Chelan County Planning Commission

Chair: Cherié Warren Vice Chair: Doug England

Commissioners District 1: Tammy Donaghue, James Wiggs, Nik Moushon

Commissioners District 2: Cherié Warren, Ken Hemberry, Nelson Brinckerhoff

Commissioners District 3: Christopher Willoughby, Jesse Redell, Doug England

Meeting Agenda

Wednesday, September 23, 2026 at 6:30 PM
Chelan County Community Development
400 Douglas Street,
Wenatchee WA, 98801
Or via Zoom - details listed below:

Join Zoom Meeting

Meeting ID: 890 7117 2640

Passcode: 913705

https://us02web.zoom.us/j/89071172640?pwd=HjpMIzgfxCRtP7riJT4N95EVycDpjN.1

Meeting to Order

I. Administrative

A. Review/Approval of Minutes from September 9, 2026 Planning Commission Meeting.

II. Public Comment Period

A. Comment for any matters not identified on the agenda (limit 2 minutes per person)

III. Old Business

IV. New Business

Hearings:

Stehekin Community Plan

Parks, Recreation and Open Space Plan

Climate Resiliency Analysis

CPA 26-007 Heart for Homes - request to change the comprehensive plan designation from RI to RC

CPA 26-026 G & B Properties East, LLC - request to change the comprehensive plan designation from RR5 to RC

CPA 26-041 Campbell - request to change the comprehensive plan designation from RR5 to RR2.5

CPA 26-048 HMJD-Collins, LLC - request to change the comprehensive plan designation from RR5 and RR10 to RR2.5

V. Discussion, at the Chair's discretion

VI. Adjournment *Meeting will go no longer than 8:30 PM.*

Materials available on the Community Development website

Any person may join this meeting via Zoom Video conference, of which the link is provided on the Chelan County Website. A Copy of the Agenda may be reviewed online
https://www.co.chelan.wa.us/community-development/pages/planning-commission

Chelan County has been recording Planning Commission meetings which will continue to be accessible on the Community Development Planning Commission web page shortly after the meeting takes place.

Next Regular Meeting
October 14th, 2026 at 6:30 PM

**** All Planning Commission meetings and hearings are open to the public.***

CHELAN COUNTY PLANNING COMMISSION
MINUTES

Chelan County Planning Commission
Chelan County Community Development

400 Douglas Street
Wenatchee, WA 98801

Date: September 9, 2026

CALL TO ORDER

Meeting was called to order at 6:35 PM

COMMISSIONER PRESENT/ABSENT

Doug England	**Present**	**James Wiggs**	**Present**
Tammy Donaghue	**Present**	**Ken Hemberry**	**Absent**
Cherie Warren	**Present - Zoom**	**Jesse Redell**	**Absent**
Chris Willoughby	**Absent**	**Nelson Brinckerhoff**	**Absent**
Nik Moushon	**Present**		

STAFF PRESENT

Ashley Fernandez
Susan Dretke
Deanna Walter

PUBLIC PRESENT:

Sue Kane
Amber Daniels
Vicki Malloy
Wanda Wade
Sharon Seal
Helen Horn
Rich Cole
Craig Bradley
Lois Munro
Bob Allen
Pam Searles
Donn Etherington
Ryan Beebout

DRAFT

PUBLIC PRESENT VIA ZOOM:

Taylor Haines
Cayden Henslee
Seth McConnell
Anne Hessburg
Jed
Dec
Bryan Worley
Ryan
Chad Ludwig
Jon Port
Cherie
Dretke
Robin Polak
Aaron Rosenberg
Declan G

Chairman Doug England starts the meeting and takes roll.

PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

No public comment.

New Business:

Hearing:

CPA 26-148

Chelan County Senior Planner Susan Dretke presents the 2026-2046 Comprehensive Plan Periodic Update – CPA 26-148.

Susan reviews the new Malaga UGA and Land Use designations with the commissioners.

Those being:

1. Malaga-Colockum Community Edits
2. Chelan Douglas Port Authority Edits
3. Microsoft Corporation Edits
4. Sabey Data Center Edits
5. Jon Port Edits

Commissioners discuss which zoning edits would best suffice. Commissioner Doug England welcomes any public/agency comments for the proposed zoning edits.

DRAFT

Public/Agency Commenters:

Pam Searles
Vicki Malloy
Chris Hansen
Sue Kane
Bob Allen
Chad Ludwig
Anne Hessburg
Bryan Worley
Aaron Rosenberg
Lois Munro

The board continued to discuss the modifications to the Malaga UGA zoning edits.

Motion(s):

A: Motion to recommend the approval of CPA 26-148 excluding the Malaga UGA, first by commissioner Tammy Donaghue, and second by commissioner Nik Moushon.

Votes – 5 aye – 4 absent

Motion Passes

B: Motion to approve the formation of the new Malaga UGA and Land Use designations, including accepting the Sabey Data Center, Microsoft Corporation, Chelan Douglas Port Authority and Malaga-Colockum community edits while designating the Jon Port property as downtown commercial rather than residential or industrial; including the parcel adjacent to the west of Jon Port's property. Motion to approve, first by commissioner Tammy Donaghue, and second by commissioner James Wiggs.

Votes – 5 aye – 4 absent

Motion passes

**with the board noting that the UGA will require a 10-year update review and

DRAFT

allows for density changes through the COMP plan amendments when sewer infrastructure becomes available.

Old Business:

Discussion at the Chair's Discretion:

ADJOURNMENT

Meeting Adjourned at 8:19 p.m.

Next Planning Commission Meeting to be held on
September 23, 2026, at 6:30 pm
All Planning Commission meetings and hearings are open to the public.

DRAFT

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

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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.**

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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

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[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

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[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

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[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.

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[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?**

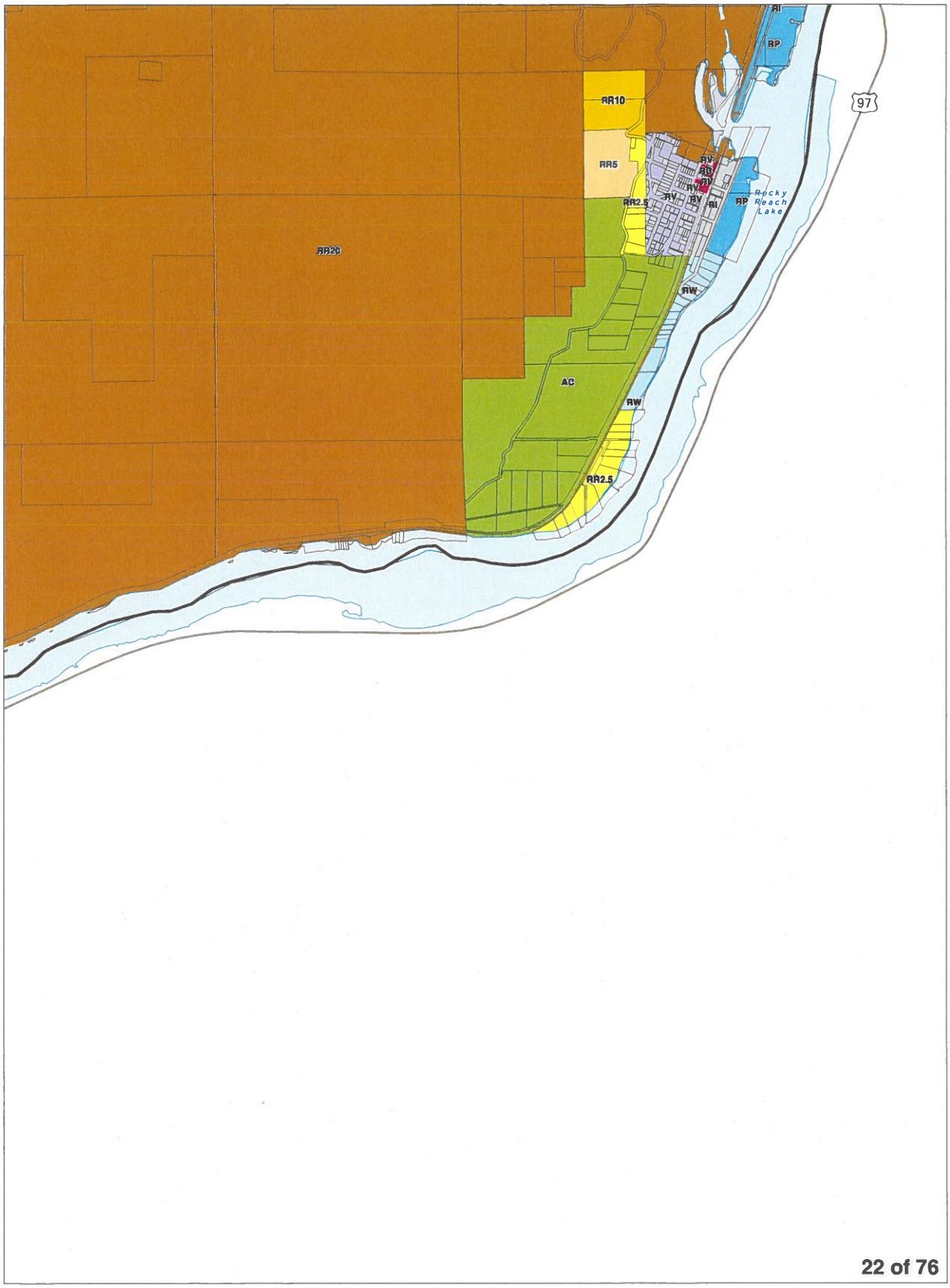
   N/A

   - **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



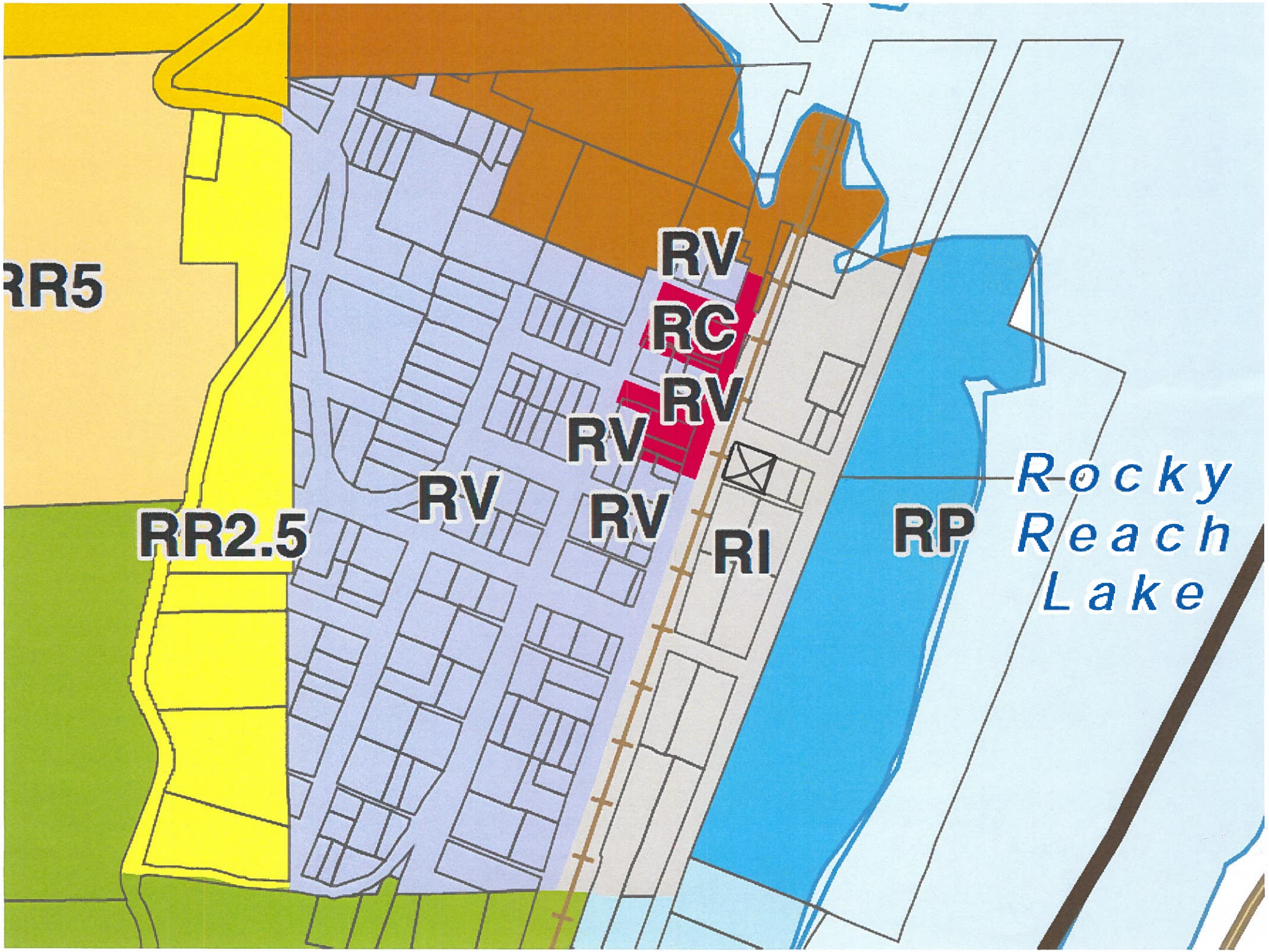
City Boundaries
Urban Growth Areas
County Boundary
Highways
Railroads
Lakes
Rivers & Streams

