road conditions and road maintenance of dirt/gravel roads	1
Poor road conditions. Unofficial trails that lack proper d be design and maintenance but are great rec opportunities	1
Poor roads (eg to the top of Nahahum, Swakane, No 2 canyon	1
Totals	147

Other - Write In	Count
Poor trail conditions	1
Poor trail maintenance	1
Poorly maintained roads to the more remote areas	1
Prefer bike paths	1
Public lands blocked by private lands	1
Require dogs "on-leash"	1
Road closures	1
Road conditions. Thanks for updating number 2 canyon road!	1
Roads are not always passable by regular vehicle	1
Roads are not being maintained and can't get to trailheads	1
Roads in rough shape preventing access	1
Roads need maintenance USFSFS	1
Rules about motorcycles and lack of trails	1
Shouldn't pay fees if nothing is maintained	1
Some areas locked by private land	1
Stupid permits that don't favor locals	1
The dirt roads are poorly maintained/ not graded/ and not brushed out. Just super rough dirt road access.	1
The fairgrounds is not available to the community in the winter because of boat storage. And in the summer, difficult to reserve.	1
Theft, vandalism, vehicle security	1
Too crowded, but only Colchuck Lake trail, really	1
Too many fees for access or use our public lands. Let the public have our lands back.	1
Too many people from out of the county	1
Totals	147

Other - Write In	Count
Too many people, too many people who disrespect natural areas and can be unsanitary.	1
Too many teenagers with off-road vehicles or shooting near such areas especially during fire danger.	1
Too much goverment involvement.	1
Traditional homelands should not have barriers to access.	1
Trail difficulty markings	1
Trash condoms all over parking area at saddle rock	1
Unauthorized motor vehicle use	1
Uncontrolled target shooting, off-leash dogs	1
Undeveloped areas without trail maintenance and signage	1
Vehicle breakins	1
Vehicle security, Vandalism, unleashed dogs	1
We have many parks and recreation opportuities. I wonder if we have TOO many.	1
We look for places we can ride dirt bikes or dual sport motorcycle	1
We spend most of Apr-Sep up by Plain, we enjoy anywhere we can go on our dirt bikes, ATVs, and dual sport bikes.	1
Where are they?	1
Which pass for which location is an issue.	1
Who owns it	1
Would like to see public swimming availability as well as an outdoor pool. I would also like to see boat dinner cruises, like in Kirkland argosy	1
access points to busy, break in/theft at parking areas	1
bicycle access/pathways	1
camps of people living in parks	1
Totals	147

Other - Write In	Count
car break ins!!	1
distance from my home	1
incompatible ATV, OHV motorized, noisy recreationists	1
lack of parking at Day Drive and 5th St trailheads for Sage Hills trails in Wenatchee	1
limited horse trailer access	1
little if any disabled parking. None for wheelchair lift van accessible	1
loud music	1
my wife's age 92 and disabled	1
none	1
not enough soccer fields	1
options are not promoted well	1
ownership/trespassing questions	1
poor dirt road conditions	1
poorly maintained access roads	1
restricted access for the type of recreation I want to experience	1
road maintenance	1
roads are too rough	1
too many ding dang tourists	1
too many motorized vehicles on the trails	1
we use foothills trails	1
Totals	147

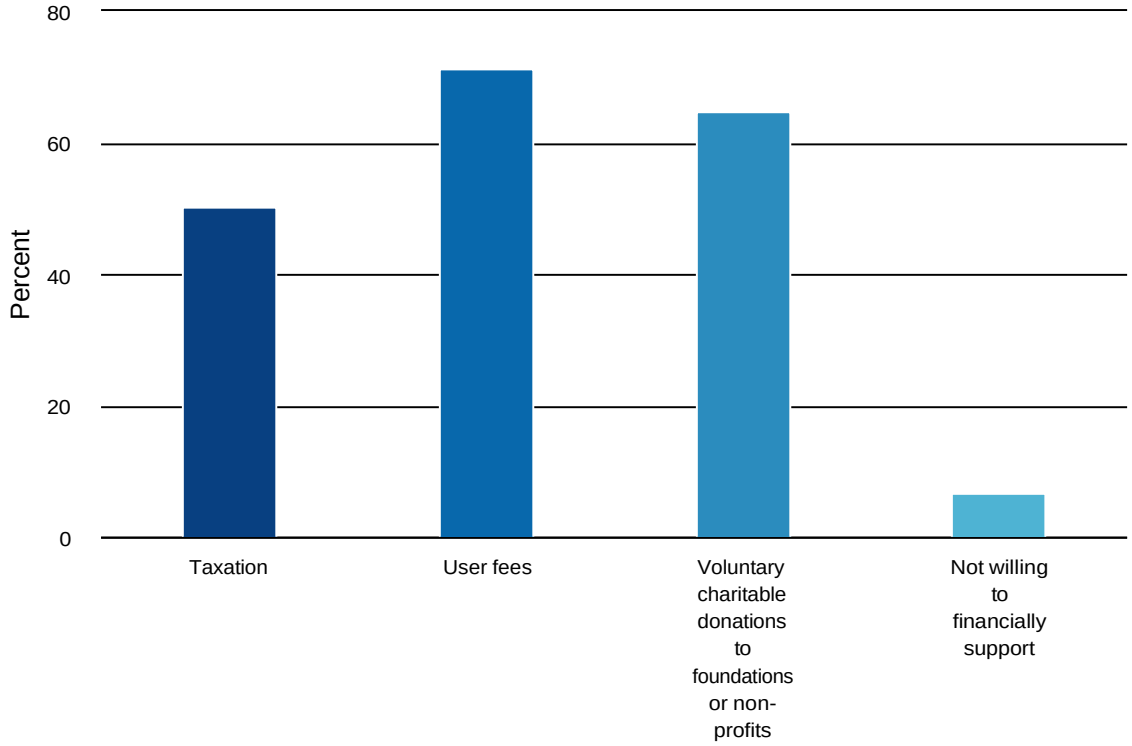
4. Which public access and recreation resources are most important to add in Chelan County? These options are based on a variety of recent past surveys and planning documents in our region. Web: Drag each option to prioritize from most important to least important. Mobile: Click each option in order of priority and they will be numbered in order.

