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, October 14, 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: 865 9769 3856

Passcode: 803195

https://us02web.zoom.us/j/86597693856?pwd=gljw3soW6p1tcflZmgaPHUgtqEWLu7.1

Meeting to Order

I. Administrative

A. Review/Approval of Minutes from September 23, 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:

CPA 26-148 - transportation element

CPA 26-054 - change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10).

CPA 26-060 - change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5).

CPA 26-063 - change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 5 (RR5).

CPA 26-067 - change the land use designation for the subject property from Rural Residential/Resource 20 (RR20) to Rural Residential/Resource 10 (RR10).

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 28th, 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 23, 2026

CALL TO ORDER

Meeting was called to order at 6:30 PM

COMMISSIONER PRESENT/ABSENT

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

STAFF PRESENT

Maddy Treat
Susan Dretke
Deanna Walter

PUBLIC PRESENT IN-PERSON/ZOOM:

Shirley Schultz
Smith
Ryan Walker
Erin (NR)
Mike (NR)
Christina Wollman
Graham Watson

Chairwoman Cherie Warren starts the meeting and takes roll.

She proceeds asking the commissioners if they had read the minutes from the September 9th meeting.

DRAFT

Hearing no corrections, changes, or additions.

Motion:

Motion to approve the September 9th agenda and minutes, first by commissioner Doug England, and second by commissioner Tammy Donaghue.

Votes - Majority in favor – Commissioner Chris Willoughby Abstains

Motion Passes

PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

No public comment.

New Business:

Hearings:

CPA 26-148 - PROS Plan – presented by Erin
Parks, Recreation and Open Space Plan

Commissioners discuss.

CPA 26-148 - Stehekin Community Plan - presented by Mike Kaputa
Stehekin Community Plan designating all privately-owned parcels as RR2.5.

Commissioners discuss.

CPA 26-148 - Ardurra/Anchor QEA Climate Resiliency Planning

Commissioners discuss.

Ryan Walker & Graham Watson present to change property to rural commercial.

Susan Dretke explains the SR findings in relation to this presentation

Commissioners, Ryan, and Graham discuss.

DRAFT

Susan presents CPA 26-007 –re-designating property from Rural Industrial to Rural Commercial

Commissioners discuss.

Susan Presents CPA 26-026 - request to re-designate from RR5 to RC

Commissioners discuss.

Susan Presents CPA 26-041 – request to re-designate from RR5 to RR2.5

Commissioners discuss.

Susan Presents CPA 26-048 – request to re-designate from RR5 & RR10 to RR2.5

Commissioners discuss.

Motion(s):

1: Motion to accept the CPA 26-148 PROS plan; first by commissioner Tammy Donaghue, and second by commissioner Nik Moushon.

Votes – unanimous vote

Motion Passes

2: Motion to approve CPA 26-148 RR2.5 option for the Stehekin Community plan; first by commissioner Nik Moushon, and second by commissioner James Wiggs

Vote – All in favor

Motion passes.

3: Motion to approve the CPA 26-148 Climate Resiliency planning; first by commissioner Nik Moushon, and second by commissioner Doug England.

Vote – All in favor

Motion passes.

DRAFT

4: Motion to approve CPA 26-007 first by commissioner James Wiggs, and second by commissioner Doug England.

Vote – All in favor

Motion Passes.

5: Motion to approve CPA 26-026 RR5 to RC rezone; first by commissioner Doug England and second by commissioner Jesse Redell.

Vote – All in favor

Motion passes.

6: Motion to approve CPA 26-041 re-designation from RR5 to RR2.5; first by commissioner Doug England and second by commissioner Tammy Donaghue.

Vote – All in favor

Motion passes.

7: Motion to approve CPA 26-048 re-designation from RR5 & RR10 to RR2.5; first by commissioner Nik Moushon and second by commissioner James Wiggs.

Vote – majority in favor

Motion passes.

DRAFT

Old Business:

Discussion at the Chair's Discretion:

ADJOURNMENT

Meeting Adjourned at 8:48 p.m.

Next Planning Commission Meeting to be held on
October 14, 2026, at 6:30 pm
All Planning Commission meetings and hearings are open to the public.