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

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 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

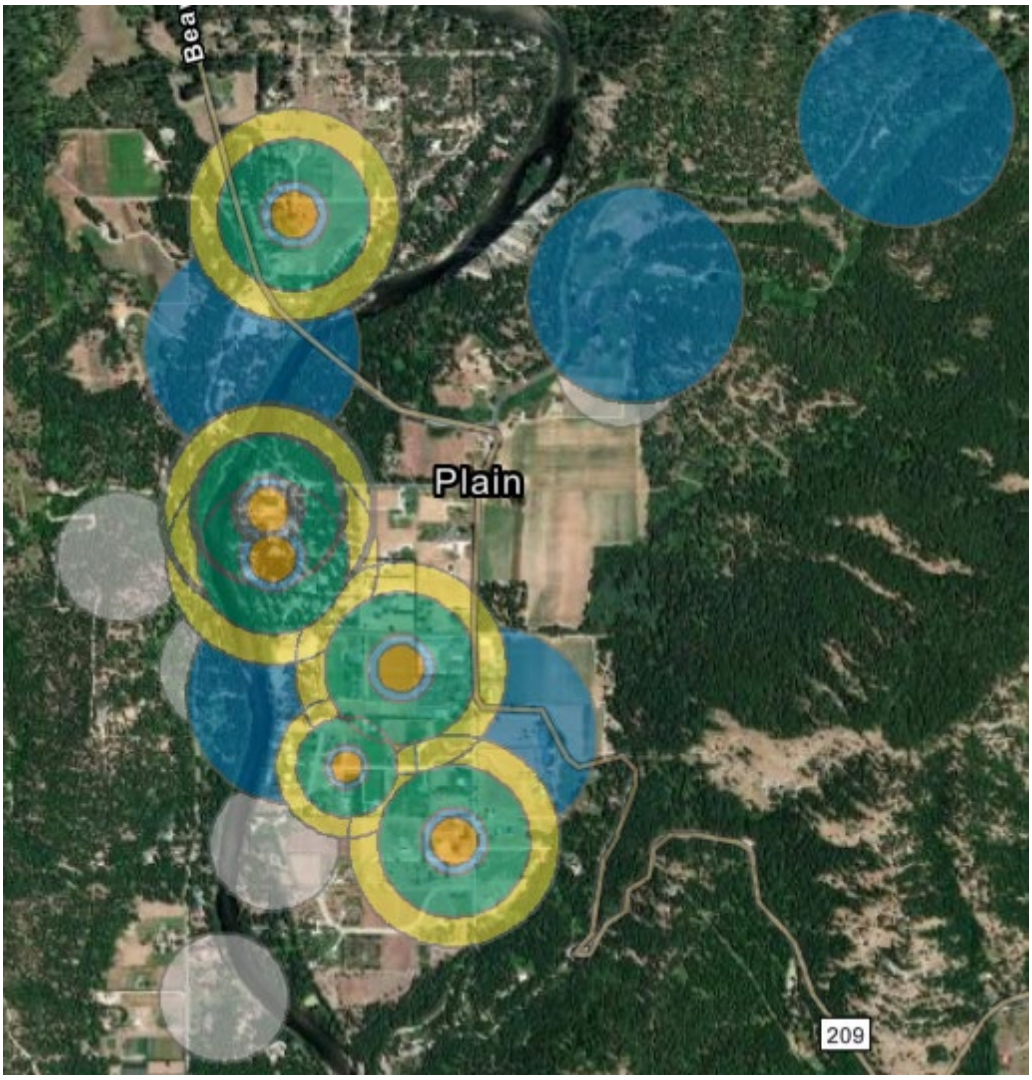
WARNING! This email is from an EXTERNAL SOURCE.
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Good afternoon,

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).