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Developed/managed access points and trailheads for public lands	1		8,328	837
Public water access to rivers in Chelan County	2		8,107	824
Multi-modal pathways connecting communities in Chelan County	3		7,884	791
Public water access to Lake Chelan	4		7,454	788
Native-surface trails in non-wilderness open lands/space	5		6,638	733
Developed campgrounds	6		5,590	700
Opportunities for Mountain bike skills park	7		5,234	698
Developed parks with high levels of day-use amenities	8		5,108	639
Opportunities for ORVs	9		5,025	709
Whitewater park on the Wenatchee River	10		4,605	646
Sports courts or active recreation areas	11		4,421	628
Athletic fields for soccer or baseball	12		3,751	599
Opportunities for winter motorized recreation	13		3,741	623



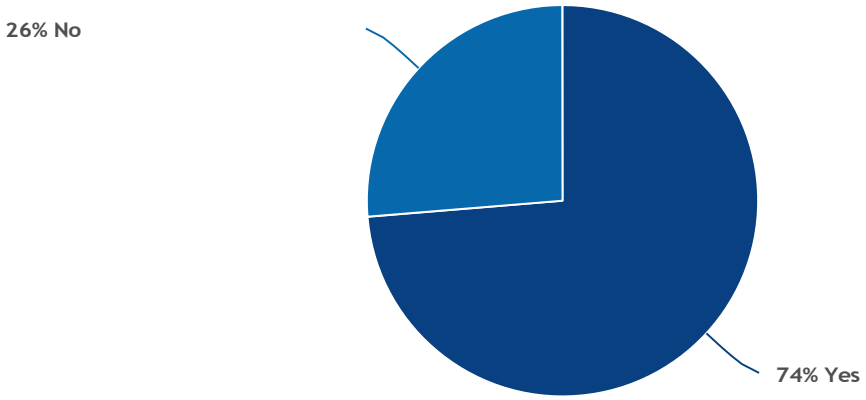
Lowest Rank Highest Rank

5. It requires funding to improve amenities, provide better access to outdoor recreation, and support the operations and maintenances of these amenities. How would you be willing to fund improvements? Select all that apply.



Value	Percent	Responses
Taxation	50.5%	615
User fees	71.3%	869
Voluntary charitable donations to foundations or non-profits	64.8%	789
Not willing to financially support	6.8%	83

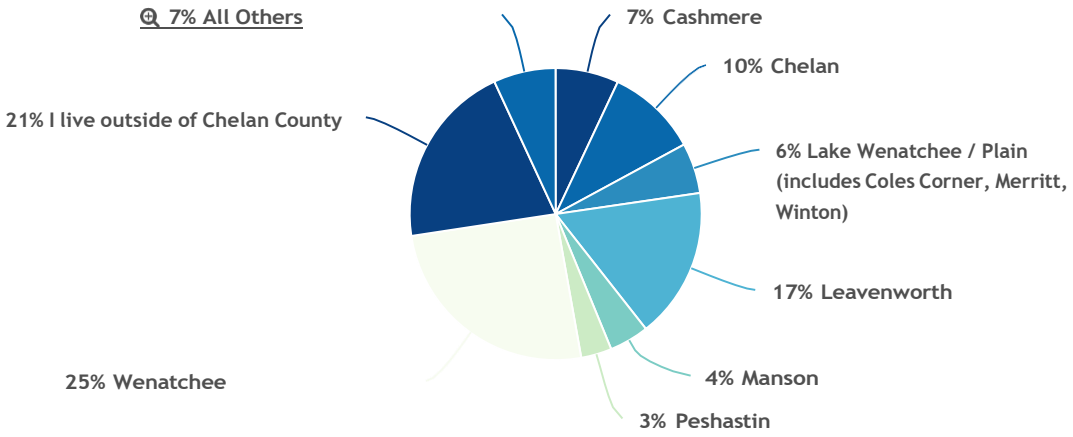
6. Would you support increased maintenance, access, and amenities in currently unmanaged areas, even if that meant increased oversight and use guidelines?



Value	Percent	Responses
Yes	73.7%	890
No	26.3%	318

Totals: 1,208

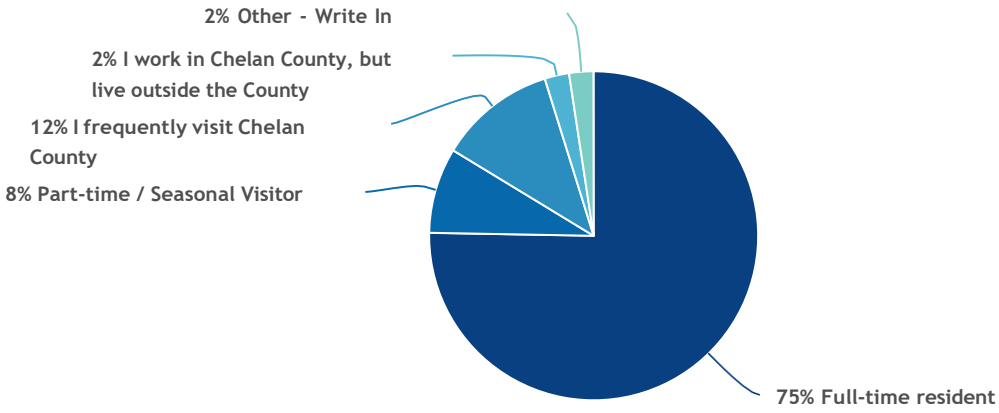
7. Where do you live?



Value	Percent	Responses
Cashmere	7.0%	78
Chelan	10.1%	112
Chelan Falls	0.2%	2
Dryden	0.6%	7
Entiat / Ardenvoir	1.1%	12
Lake Wenatchee / Plain (includes Coles Corner, Merritt, Winton)	5.6%	62
Leavenworth	16.7%	186
Malaga	1.4%	16
Manson	4.4%	49
Monitor	0.4%	4
Peshastin	3.4%	38
Sunnyslope	2.2%	24
Upper Lake Chelan (Holden Village, Lucerne, Stehekin)	0.3%	3
Wenatchee	25.4%	282
Wenatchee Heights	0.7%	8
I live outside of Chelan County	20.5%	228

Totals: 1,111

8. What best describes your connection to Chelan County?



Value	Percent	Responses
Full-time resident	75.3%	856
Part-time / Seasonal Visitor	8.4%	96
I frequently visit Chelan County	11.5%	131
I work in Chelan County, but live outside the County	2.4%	27
Other - Write In	2.4%	27

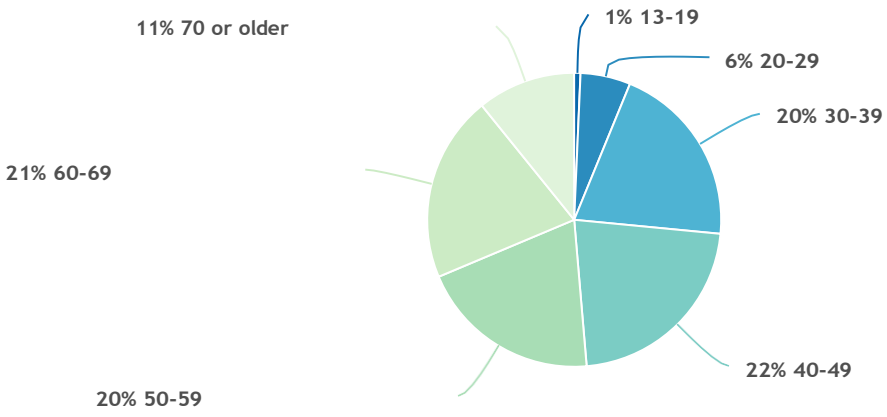
Totals: 1,137

Other - Write In	Count
Born and raised here. Live in East Wenatchee part time	1
Born and raised in Wenatchee but decided to leave because of what it's becoming	1
Clark, County	1
Totals	27