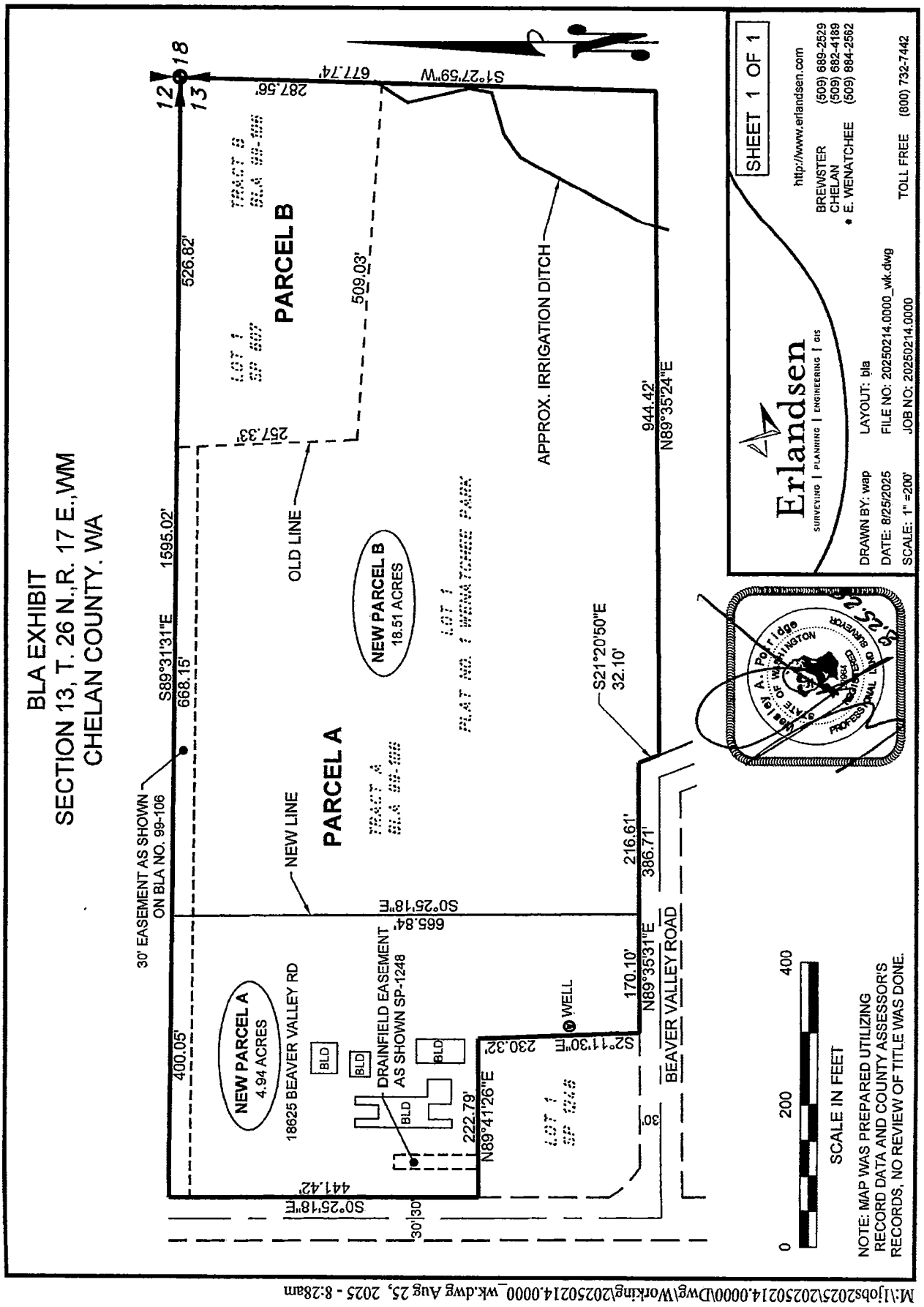
~~~ ONLINE TRACKING SYSTEM AVAILABLE ~~~~
Log into our new PlanView system at https://secureaccess.wa.gov/com/planview where you can keep up with this submittal status, reprint communications and update your contact information.

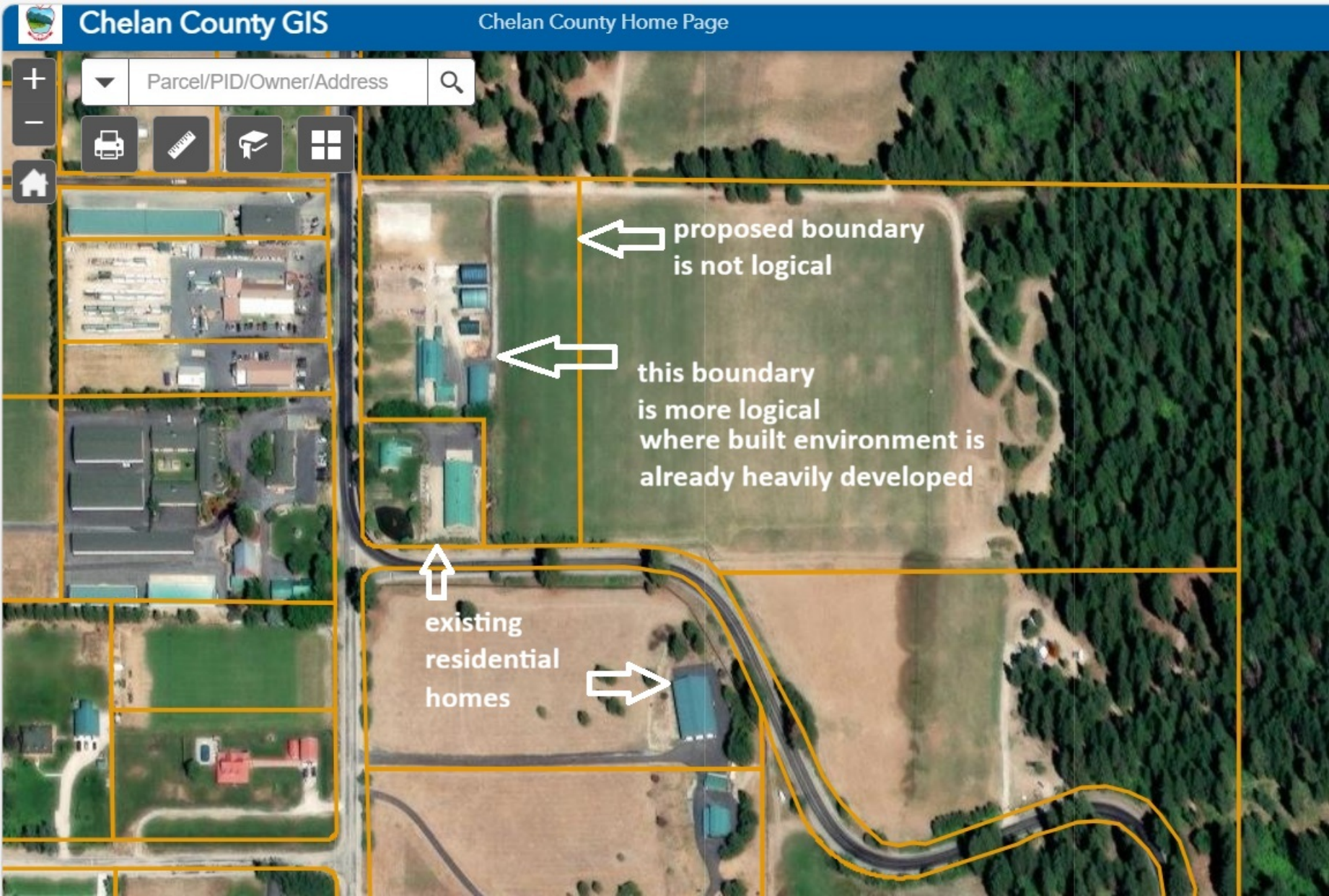
Don't have a user account? Reply to this email to request one and attach a completed PlanView User Request Form.

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

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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

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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.**

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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

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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
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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: _____

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Page: 1 of 7
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Chelan Co, WA
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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
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Page 4 of 7
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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.

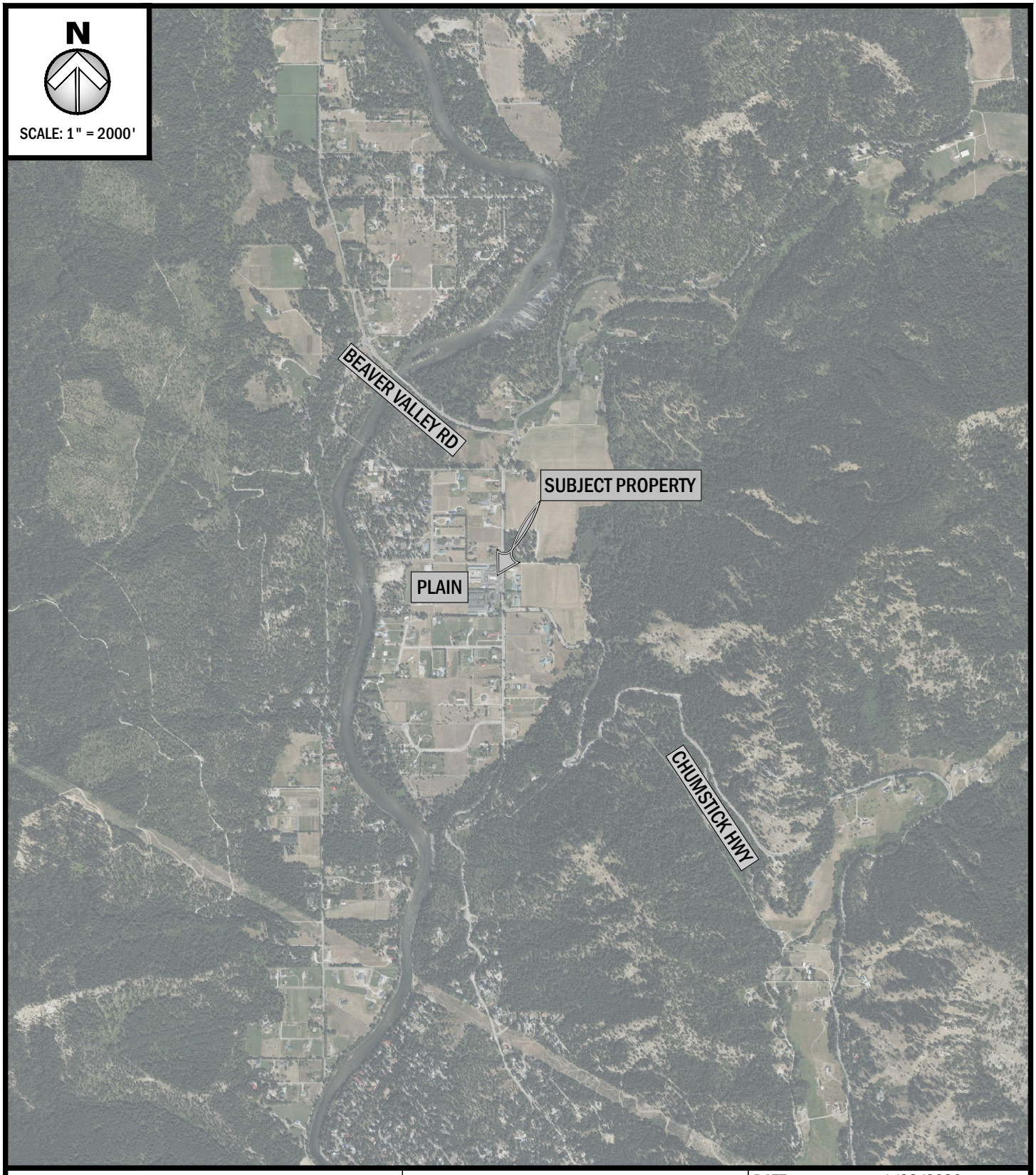
SUBJECT TO the following:

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).

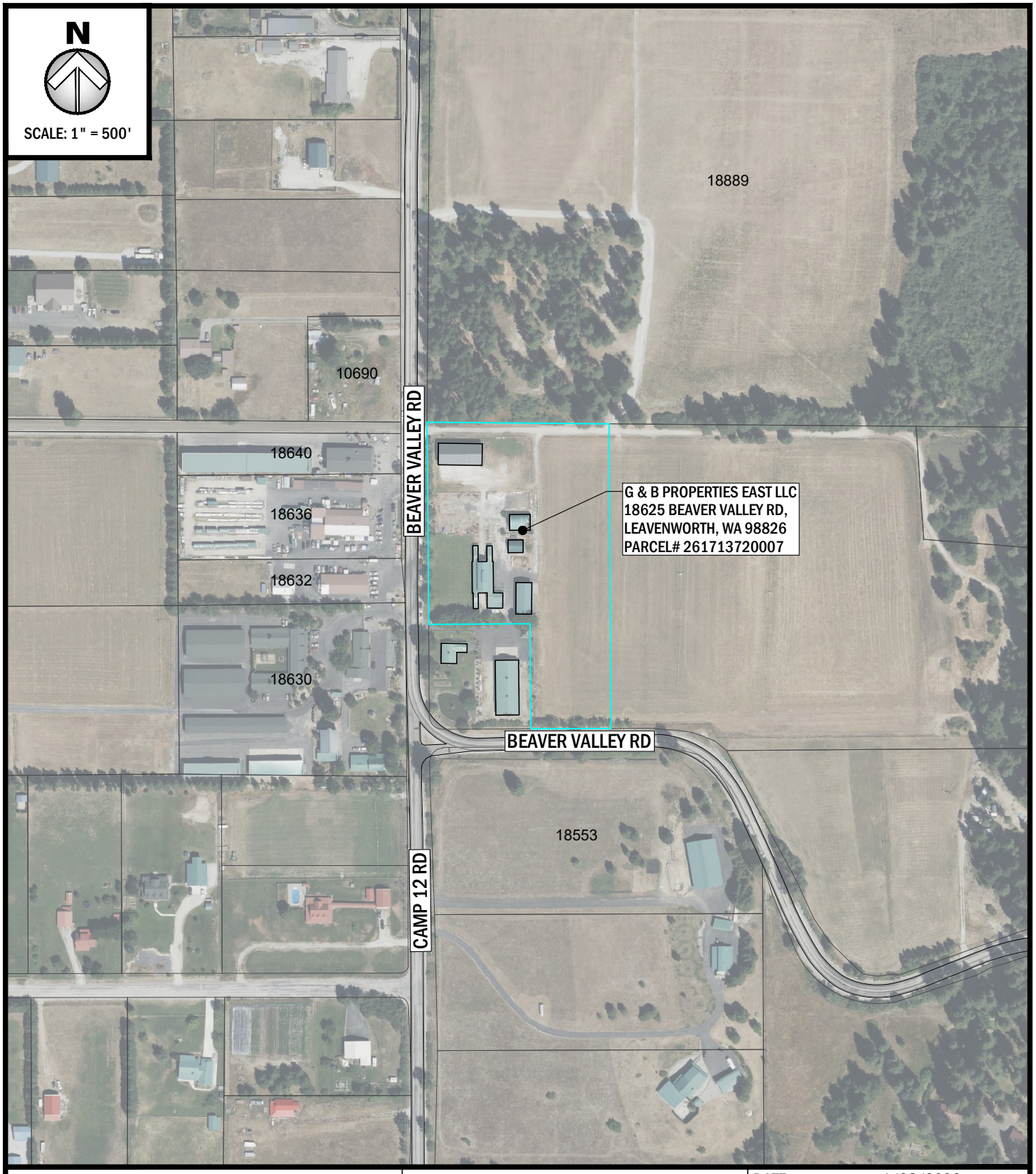
4. Easements and restrictions apparent upon the premises as of the date hereof.



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

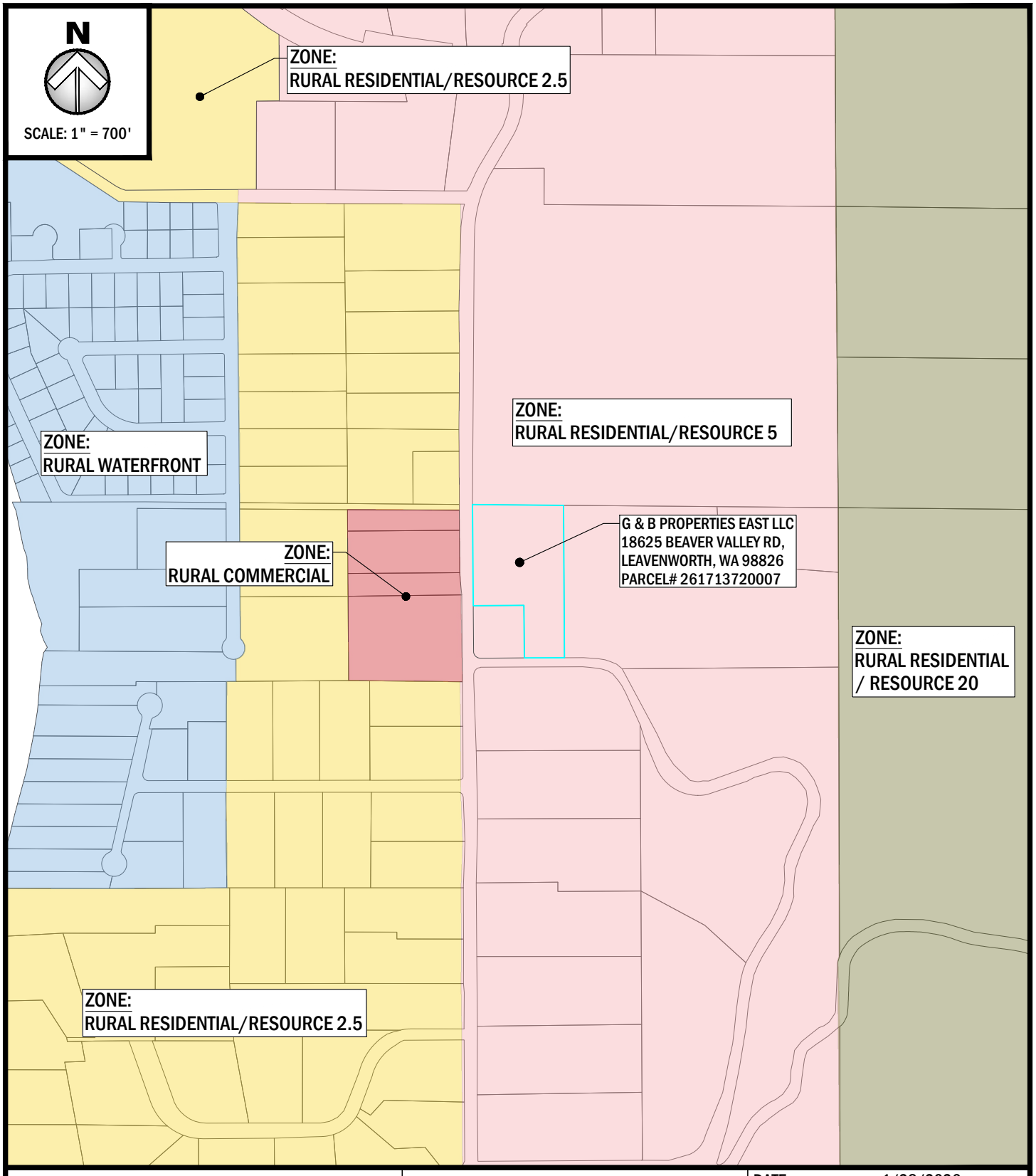
DATE:	1/28/2026
SHEET NO:	1 OF 5
SHEET TITLE:	VICINITY
NEAR:	PLAIN
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	G&B PROPERTIES EAST LLC
NOTES:	



PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 18625 BEAVER VALLEY RD
LATITUDE: 47.7586424°
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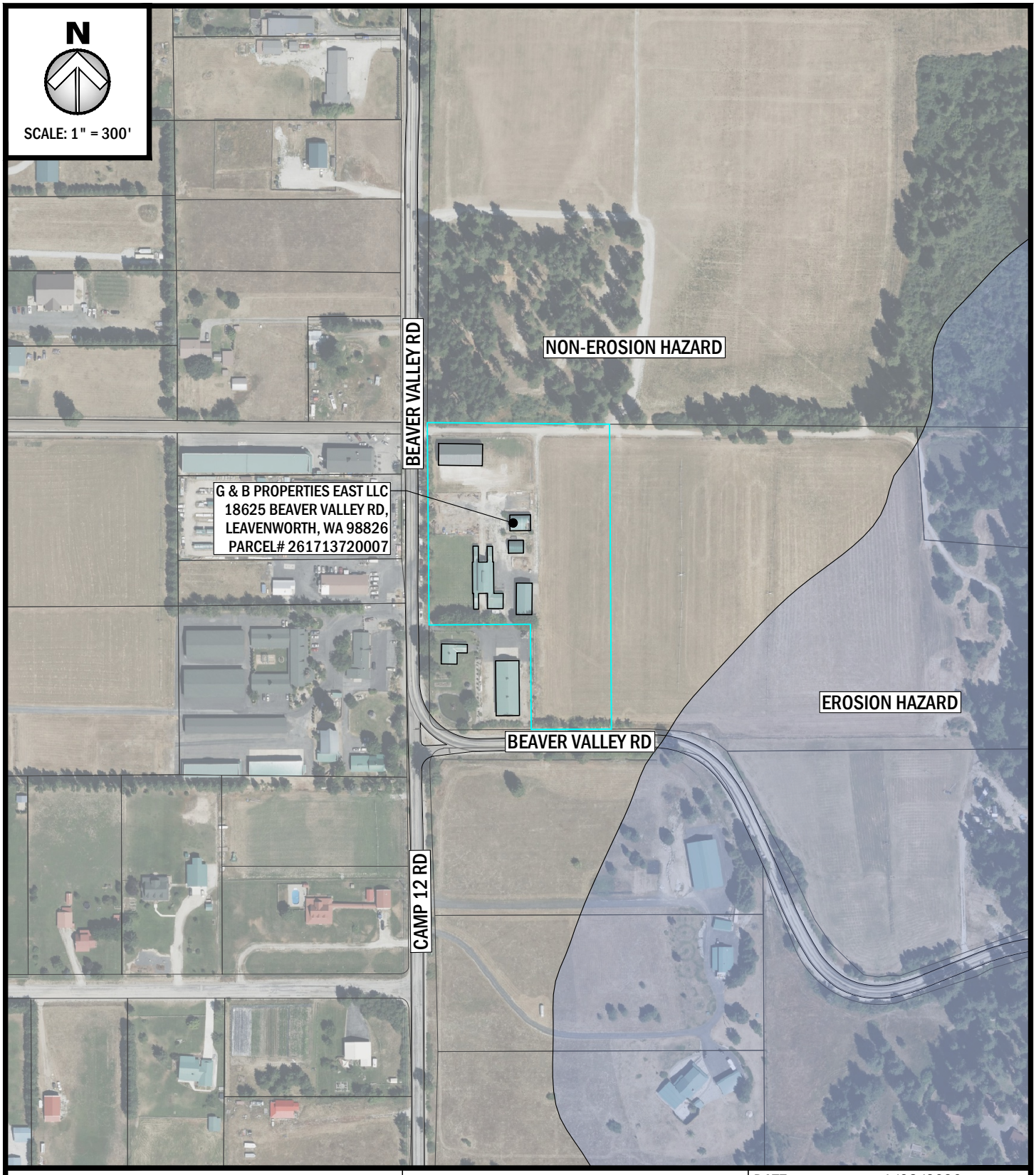
DATE:	1/28/2026
SHEET NO:	2 OF 5
SHEET TITLE:	PARCEL MAP
NEAR:	PLAIN
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	G&B PROPERTIES EAST LLC
NOTES:	