Other - Write In	Count
Douglas county resident	1
Family owns a condo near Lake Wenatchee	1
Family roots	1
Former Chelan County resident; Recreational user of Chelan County	1
Former resident	1
Grew up in Leavenworth	1
I have lived in Chelan Co in the past	1
I live in East Wenatchee	1
I live in East Wenatchee.	1
I occasionally visit Chelan County, sometimes for work and sometimes for recreation	1
I own land in Chelan	1
I would love to come ride dirt bikes in your county. Please add more ORV access!	1
Let be in Douglas	1
Live in Douglas county but it is just across the river	1
Live in East Wenatchee	1
Live in East Wenatchee…. Recreate in Chelan County….	1
Live in East Wenatchee…. recreate in Chelan Co.	1
Live in Spokane	1
Orondo	1
River Guide During the summer. The dryden dam kills people and a whitewater park would greatly benefit all residents with a desire to recreate on the river in a safe space.	1
Single track and dual sport motorcycle	1
Vacation	1
Totals	27

Other - Write In	Count
Visit a time or two per year to ride dirt bikes.	1
Visitor to the area	1
Totals	27

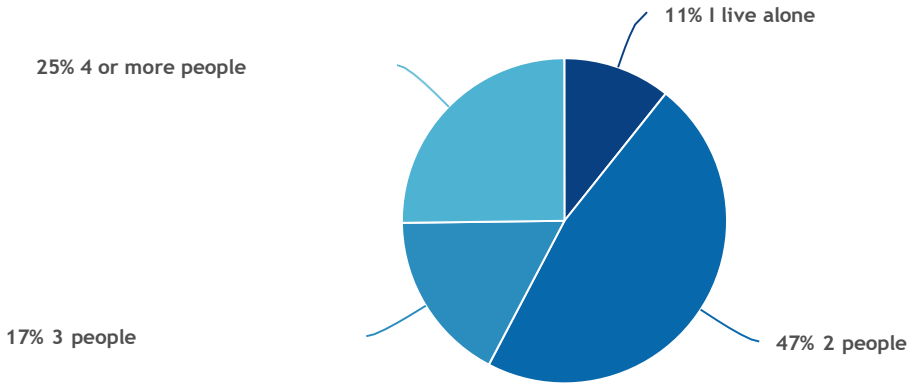
9. What is your age range?



Value	Percent	Responses
13-19	0.7%	8
20-29	5.5%	63
30-39	20.3%	231
40-49	22.1%	252
50-59	20.0%	228
60-69	20.5%	234
70 or older	10.8%	123

Totals: 1,139

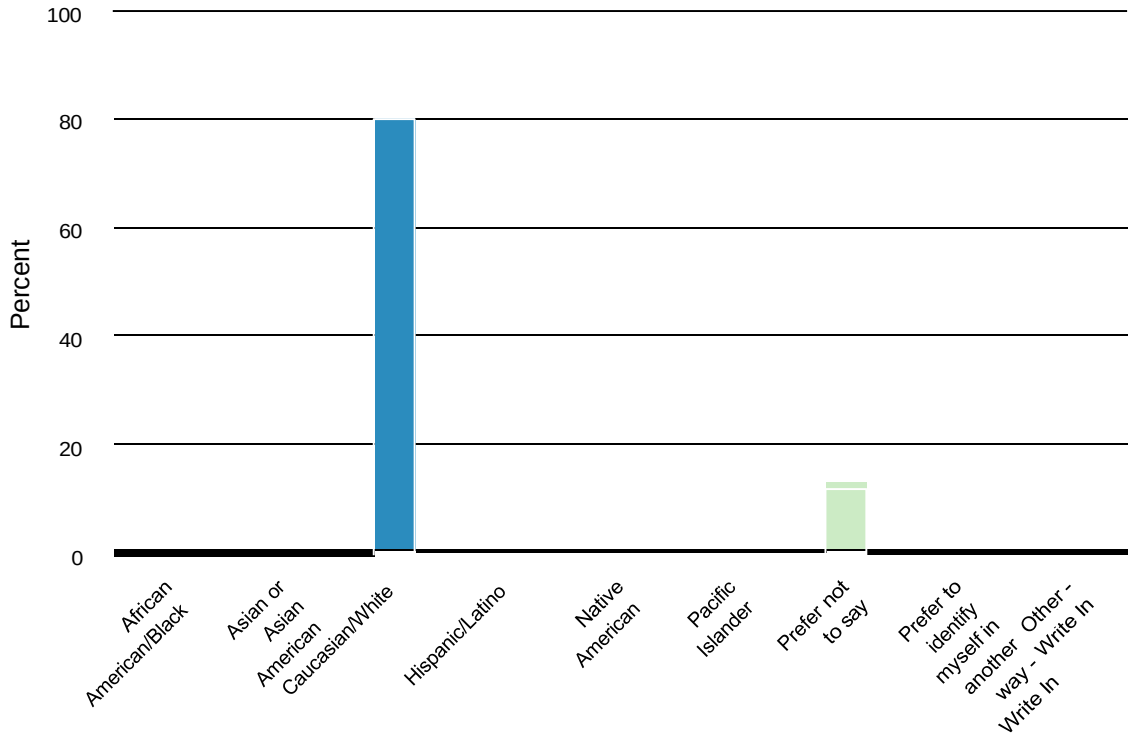
10. What is your household size, including yourself?



Value	Percent	Responses
I live alone	10.7%	122
2 people	47.0%	535
3 people	17.1%	195
4 or more people	25.2%	287

Totals: 1,139

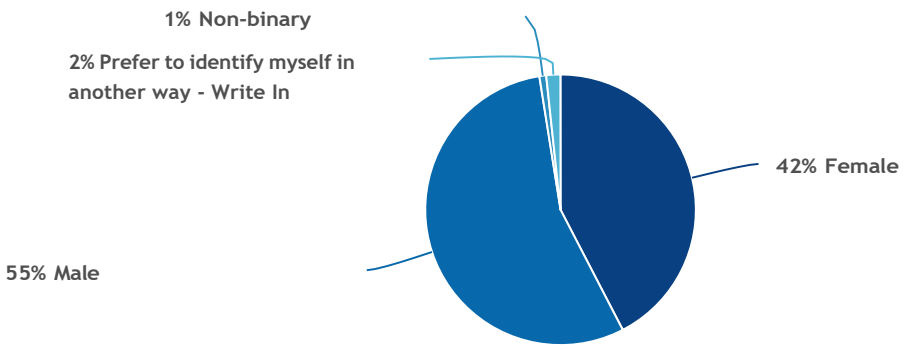
11. What ethnic or racial group do you identify with? Select all that apply.



Value	Percent	Responses
African American/Black	0.8%	9
Asian or Asian American	1.3%	15
Caucasian/White	80.6%	913
Hispanic/Latino	3.2%	36
Native American	1.9%	22
Pacific Islander	0.3%	3
Prefer not to say	12.5%	142
Prefer to identify myself in another way - Write In	1.1%	13
Other - Write In	2.3%	26

Other - Write In	Count
American	4
AMERICAN!!!!	1
Alaska native, Blackfeet, whote	1
American	1
Ass hole	1
Dose it really matter? I don't think so.	1
Euro-American	1
European	1
European American	1
Human	1
I'm the bad kind on your liberal scum dei bullshit requirements.	1
If the government isn't racist you should not ask this question.	1
Irish	1
N/A	1
Non of your buisnesd	1
Other	1
Swedish American	1
eastern european	1
human	1
mixed	1
multiple ethnic groups	1
Totals	24

12. How do you identify your gender?

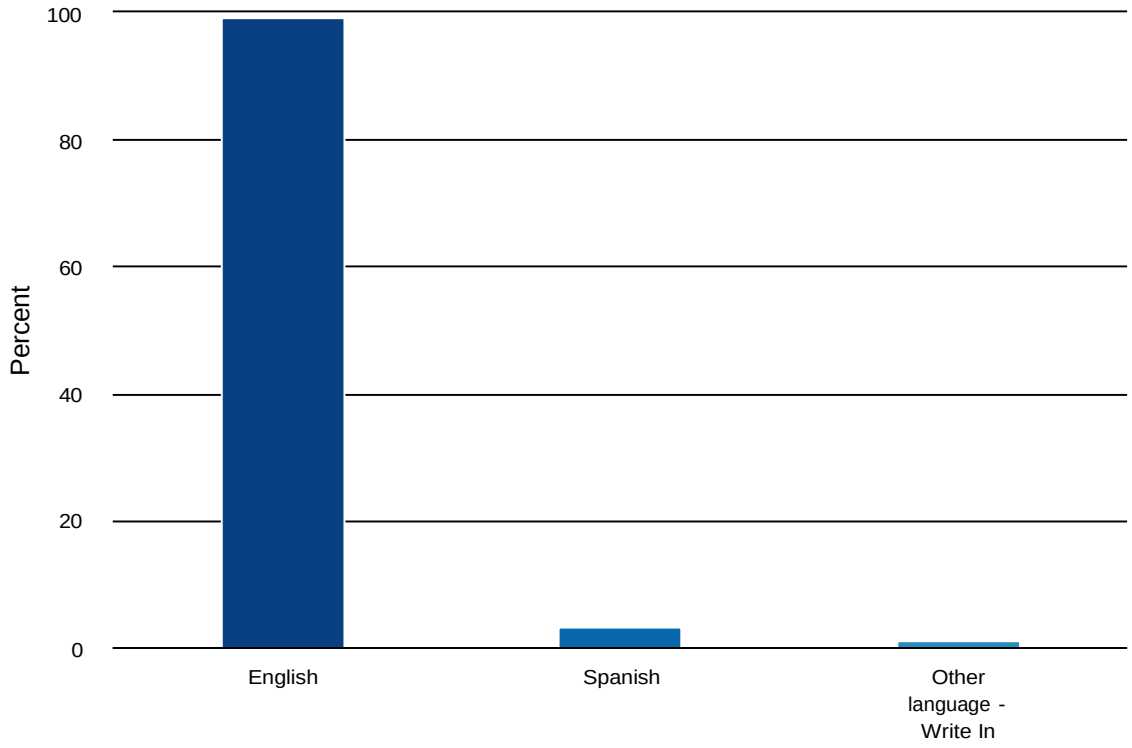


Value	Percent	Responses
Female	42.4%	478
Male	55.1%	622
Non-binary	0.8%	9
Prefer to identify myself in another way - Write In	1.7%	19

Totals: 1,128

Prefer to identify myself in another way - Write In	Count
human	2
Bull shit question	1
Cos gender female	1
Decline to answer	1
N/A	1
NA	1
Not important	1
They are only two mother fucking genders you god damned idiots. This shit is so fucking stupid. Put the mentally ill in an institution and be done with this waste of time gender bullshit. For fuck sake. It has no bearing on anything. Attention seeks pieces of useless shit.	1
This is not relevant	1
Wow even Chelan county is woke... Might be time to move.	1
not important to the question	1
Totals	12

13. What languages are most often spoken in your home? Select all that apply.



Value	Percent	Responses
English	99.3%	1,127
Spanish	3.3%	38
Other language - Write In	1.3%	15

Other language - Write In	Count
German	2
Russian	2
Brazilian Portuguese	1
French	1
Hebrew	1
Irish	1
N/A	1
Sign language. Guess which finger I'm holding up now?	1
Swahili	1
Thai	1
Totals	12