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

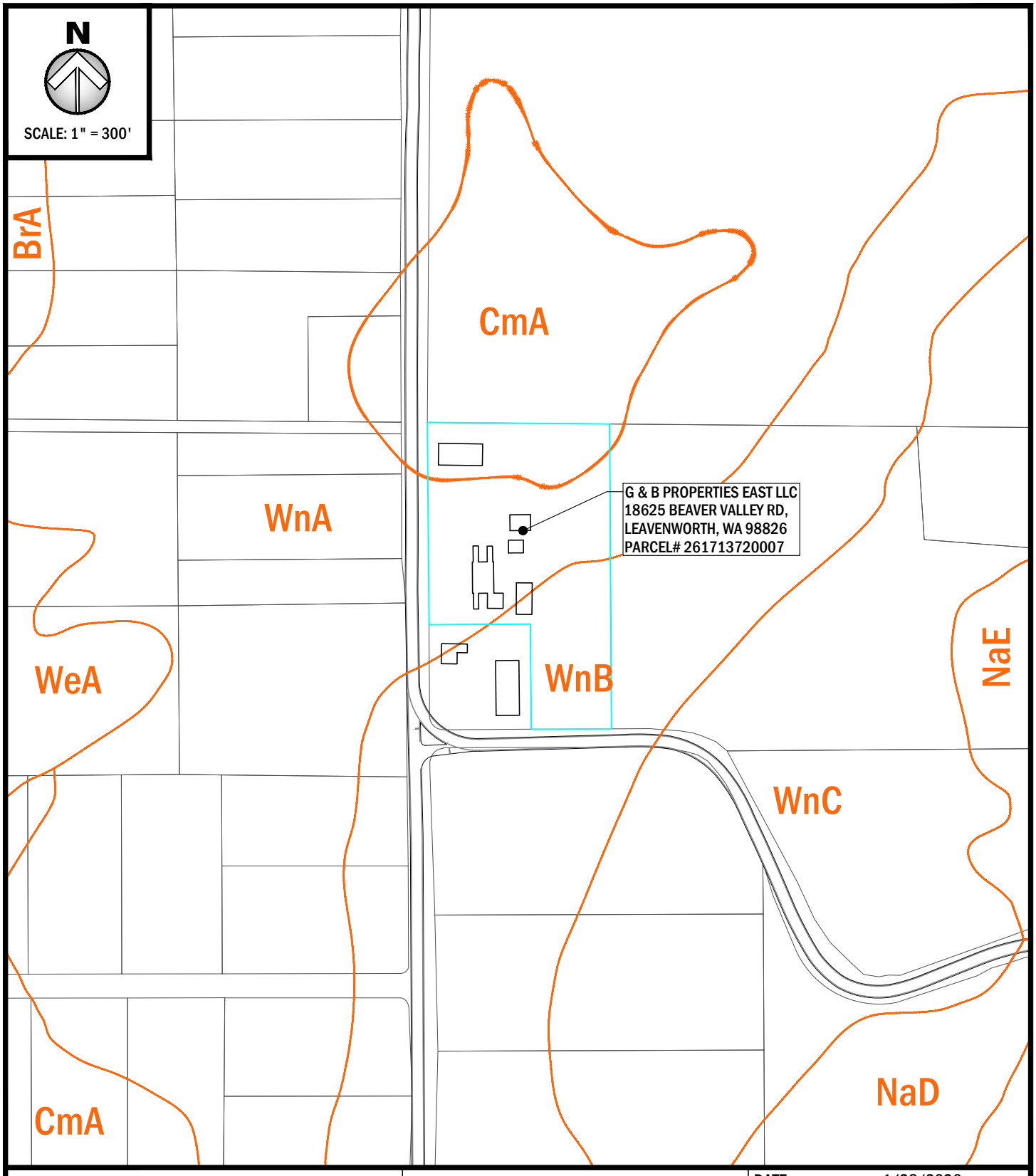
DATE:	1/28/2026
SHEET NO:	3 OF 5
SHEET TITLE:	ZONING MAP
NEAR:	PLAIN
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	G&B PROPERTIES EAST LLC
NOTES:	



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:	

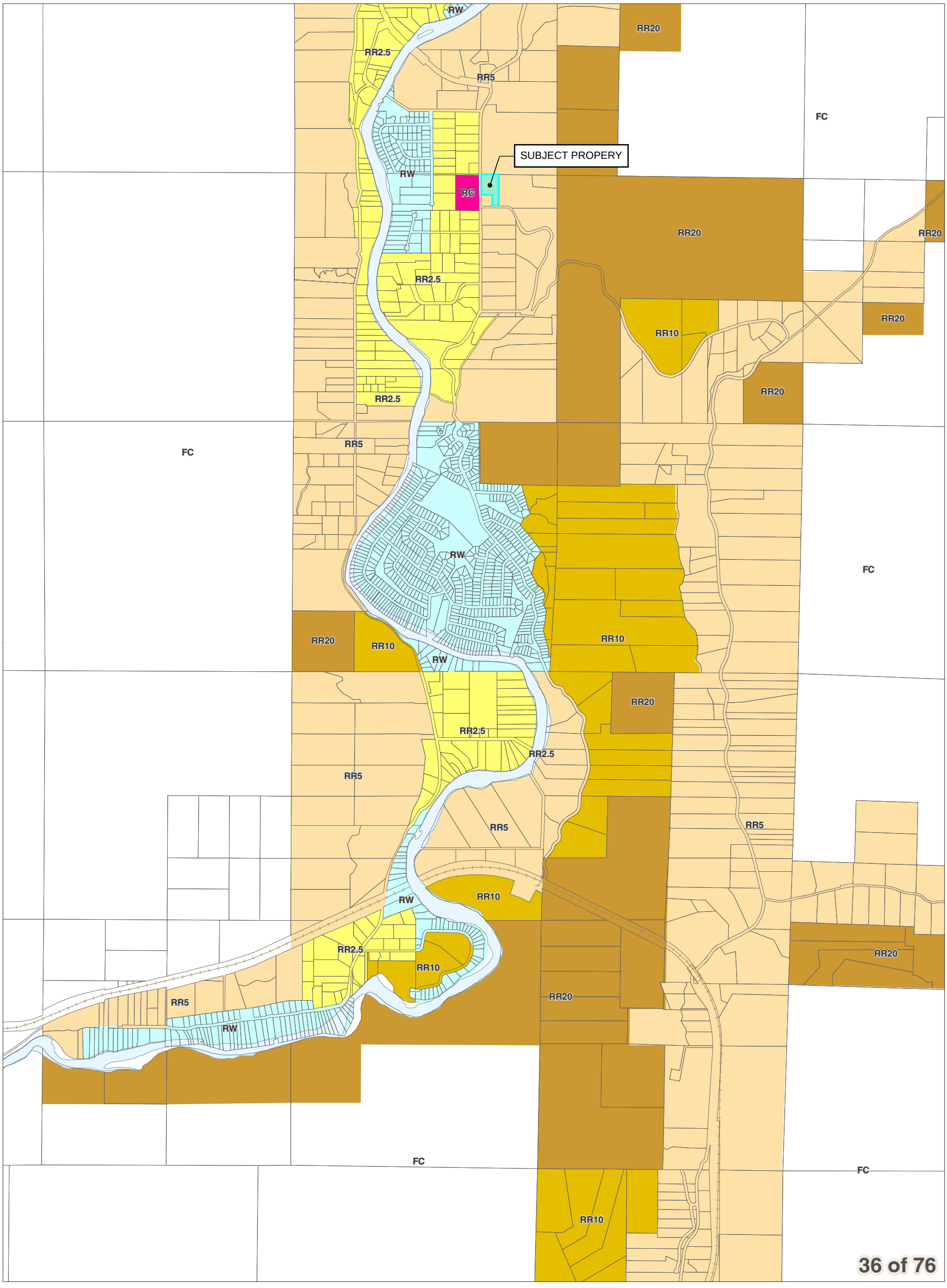


PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 18625 BEAVER VALLEY RD
LATITUDE: 47.7586424°
LONGITUDE: -120.6563581°
PARCEL NO#: 261713720007

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

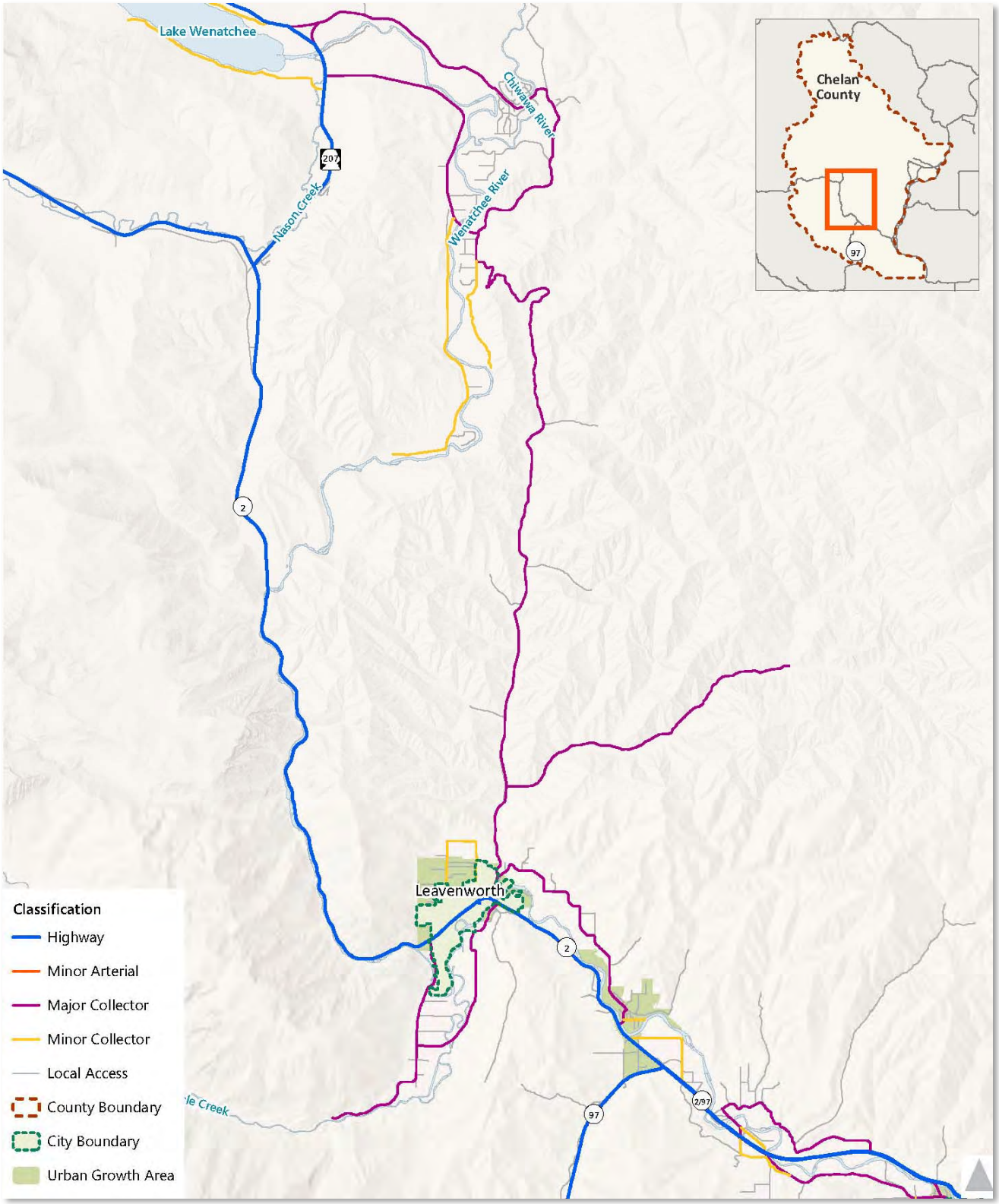
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness 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

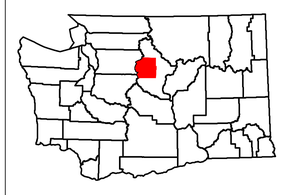
WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

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:

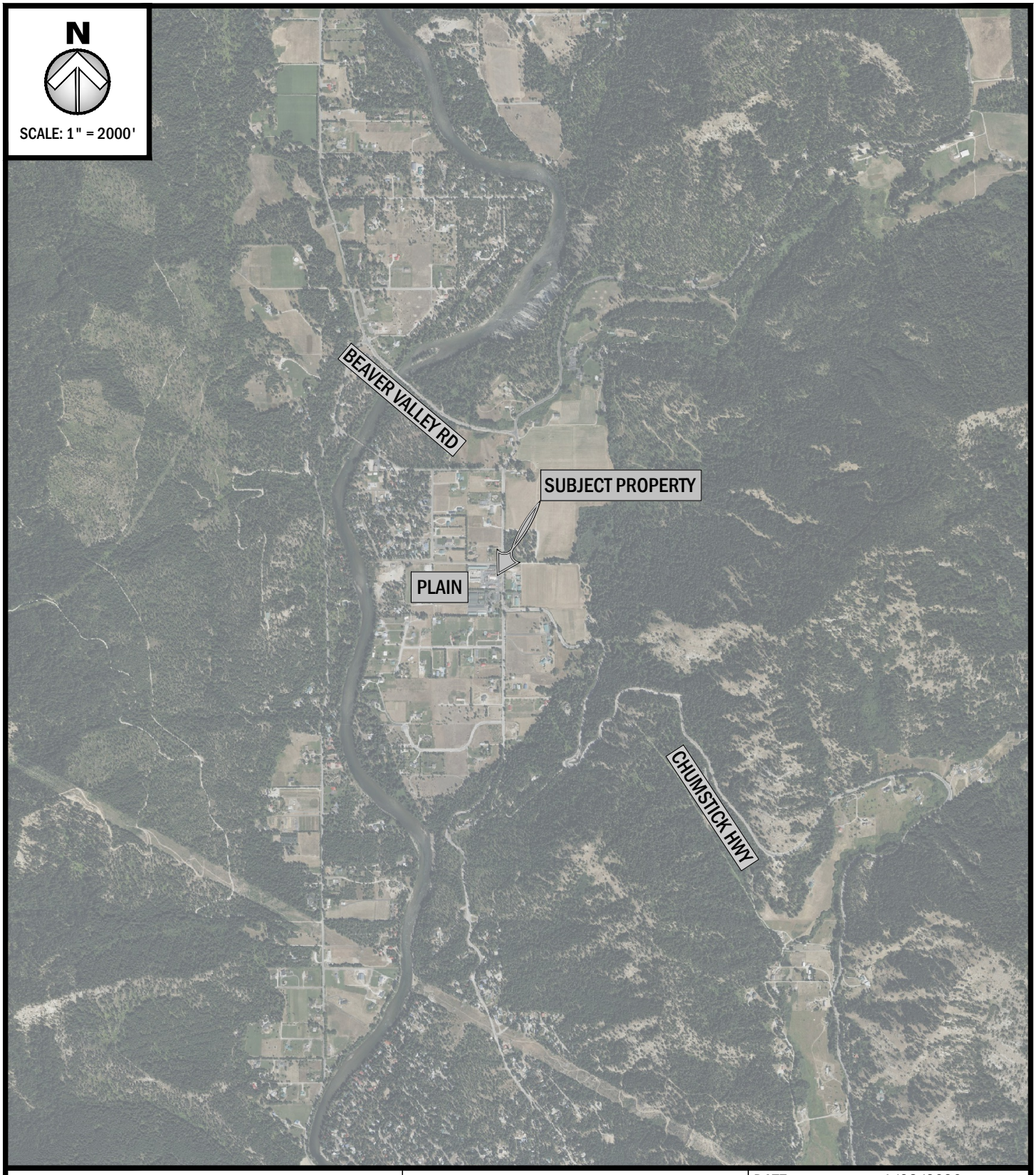
- Supports local employment;
- Provides goods/services to both residents and visitors, and;
- Reduces unnecessary long-distance trips to larger urban centers (which reduces traffic, fuel consumption, and emissions).

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.