Attachment A – Motorized Trails Plan Summary



SCJ ALLIANCE

CONSULTING SERVICES

APPENDIX L
CHELAN COUNTY ROADWAY LOS ANALYSIS SUMMARY

Table L-1
Chelan County Urban Road Level of Service

Road #	Road Name	Existing (2026)			Future (2046)		
		Volume	V/C	LOS	Volume	V/C	LOS
10070	Squilchuck Rd	4450	0.353	A/B	5500	0.437	A/B
10660	Circle St	750	0.064	A/B	950	0.081	A/B
11300	Malaga Alcoa Hwy	8050	0.639	C	13050	1.036	F
11590	S Miller St	2550	0.218	A/B	3150	0.269	A/B
11940	Terminal Ave	1650	0.141	A/B	2050	0.175	A/B
12000	S Mission St	6750	0.536	A/B	8350	0.663	C
12300	S Wenatchee Ave	7250	0.575	C	11750	0.710	E
24050	Pershing St	550	0.047	A/B	700	0.060	A/B
24320	Mckittrick St	1200	0.103	A/B	1500	0.128	A/B
24700	Walnut St	1250	0.107	A/B	1550	0.132	A/B
27030	Yaksum Canyon Rd	1400	0.120	A/B	1750	0.150	A/B
27060	Binder Rd	1000	0.085	A/B	1250	0.107	A/B
28000	Tigner Rd	950	0.081	A/B	1150	0.098	A/B
28290	Wescott Dr	1350	0.115	A/B	1650	0.141	A/B
28570	Goodwin Rd	2650	0.226	A/B	3250	0.278	A/B
28860	Stine Hill Rd	3250	0.278	A/B	4000	0.342	A/B
28860	Sunset Hwy	3250	0.278	A/B	4000	0.342	A/B
29150	Pioneer Dr	1750	0.150	A/B	2150	0.184	A/B
43715	Hay - Goodwin Roundabout	500	0.043	A/B	600	0.051	A/B
44390	Old Monitor Rd	300	0.026	A/B	350	0.030	A/B
45230	Crestview Rd	2100	0.179	A/B	3650	0.222	A/B
45500	American Fruit Rd	850	0.073	A/B	1500	0.090	A/B
45650	Knowles Rd	1250	0.107	A/B	2200	0.132	A/B
45810	Cordell St	900	0.077	A/B	1100	0.094	A/B
45830	Penny Rd	550	0.044	A/B	700	0.056	A/B
45890	School St	2500	0.214	A/B	4350	0.265	A/B
46300	E Peters St	2600	0.222	A/B	3200	0.274	A/B
46550	Burch Mountain Rd	950	0.081	A/B	1650	0.098	A/B
51660	Wapato Way	4550	0.389	A/B	7200	0.479	C

Road #	Road Name	Existing (2026)			Future (2046)		
		Volume	V/C	LOS	Volume	V/C	LOS
52690	Totem Pole Rd	1100	0.094	A/B	1750	0.115	A/B
52960	Hill St	750	0.064	A/B	1200	0.081	A/B
53090	Green Ave	500	0.043	A/B	800	0.051	A/B
55950	Swartout Rd	550	0.047	A/B	850	0.060	A/B
56220	Boyd Rd	1100	0.094	A/B	1750	0.115	A/B
92410	Mission Creek Rd	1600	0.137	A/B	1950	0.167	A/B
92500	Evergreen Dr	1000	0.085	A/B	1250	0.107	A/B
94100	Chatham Hill Rd	400	0.034	A/B	500	0.043	A/B
94100	Lower Sunnyslope Rd	400	0.034	A/B	500	0.043	A/B
94200	Easy St	6750	0.536	A/B	11800	0.663	E
94710	S Lakeshore Rd	450	0.038	A/B	550	0.047	A/B
95200	Manson Blvd	2100	0.179	A/B	3350	0.222	A/B

Table L-2
Chelan County Rural Road Level of Service

Road #	Road Name	Existing (2026)			Future (2046)		
		Volume	V/C	LOS	Volume	V/C	LOS
93350	Beaver Valley Rd	2800	0.222	A/B	3450	0.274	A/B
93350	Chumstick Hwy	5450	0.433	A/B	6700	0.532	C
11300	Malaga Alcoa Hwy	8050	0.639	C	9950	0.790	C
10070	Squilchuck Rd	3450	0.274	A/B	4250	0.337	A/B
94830	2nd St	1350	0.115	A/B	1650	0.141	A/B
59050	Apple Acres Rd	1650	0.141	A/B	2050	0.175	A/B
27860	Binder Rd	700	0.060	A/B	850	0.073	A/B
56220	Boyd Rd	1100	0.094	A/B	1350	0.115	A/B
94830	Chelan Falls Rd	1350	0.115	A/B	1650	0.141	A/B
93300	Chiwawa Loop Rd	1250	0.107	A/B	1550	0.132	A/B
42870	Dryden Ave	1250	0.107	A/B	1550	0.132	A/B
32630	E Leavenworth Rd	2500	0.214	A/B	3100	0.265	A/B
40040	Eagle Creek Rd	800	0.068	A/B	1000	0.085	A/B
94200	Easy St	1700	0.145	A/B	2100	0.179	A/B
94470	Entiat River Rd	1550	0.132	A/B	1900	0.162	A/B
53090	Green Ave	650	0.056	A/B	800	0.068	A/B
93150	Icicle Rd	3550	0.303	A/B	4400	0.376	A/B
93400	Lake Wenatchee Hwy	1400	0.120	A/B	1750	0.150	A/B
94100	Lower Sunnyslope Rd	650	0.056	A/B	800	0.068	A/B
94310	Main St	3700	0.316	A/B	4550	0.389	A/B
11300	Malaga Alcoa Hwy	7050	0.603	C	8700	0.744	C
95200	Manson Blvd	650	0.056	A/B	800	0.068	A/B
10080	Mission Ridge Rd	950	0.081	A/B	1150	0.098	A/B
43010	N Dryden Rd	900	0.077	A/B	1100	0.094	A/B
94310	North Rd	1250	0.107	A/B	1550	0.132	A/B
94200	Pioneer Way	750	0.064	A/B	950	0.081	A/B
54400	Roses Ave	950	0.081	A/B	1150	0.098	A/B
94710	S Lakeshore Rd	1000	0.085	A/B	1250	0.107	A/B
34510	Ski Hill Dr	1350	0.115	A/B	1650	0.141	A/B
25840	Sleepy Hollow Rd	650	0.056	A/B	800	0.068	A/B

Road #	Road Name	Existing (2026)			Future (2046)		
		Volume	V/C	LOS	Volume	V/C	LOS
10070	Squilchuck Rd	1300	0.111	A/B	1600	0.137	A/B
28860	Stine Hill Rd	3250	0.278	A/B	4000	0.342	A/B
34510	Titus Rd	1100	0.094	A/B	1350	0.115	A/B
16800	W Malaga Rd	3050	0.261	A/B	3750	0.321	A/B
95100	Wapato Lake Rd	4200	0.359	A/B	5200	0.444	A/B
39330	Wye Connector Rd	250	0.021	A/B	300	0.026	A/B
56250	Boyd Loop Rd	400	0.034	A/B	500	0.043	A/B
34990	Camp 12 Rd	1100	0.094	A/B	1350	0.115	A/B
39400	Cedar Brae Rd	2050	0.175	A/B	2550	0.218	A/B
19390	Colockum Rd	450	0.038	A/B	550	0.047	A/B
25840	E Richared Dr	300	0.026	A/B	350	0.030	A/B
13910	Edgemont Dr	350	0.030	A/B	450	0.038	A/B
94470	Entiat River Rd	250	0.021	A/B	300	0.026	A/B
26110	Fairview Canyon Rd	950	0.081	A/B	1150	0.098	A/B
42440	Foster Rd	100	0.009	A/B	100	0.009	A/B
53090	Green Ave	650	0.056	A/B	800	0.068	A/B
13570	Jagla Rd	100	0.009	A/B	100	0.009	A/B
15810	Joe Miller Rd	200	0.017	A/B	250	0.021	A/B
29710	Johnson Rd	550	0.047	A/B	700	0.060	A/B
29800	Kinney Rd	300	0.026	A/B	350	0.030	A/B
48120	Mad River Rd	250	0.021	A/B	300	0.026	A/B
43020	Main St	800	0.068	A/B	1000	0.085	A/B
92410	Mission Creek Rd	850	0.073	A/B	1050	0.090	A/B
57590	N Bradley St	850	0.073	A/B	1050	0.090	A/B
39770	N Shore Dr	250	0.021	A/B	300	0.026	A/B
94200	Old Monitor Access Rd	400	0.034	A/B	500	0.043	A/B
94200	Old Monitor Rd	400	0.034	A/B	500	0.043	A/B
29320	Pine Flats Loop Rd	500	0.043	A/B	600	0.051	A/B
29150	Pioneer Dr	1150	0.098	A/B	1400	0.120	A/B
94200	Pioneer Way	750	0.064	A/B	950	0.081	A/B
26030	Richared Dr	350	0.030	A/B	450	0.038	A/B

Road #	Road Name	Existing (2026)			Future (2046)		
		Volume	V/C	LOS	Volume	V/C	LOS
35110	River Rd	700	0.060	A/B	850	0.073	A/B
42300	Saunders Rd	500	0.043	A/B	600	0.051	A/B
41700	School St	750	0.064	A/B	950	0.081	A/B
25840	Sleepy Hollow Rd	650	0.056	A/B	800	0.068	A/B
13460	Steinbach Rd	50	0.004	A/B	50	0.004	A/B
91190	Stemilt Creek Rd	1100	0.094	A/B	1350	0.115	A/B
91190	Stemilt Hill Rd	650	0.056	A/B	800	0.068	A/B
14450	Stemilt Loop Rd	400	0.034	A/B	500	0.043	A/B
55950	Swartout Rd	550	0.047	A/B	700	0.060	A/B
12990	Wenatchee Heights Rd	1300	0.111	A/B	1600	0.137	A/B
93450	White River Rd	250	0.021	A/B	300	0.026	A/B
56750	Winesap Ave	650	0.056	A/B	800	0.068	A/B

Table L-3
Level of Service Roadway Capacities

Land Use	Functional System	LOS B	LOS C	LOS D	LOS E
		Service Volume	Service Volume	Service Volume	Service Volume
Rural[1]	Prin. Arterial	7600	11100	12400	13600
	Minor Arterial	6800	10200	11500	12600
	Collector	5900	9300	10600	11700

Source: Simplified Highway Capacity Calculation Method for the Highway Performance Monitoring System, Table 16. Stop sign-controlled highways generalized service volume table.

1. Roadway capacities associated with the 'rural" land use type were applied for all Chelan County roadways given the relatively low density of intersection spacing and traffic signals on county roads.

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

2026 Comprehensive Plan Periodic Update
Staff Report

TO:	Chelan County Board of County Commissioners
FROM:	Chelan County Community Development
HEARING DATE:	November 10, 2026
FILE NUMBER:	CPA 2026-148 (Comprehensive Plan Periodic Update and Appendices)

2026-2046 Comprehensive Plan Periodic Update

Project Description

Chelan County is required under the Growth Management Act to review and update the Comprehensive Plan and corresponding development regulations every ten years (RCW 36.70A.130). This current review primarily focuses on updates mandated by state legislation. All the goals and policies of the comprehensive plan were reviewed with the intent of determining whether any needed to be revised, added to or removed to be compliant with state law. Each of the Elements has been modified to some extent and the appendices re-numbered and updated as outlined below:

1. Introduction – Updates the purpose of the Comprehensive Plan, summarizes the history of comprehensive planning in Chelan County, describes the public participation process, presents community vision statements specific to regions of the study area, and outlines how the plan will be implemented and monitored.
2. Land Use Element – Updates the framework for guiding growth and development in Chelan County, including land use patterns, UGAs, commercial and industrial development, open space and recreation, master planned resorts, and environmental justice. The update includes revised population and demographic information and additional planning guidance for the proposed conversion of the Malaga Limited Area of More Intensive Rural Development (LAMIRD) to an Urban Growth Area.
3. Rural Element – Updates the framework for guiding growth and development in Chelan County's rural areas, including rural land use designations, siting criteria, and LAMIRDs. Also incorporates goals and policies to identify, protect, and enhance rural communities and natural areas at risk from hazards, such as wildfires and flooding.
4. Resource Element – Updates the framework, policies, and rationale for conserving and managing Chelan County's natural resource lands, including agricultural, mineral, and forest lands, while providing policies for the protection of natural systems and critical areas.
5. Housing Element – Provides an assessment of current and future housing needs in Chelan County through analyses of housing supply, land capacity, demographic and socioeconomic trends, and housing policies and programs. The update also incorporates goals and policies to encourage resilient development and redevelopment that enhances the health and safety of occupants.
6. Capital Facilities Element – Identifies existing and planned public facilities and services, establishes LOS standards, and includes the County's 6-year capital financing plan. The update includes revisions to facility

inventories and planned improvements, including public utilities, fire protection services, and County-owned properties.

7. Utilities Element – Describes existing utility services and infrastructure, evaluates future utility needs, and includes updated utility information, public utility contact information, and policies to support the provision of utility services.
8. Economic Development Element – Describes Chelan County's economic conditions and trends and establishes goals and policies to support economic development. The update includes revised employment, population, and educational data.
9. Park and Recreation Element – Replaces the existing Parks and Recreation Element with Chelan County PROS Plan.
10. Shoreline Element – Incorporates the Chelan County Shoreline Master Program (SMP)as adopted in 2021, as the Comprehensive Plan's shoreline element, providing goals and policies for shoreline management consistent with state law.
11. Transportation Element – Evaluates Chelan County's transportation system, establishes goals and policies for future transportation planning, and identifies capital improvements to meet current and future needs. The update includes revised transportation data, capital planning information, and new policies to support a resilient transportation system.

Appendices:

Appendix A: Public Participation Summary Report

Appendix B: Manson Comprehensive Plan

Appendix C: Peshastin Comprehensive Plan

Appendix D: Malaga Urban Growth Area Plan

Appendix E: Stehekin Community Plan

Appendix F: Resiliency Plan

Appendix G: Land Capacity Analysis

Appendix H: Designation Maps

Appendix I: Racially Disparate Populations Analysis

Appendix J: Capital Facilities Plan

Appendix K: Recreation Element Parks, Recreation, and Open Space (PROS) Plan

Appendix L: Chelan County Roadway Level of Service (LOS) Analysis Summary

These updated elements additionally include:

- Maps, charts, and tables to reflect updated requirements under the GMA
- Goals and policies integrated into each element to encourage natural hazard resiliency and mitigation actions

Malaga Urban Growth Area Plan

The proposal is to convert the existing Local Area of More Intense Rural Development (LAMIRD) to an Urban Growth Area (UGA). The area that would be encompassed by the UGA would consist of approximately 4,500 acres, about half of which is zoned Rural Industrial (RI). Another 1,100 plus acres of the area is zoned Rural Village (RV) and Rural Residential Resource (RRR), both of which allow relatively high residential densities compared to the non-LAMIRD residential designations. The remainder of the area is zoned at rural residential densities of 2.5 and 5

acres. As a result, the Malaga LAMIRD has experienced a significant amount of smaller lot growth which has resulted in pressure on services in the area including roads, and utility infrastructure.