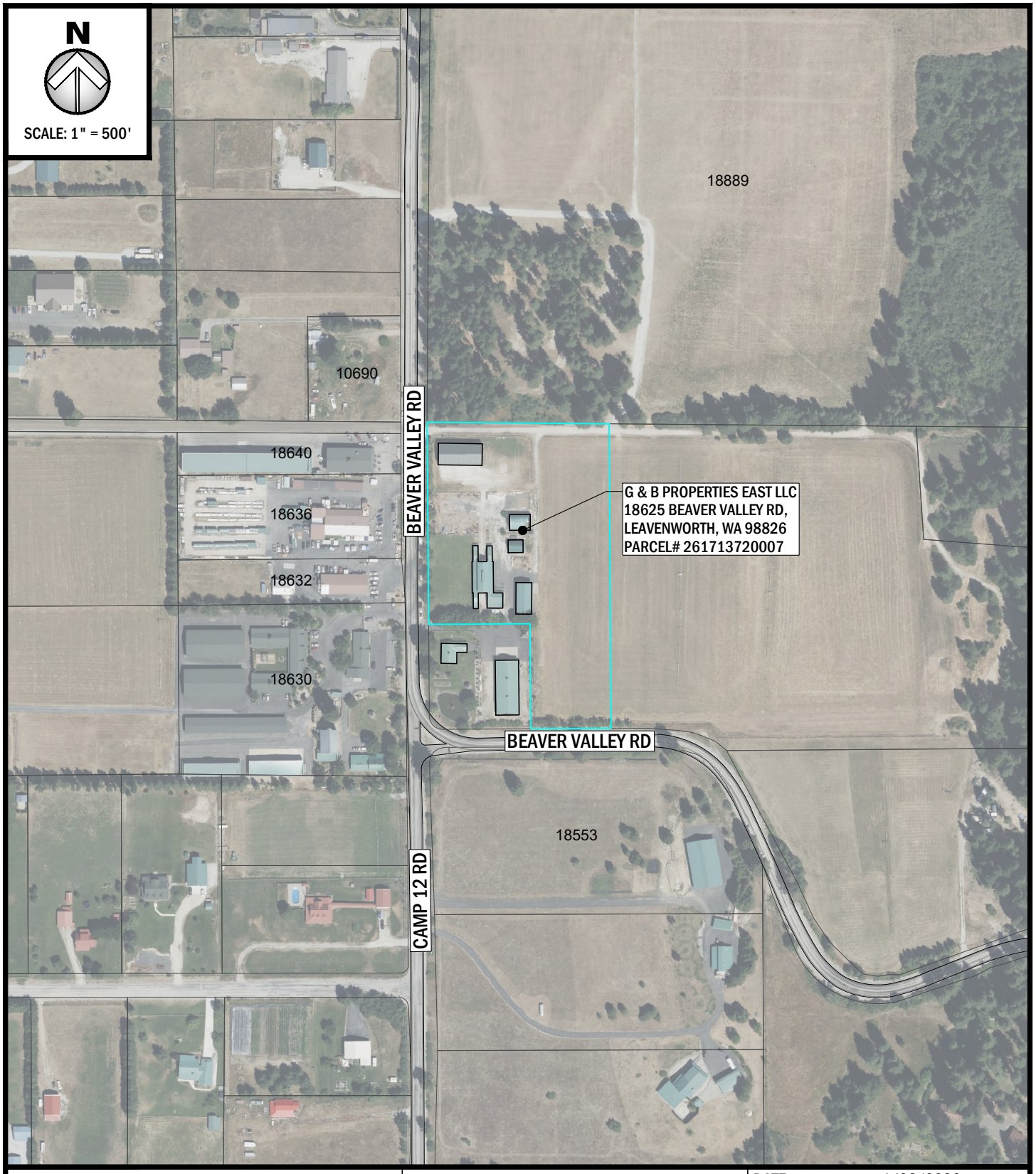
This reduces nuisances, protects property values, and improves long-term community compatibility—key elements of the public's welfare.



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

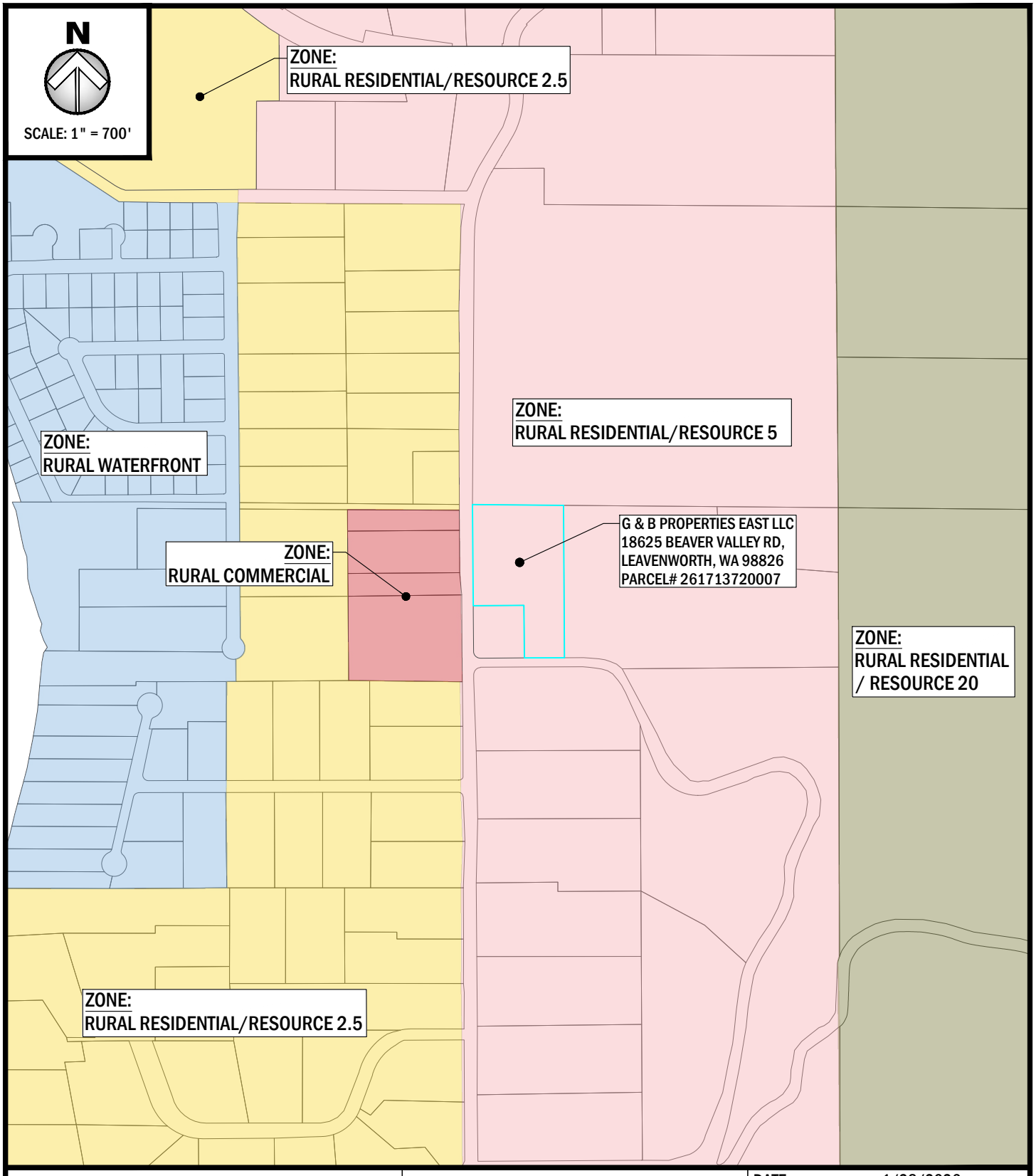
DATE:	1/28/2026
SHEET NO:	1 OF 5
SHEET TITLE:	VICINITY
NEAR:	PLAIN
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	G&B PROPERTIES EAST LLC
NOTES:	



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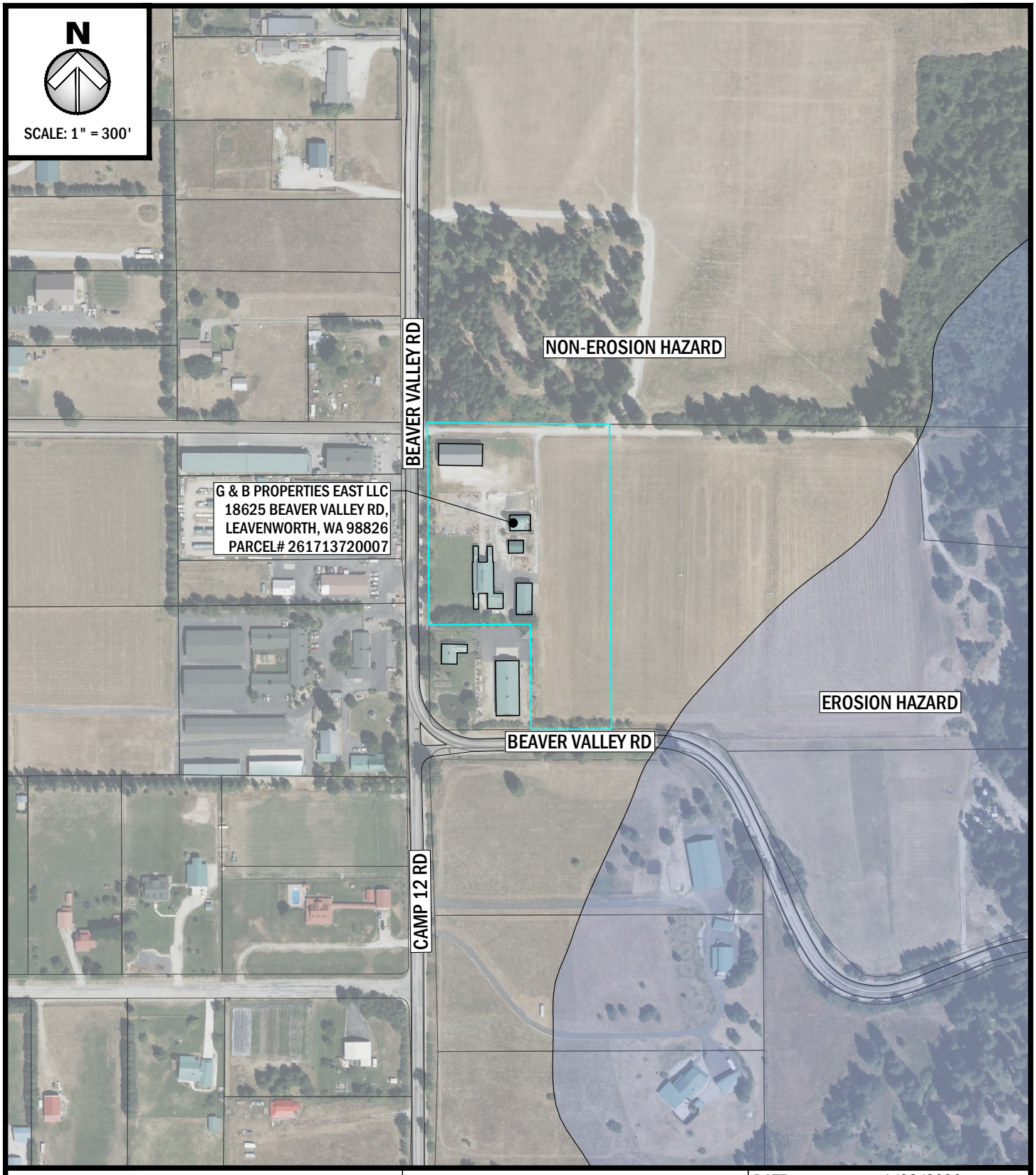
DATE:	1/28/2026
SHEET NO:	2 OF 5
SHEET TITLE:	PARCEL MAP
NEAR:	PLAIN
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	G&B PROPERTIES EAST LLC
NOTES:	



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PARCEL NO#: 261713720007

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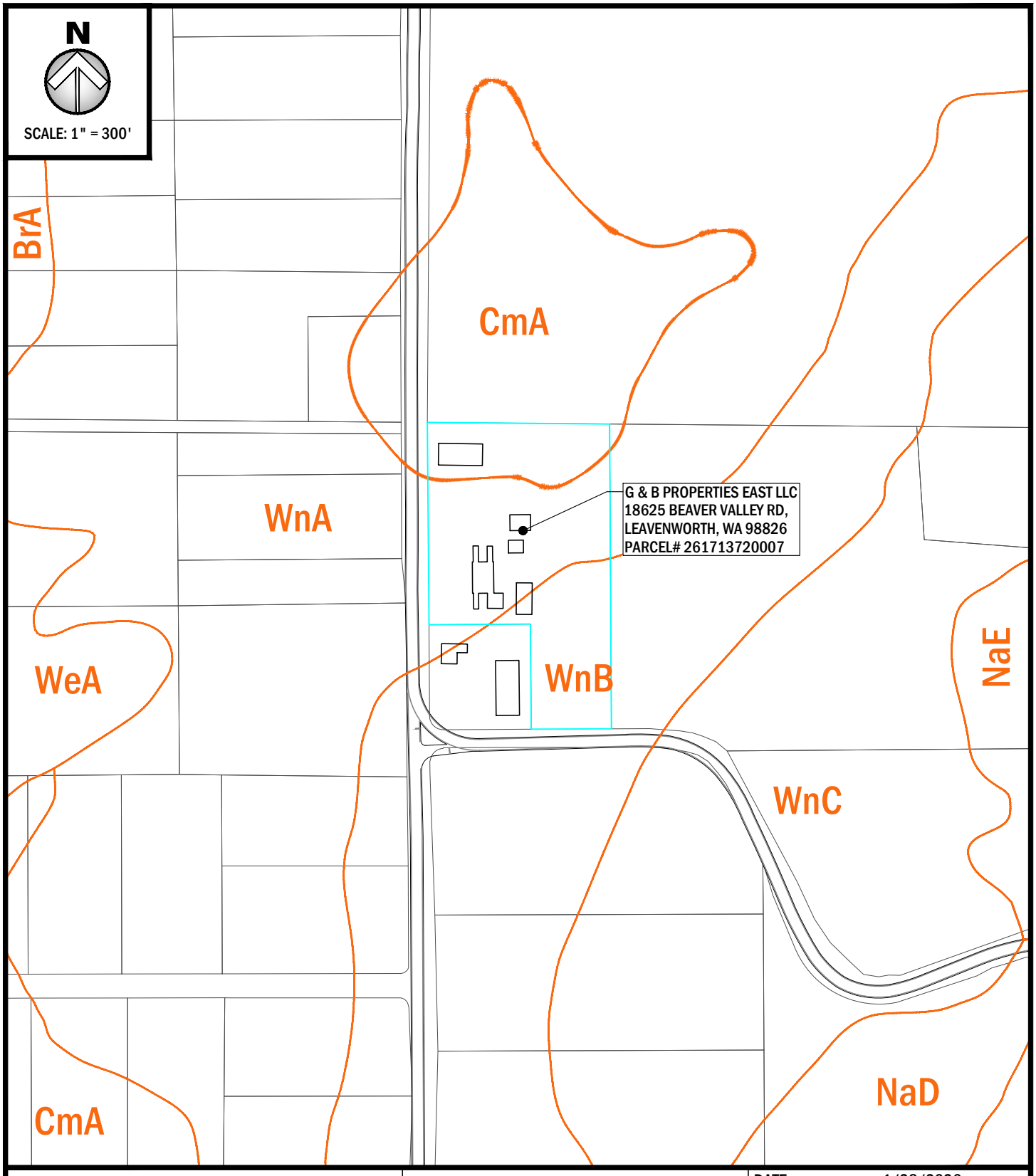
DATE:	1/28/2026
SHEET NO:	3 OF 5
SHEET TITLE:	ZONING MAP
NEAR:	PLAIN
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	G&B PROPERTIES EAST LLC
NOTES:	



PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 18625 BEAVER VALLEY RD
LATITUDE: 47.7586424°
LONGITUDE: -120.6563581°