Stehekin Community Plan

The Stehekin Community Plan provides a framework to guide land use, development, and public investment in a way that reflects the community's priorities and the unique conditions of the Stehekin Valley. Developed in coordination with Chelan County, partner agencies, and community members, the Plan outlines a shared vision for maintaining a viable, year-round community while recognizing the area's limited infrastructure, environmental constraints, and predominant public land ownership. As a supplement to the *Chelan County Comprehensive Plan*, it is intended to inform decision-making, support coordination among agencies, and help ensure that future actions align with the long-term needs and character of Stehekin. (*Stehekin Community Plan, July, 2026*)

General Information

Board of County Commissioners Workshop:	August 4, 2026
Board of County Commissioner Hearing Published on:	October 31, 2026
Board of County Commissioner Hearing on:	November 10, 2026
60-day State agency review:	Initiated July 20, 2026

SEPA Environmental Review

A Determination of Non-Significance was issued under 197-11-340(2) on September 1, 2026. The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2) (c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

Criteria Review for Comprehensive Plan text amendments, Code Section 14.14.047
Proposed text amendments to the Chelan County comprehensive plan and county-adopted city plans must meet the following criteria:

1) **The proposal is necessary to address a public land use issue or problem; and**

   Findings: Several changes in State law, particularly in regards to housing and its affordability at all income levels and changes to land uses have occurred which are required to be considered as part of the Comprehensive Plan periodic update pursuant to RCW 36.70.130. The conversion of a LAMIRD to a UGA as is proposed with Malaga, would allow for the provision of services which would provide protection to the natural environment and accommodate new residential housing at all income levels to meet the demand for housing in the area.
   New Growth Management Act requirements include utilizing the Parks, Recreation and Open Space Plan (PROS) as the Parks and Recreation Element and providing new Climate Resiliency policies. A Climate Resiliency Analysis was conducted, the product of which was used to develop new goals and policies.
   Stehekin is a small, geographically isolated community located at the head of Lake Chelan along the Stehekin River. The North Cascades National Park and Lake Chelan Recreation Area make up most of the federally owned property in the area. Given these unique circumstances, the community indicated a need for planning and land use direction in order to support a viable year-round community on the private

holdings that are left. In order to facilitate that need, a new community plan with updated policy direction is needed.
The Transportation Element, as required, provides an analysis and focus on multimodal transportation with an emphasis on active/human-powered modes, active transportation and complete streets for highways, multi-modal level of service, safety for vulnerable road users, ADA transition plans, reduction in vehicle miles traveled and greenhouse gas emissions, (Transpogroup presentation to Chelan County BOCC) rather than its primary focus on vehicular traffic. The updated Transportation Element

Conclusions: The proposals are necessary to address a public land use issue.

2) **The proposed amendment is consistent with the requirements of the Washington State Growth Management Act (Chapter 36.70A RCW as amended) and any applicable county-wide planning policies; and**

Findings: Chelan County utilized the Department of Commerce Periodic Update Checklist to ensure consistency with the GMA. The County-Wide Planning Policies also support and are implemented by the proposed changes. Growth Management Act updates mandate the development of goals and policies related to natural hazard resiliency and updates to the Parks and Recreation Element using a new method.
The Stehekin Community Plan is a vehicle to allow the community to develop goals and policies to support the unique circumstances of their location.

Conclusions: The proposed amendments are consistent with the requirements of the Washington State Growth Management Act and the intent of the county-wide planning policies.

3) **The text amendment complies with or supports the comprehensive plan's goals and policies, or how amendment of the plan's goals or policies is supported by changing conditions or state or federal mandates; and**

Findings: Climate resiliency and housing issues have resulted in many changes to state law not previously addressed in the Chelan County Comprehensive Plan to the same extent as now required. The proposed comprehensive plan update focuses on new and revised goals and policies to specifically address these issues. Other proposed text changes address new requirements regarding utility providers, transportation analyses, capital improvements and other minor corrections and updates.
Stehekin does not have a community specific plan for the development of a year-round, sustainable community due to its remote location and unique land ownership patterns in the valley.

Conclusions: The proposed text amendments support the comprehensive plan's goals and policies and are supported by changing conditions or state mandates.

4) **The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated; and**

Findings: New goals and policies regarding climate resiliency support strategies for enabling resource lands to be protected.

Conclusions: The proposed amendments do not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

5) **The proposed amendment would serve the interests of not only the applicant, but the public as a whole, including health, safety or welfare.**

Findings: An extensive outreach program was designed and implemented in order to receive public comment regarding the comprehensive plan update. In addition, Chelan County has reviewed the

amendments with input from the general public through public meetings and/or workshops held with the City of Chelan, the Malaga-Colockum Community Council, the Manson Community Council, the Peshastin Community Council, the Stehekin Valley Community and Chelan County Planning Commission.

Conclusions: The proposed amendments serve the interests of the public as a whole, including public health, safety or welfare.

Criteria Review for Comprehensive Plan map and Urban Growth Area amendments, Code Section 14.14.060

(1) General Review Criteria. Proposed amendments to the Chelan County comprehensive plan maps and county-adopted city comprehensive plan maps as these plans relate to the unincorporated portions of each city's urban growth area (UGA) must meet the following criteria:

(A) The proposal is consistent with the goals of the Growth Management Act (Chapter 36.70A RCW), and any applicable county-wide planning policies; and

Staff Finding: RCW 36.70A.11 addresses the requirements for the adoption of urban growth areas. One such requirement is that the area must be characterized by urban growth. The Malaga LAMIRD exhibits existing urban characteristics including increased housing density, population growth and concentrated development patterns within the existing LAMIRD. Specifically, Malaga zoning currently allows up to 3.5 dwelling units per acre, while surrounding rural areas have densities of less than one dwelling unit per 2.5 acres. Additionally, Malaga is projected to accommodate future population and employment growth, supported by regional economic drivers such as energy and technology industries. An effort is currently underway to fund a sanitary sewer analysis to determine the feasibility and cost for the provision of sewer to serve the new urban growth area.