PARCEL NO#: 261713720007

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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:	

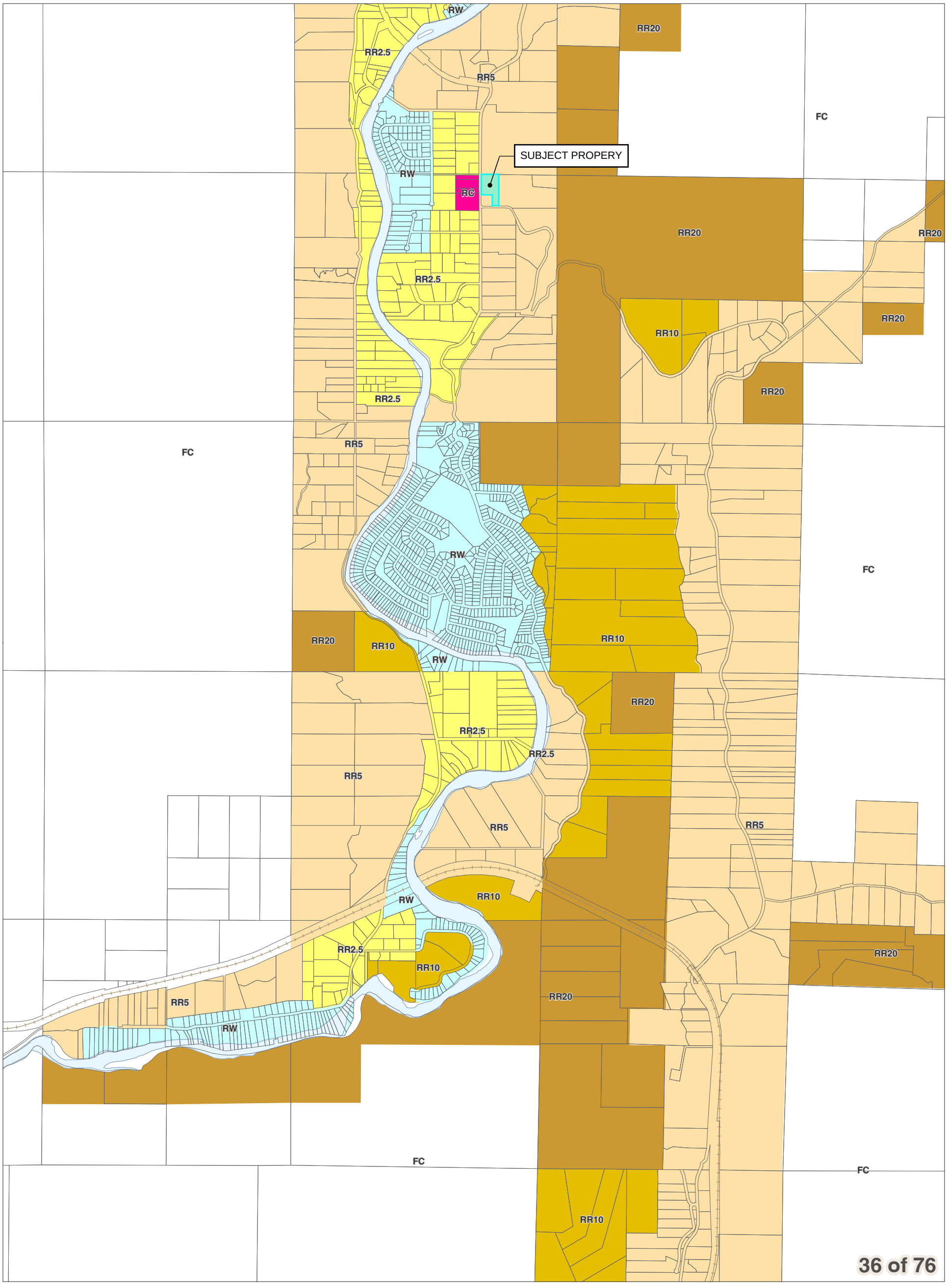


PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
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LONGITUDE: -120.6563581°
PARCEL NO#: 261713720007

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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

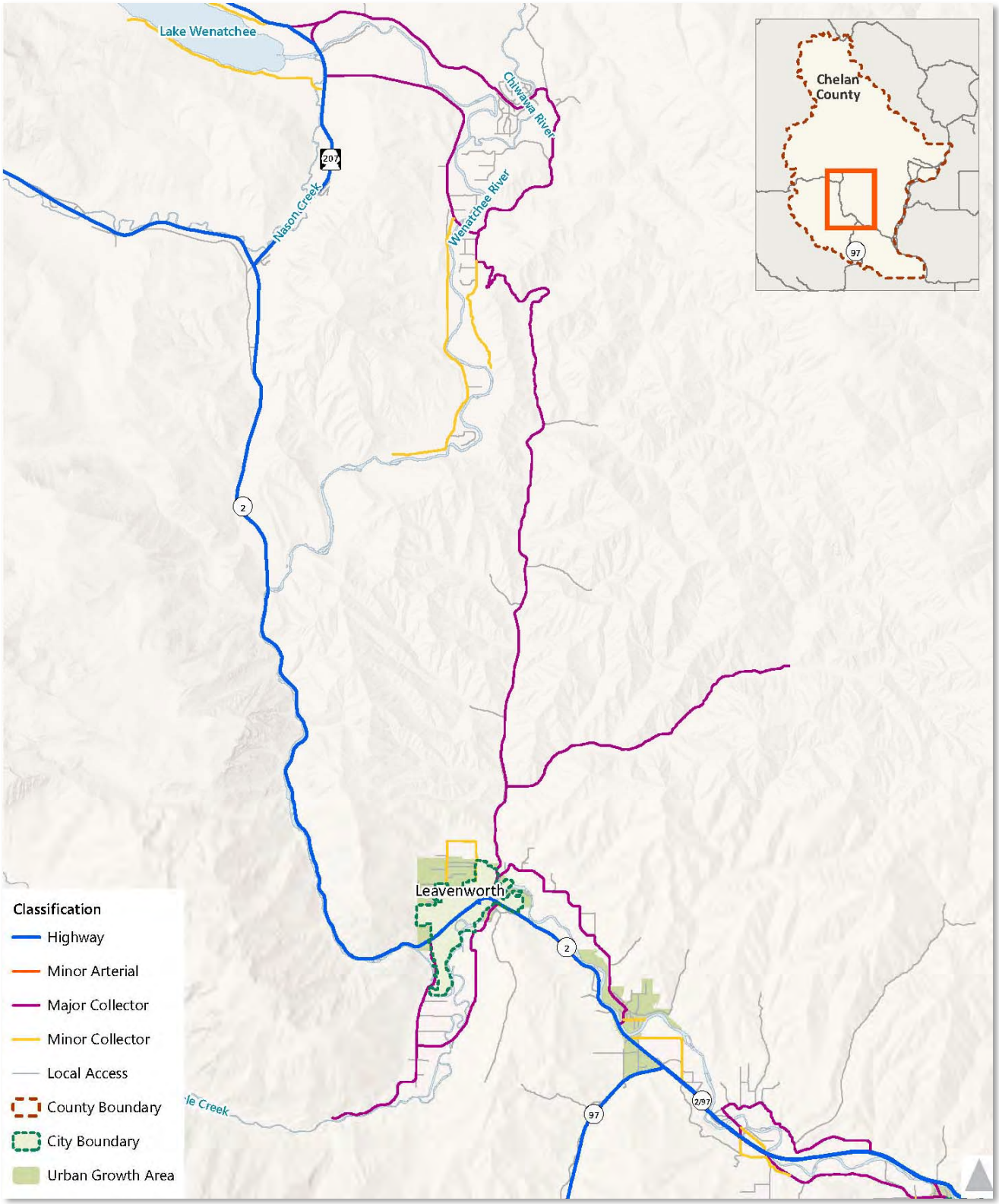
DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness 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

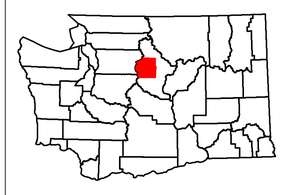
WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

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

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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

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.

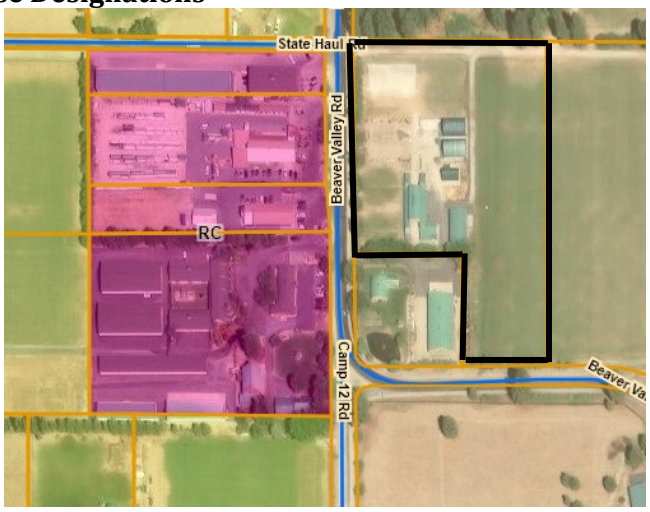
Public Comment:

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 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

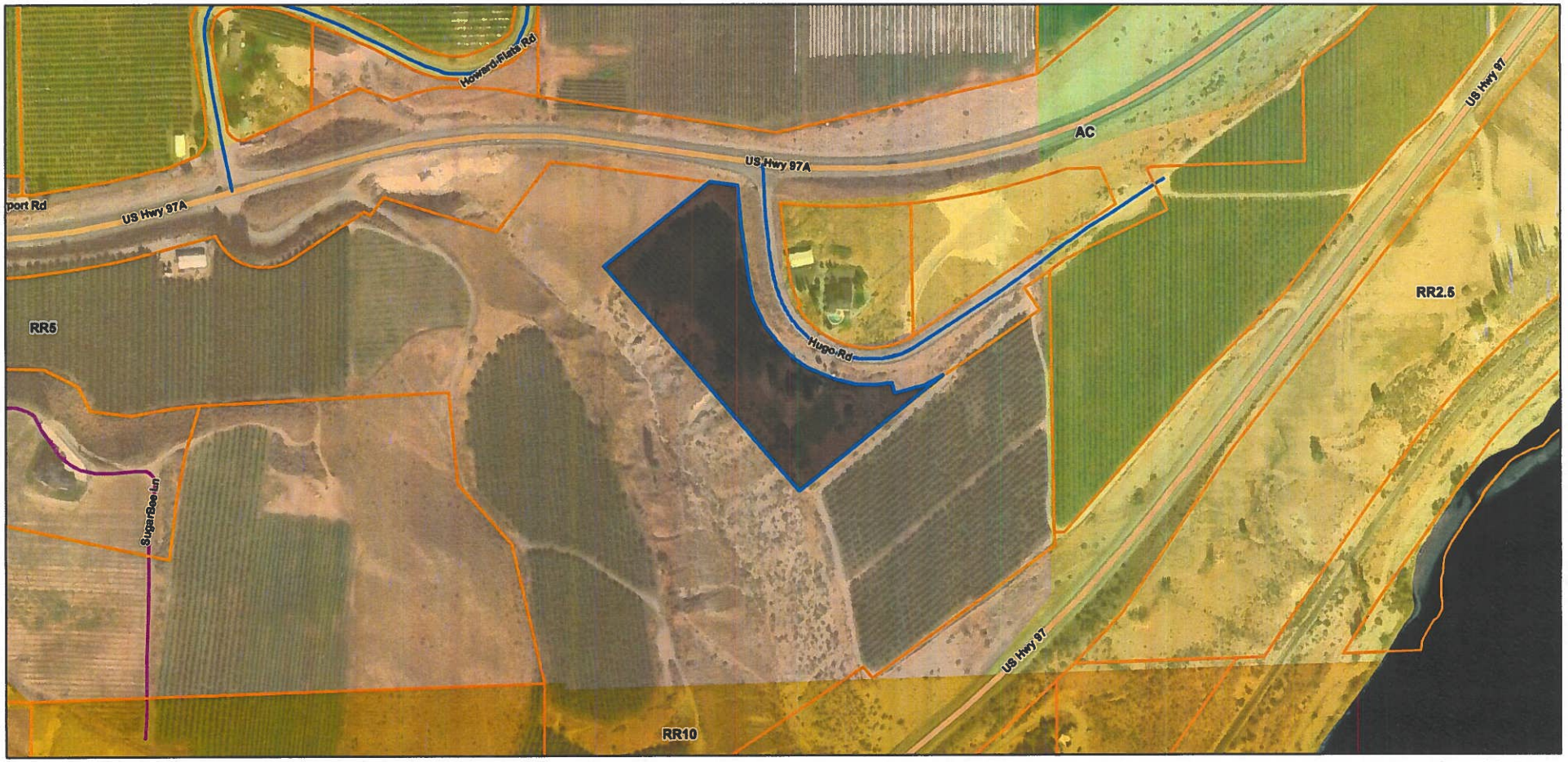