Staff Conclusion: The proposed amendments are consistent with the goals of the Growth Management Act (Chapter 36.70A RCW), and any applicable county-wide planning policies.

(B) The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies; and

Staff Finding: The conversion of the Malaga LAMIRD to a stand-alone urban growth area would allow for a more ordered continuation of existing development patterns and support the provision of urban services necessary to support that growth.

Staff Conclusion: The proposed amendments are support the Chelan County comprehensive plan goals and policies.

(C) The amendment complies with comprehensive plan land use designation/siting criteria; and

Staff Finding: The Malaga LAMIRD area has experienced relatively high density and industrial development without the provision of urban services. As a result, some degradation of the local water table in regards to nitrates have been documented. The Chelan Douglas Port Authority has also included a majority of the proposed urban growth area within a Tax Increment Financing (TIF), which is a public funding tool to pay for infrastructure. One of the identified projects for this area is the investigation and possibly funding for sanitary sewer infrastructure. Urban growth areas can only be established where urban services are or can be provided.

Staff Conclusion: The proposed amendments comply with comprehensive plan land use designation/siting criteria and unique character of each area.

(D) The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended; and

Staff Finding: The proposed amendments to the Malaga area, are not anticipated to modify the goals, policies or projects within the Transportation Element or Capital Facilities Element.

Staff Conclusion: The proposed amendments are not in conflict with the Capital Facility Element or the Transportation Element.

(E) The amendment does not adversely affect the surrounding land uses; and

Staff Finding: Existing land uses in the proposed Malaga urban growth area consist of residential uses exceeding density in the surrounding rural areas, small commercial enterprises and large areas of industrial zoning actively being developed or under consideration for development.

Staff Conclusion: The proposed amendments do not adversely affect the surrounding land uses.

(F) The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated; and

Staff Finding: The proposed urban growth area does not include any land designated for long term commercial significance. All future development would be evaluated for critical area impacts on their own merit, during permit review.

Staff Conclusion: The proposed amendments would not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

(G) The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan; and

Staff Finding: Chelan County along with the Cities of Cashmere, Chelan, Entiat, Leavenworth and Wenatchee agreed on the population allocations, consistent with the County-Wide Planning Policies, adopted by Resolution 2024-18B. The County portion of the approved allocation was for the retention of lower income housing with the intent for location in the Malaga area which is one of the last affordable areas for housing in the county.

Staff Conclusion: The proposed amendments do not adversely affect the supply of land for various purposes which are available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan.

(H) The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

Staff Finding: The amendments are intended to update the Comprehensive Plan and Development Regulations to address changes in State law, changes in land use conditions and community desires. Additional changes may occur based on additional public testimony through the hearing adoption process.

Staff Conclusion: The proposed amendments serve the interests of the general public including public health, safety, and welfare.

(2) Urban Growth Area Amendments. In addition to the criteria stated previously, proposed urban growth area boundary amendments must also meet all of the following criteria:

(A) The area designated for the expansion of any urban growth area shall be contiguous to an existing urban growth boundary; and

Staff Finding: This criterion does not apply; the proposal is to convert an existing LAMIRD to a stand-alone urban growth area.

Staff Conclusion: Not applicable

(B) Urban growth areas shall contain areas characterized by urban growth; and

Staff Finding: Malaga represents an existing concentration of development where urban growth has already occurred. Conversion to a UGA allows growth to be directed to this area rather than expanding into undeveloped rural or resource lands. Malaga should be considered a "tier 2" urban growth area: residential densities and industrial development are at or approaching urban levels; urban services are needed to continue those uses in a way that protects public health.

Staff Conclusion: The proposed urban growth area is characterized by urban growth patterns.

(C) Urban growth areas shall be served by or planned to be served by urban governmental services; and

Staff Finding: As part of the TIF implemented by the Chelan Douglas Port Authority, is a commitment to explore the potential provision of sanitary sewer to the new urban growth area.

Staff Conclusion: There are existing and planned exploration for the potential of urban governmental services to the area.

(D) Urban growth areas shall be designated so as to be compatible with natural resource lands and the protection of designated critical areas; and

Staff Finding: The proposed urban growth area boundaries intentionally avoided including any resource lands. Future development would be subject to critical area review on the merits of each case.

Staff Conclusion: The proposed Malaga urban growth area would be compatible with natural resource lands and the protection of designated critical areas.

(E) Expansion or amendment of an urban growth area should also meet one of the following two criteria:

(i) There is insufficient land within the existing urban growth area to permit and support the urban growth that is forecast to occur in the twenty-year time frame covered by the comprehensive plan, including population forecasts and allocated urban population projections; or

(ii) There can be shown an overriding public interest which shall clearly demonstrate: that the amendment of the urban growth area is necessary to protect the public health, safety and welfare; and that said amendment shall further the goals and policies of the comprehensive plan and the Growth Management Act.

Staff Finding: This criterion is not applicable as this action does not involve an existing UGA expansion.

THE WENATCHEE WORLD

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Camden, ss:

Tiffannie Wrobel, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Wenatchee World, a newspaper printed and published in the City of Wenatchee, County of Chelan, State of Washington, and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:
Oct. 31, 2026

NOTICE ID: oJp4x60nCLAXfsT9xlZe
PUBLISHER ID: WWO002868
NOTICE NAME: BOCC NOH 11/10/26
Publication Fee: 147.65

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct

Tiffannie Wrobel

(Signed)_____

VERIFICATION

State of New Jersey
County of Camden

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

Subscribed in my presence and sworn to before me on this: 11/02/2026

Notary Public
Notarized remotely online using communication technology via Proof.

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the Chelan County Board of County Commissioners will be conducting public hearing(s) on November 10, 2026 at 1:00 P.M. at 400 Douglas Street, Wenatchee, WA 98801 conference room No. 1; **to consider, in part, CPA 26-148** – The portion of the comprehensive plan periodic update to be heard at this hearing is the Transportation Element and the following comprehensive plan map amendment requests:

CPA 26-007
CPA 26-026
CPA 26-041
CPA 26-048
CPA 26-054
CPA 26-060
CPA 26-063
CPA 26-067

Any person may appear at said public hearing and present testimony orally or in writing. Written submissions will be accepted up to the close of the public hearing. Comments may be mailed or personally delivered at the address listed below. ***This public hearing will be in a videoconferencing format. Additional instruction to attend this hearing remotely will be posted on the website of Chelan County Board of County Commissioners (https://www.co.chelan.wa.us/board-of-commissioners). If you need special accommodations to view the meeting while they take place, please contact us immediately to set up a place for you to do so on the County Campus.*** *Copies of the proposed amendments may be reviewed at the Chelan County Department of Community Development, 316 Washington Street, Suite 301, WA 98801, during normal business hours or by calling (509) 667-6225.*

Date: October 31, 2026
WWO002868