is high for residential building lots. The price of land is increasing rapidly because the demand is high, and the supply is extremely low.

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

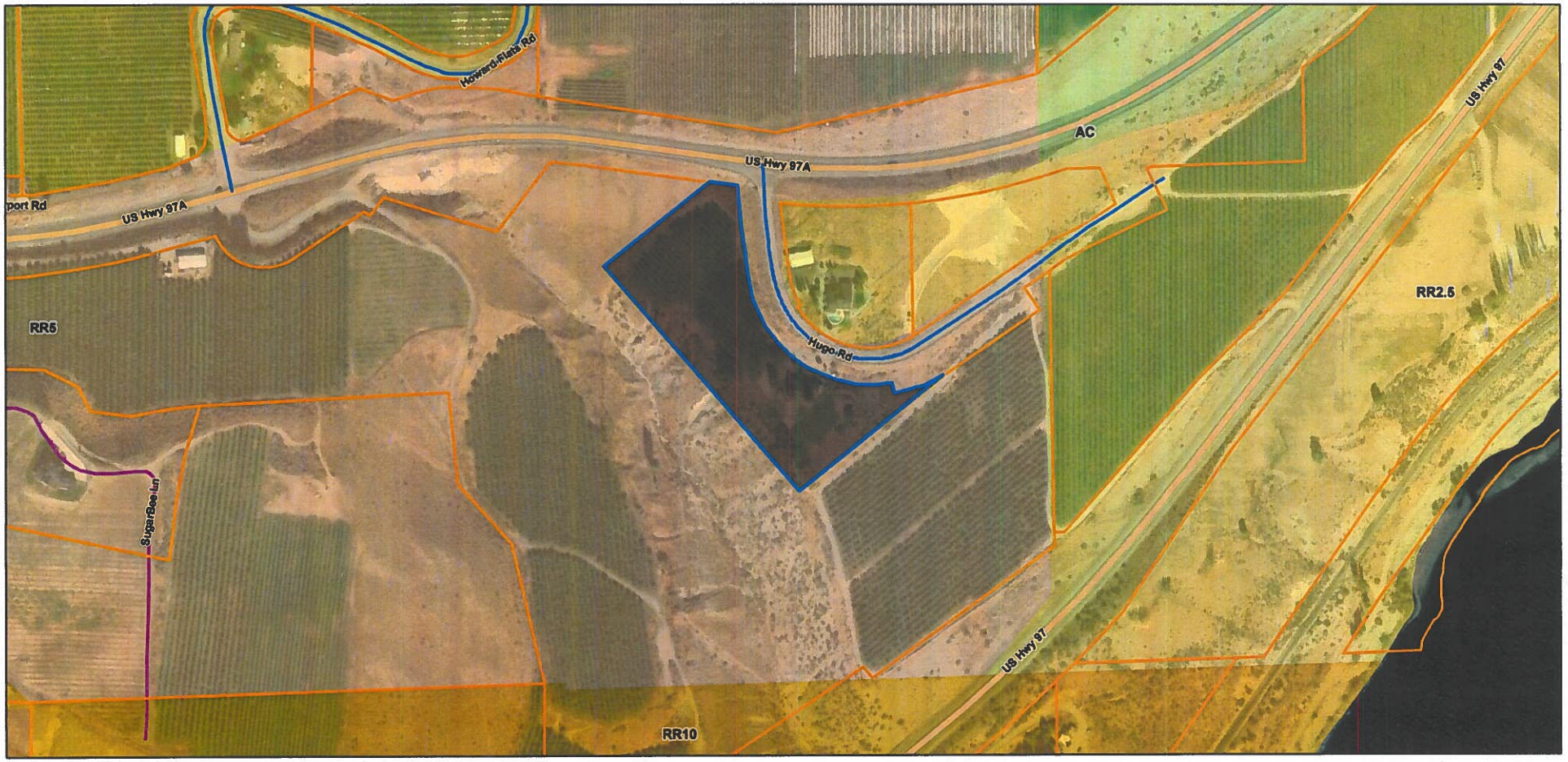
is high for residential building lots. The price of land is increasing rapidly because the demand is high, and the supply is extremely low.

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

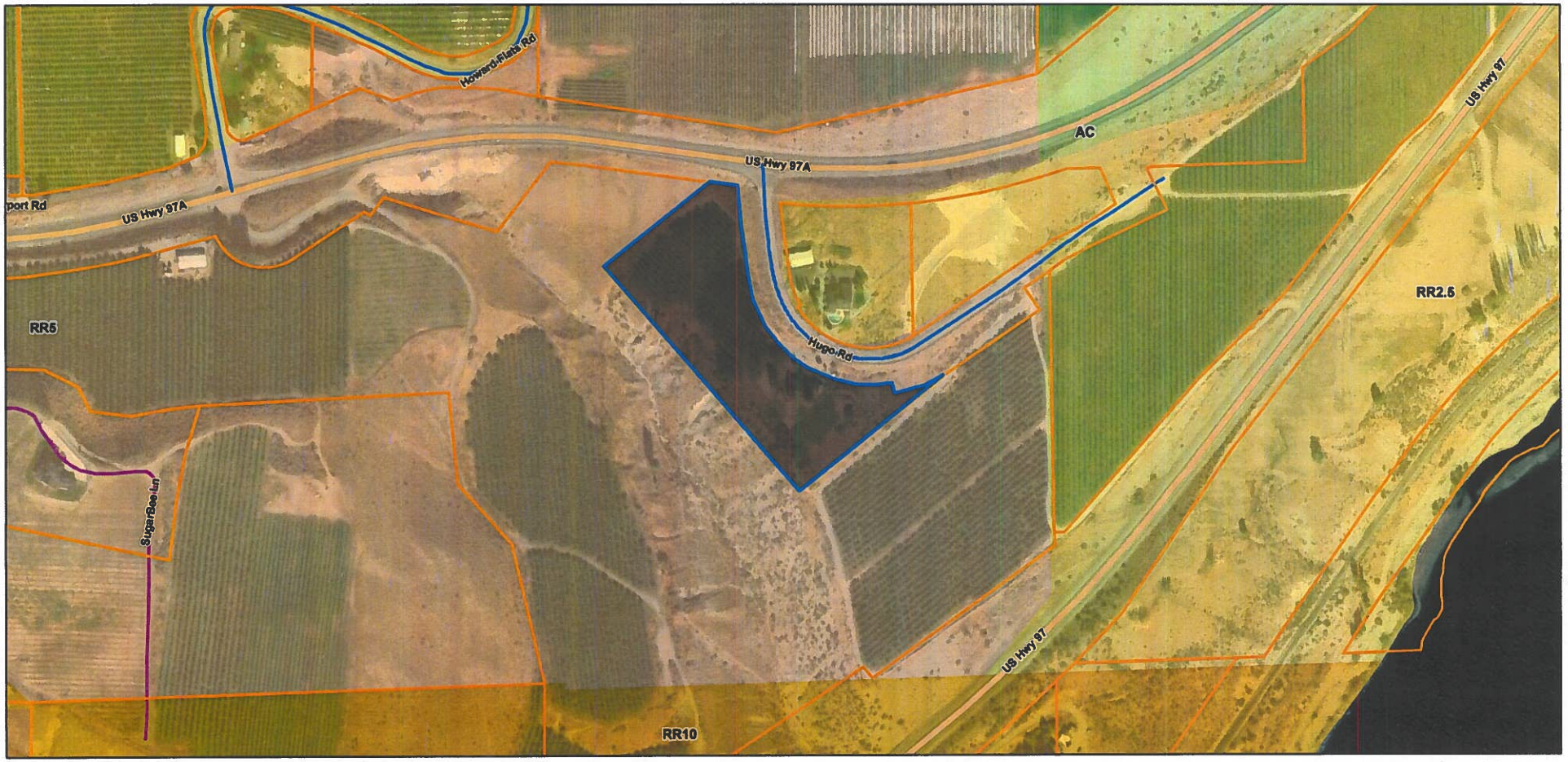
is high for residential building lots. The price of land is increasing rapidly because the demand is high, and the supply is extremely low.

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

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.

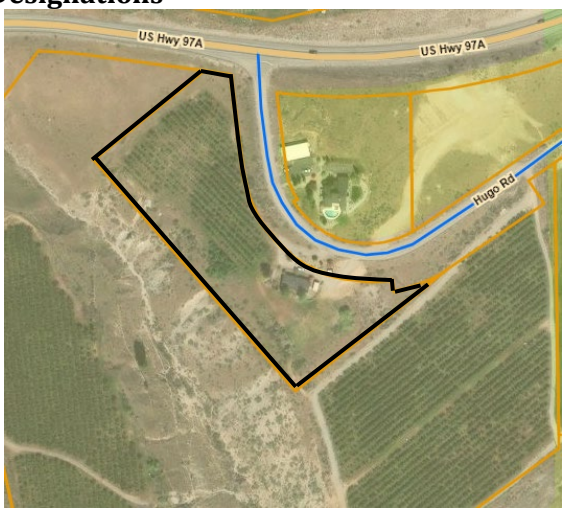
Public Comment:

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) 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
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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

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.

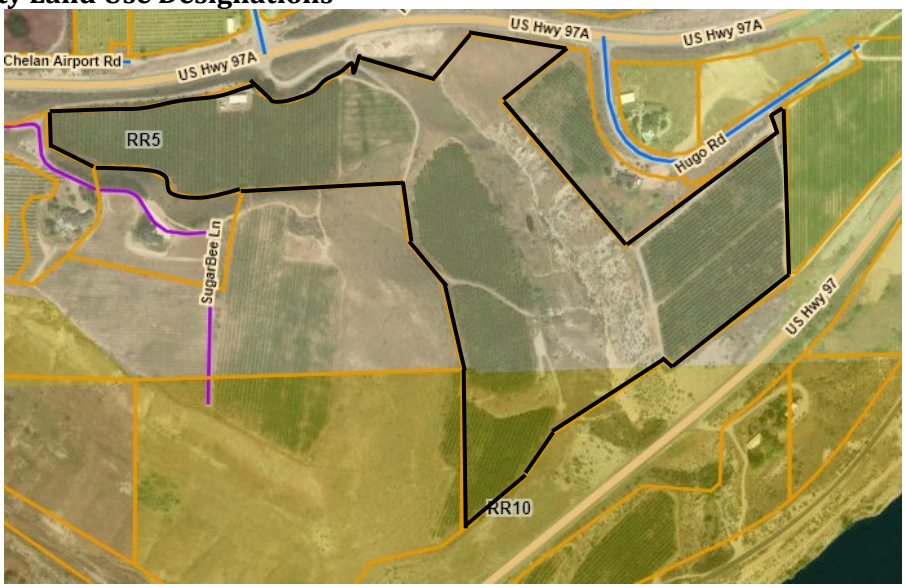
Public Comment:

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