DRAFT

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

2026 Comprehensive Plan Map Amendment
Staff Report

TO:	Chelan County Planning Commission
FROM:	Chelan County Community Development
HEARING DATE:	October 14, 2026
FILE NUMBER:	CPA 26-054 Hellickson

RECOMMENDED MOTION

The Chelan County Planning Commission may make a motion to recommend approval or denial of the proposed Comprehensive Plan Amendments to the Chelan County Board of County Commissioners, pursuant to Chelan County Code Section 14.10.050. Suggested Findings of Fact and Conclusions of Law, which may be modified, are included in this staff report. Staff finds:

A. Re-designation of the site from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10) would not comply with applicable Chelan County goals and policies pursuant to the findings of fact and conclusions of law cited below.

GENERAL INFORMATION

Planning Commission Workshop	August 26, 2026
Notice of Application to Surrounding Properties	March 4, 2026
Planning Commission Notice of Hearing Published	October 3, 2026
Planning Commission Hearing on	October 14, 2026
60-day State agency review	July 20, 2026
SEPA Determination	April 30, 2026

SEPA Environmental Review

A Determination of Non-Significance (DNS) was issued under WAC 197-11-340(2) for CPA 26-026 on April 30, 2026 (Attachment 1). The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2)(c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency.

Agency Comments:

In comments dated March 12, 2026, the Chelan Douglas Health District indicated they have no objections to approval of the proposal. (Attachment 2)

Chelan County Fire Marshal's office indicated no comments on the proposal.

The Washington State Department of Commerce recommends denying the application due to its violation of GMA rules which state that in order to de-designate resource lands a comprehensive evaluation of all lands in this designation should be conducted and not on a case by case basis.

Public Comments:

A number of public comments have been received from neighboring property owners whose concerns have been summarized below. The full text of these comments can be found in Attachment 2.

Johnson, Brooke – Opposes proposal, concerned that smaller lots and increased density would occur affecting property values, due to change in the rural feel of the area. Stevens Canyon served by limited road infrastructure and water availability and septic capacity also concerns.

Harris, Sheila – Concerns regarding the potential approval address the private road with no recorded road maintenance agreement serving the area, increase in traffic with additional possible development. Water availability is also a concern. Safety concerns regarding wildfire and access into and out of the area.

Fishburne, John – No objection to approval of application, however has concerns regarding availability of water for domestic use and fire control.

Koblenz, Brian and Lisa – Opposes approval of the application due to the potential increase in development which would be a detriment to the community.

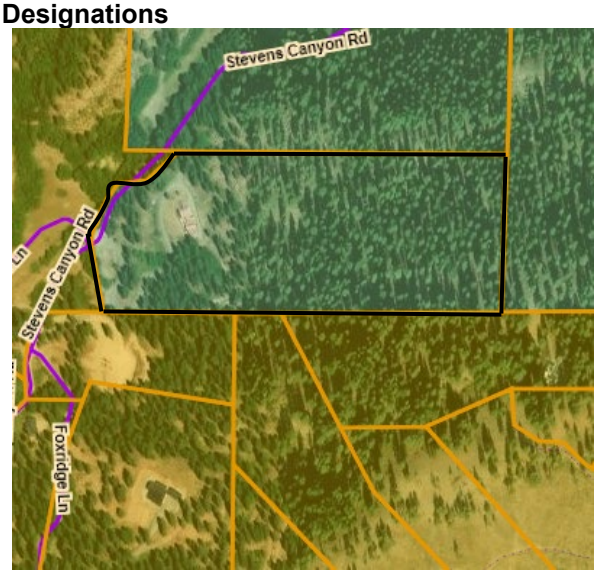
Johnson, Gavin – Opposes project, wants a Determination of Significance issued or at least a wildlife survey that the WDFW has had an opportunity to review and comment. Would like to see the applicant be required to demonstrate the need for the proposed designation in light of current housing inventory.

Larson, Ron – Expressed concerns regarding the possibility of future development on the property.

PROJECT DESCRIPTION – CPA 26-054 Hellickson

Proposal: The applicant is requesting a comprehensive plan map amendment to change the designation of the 22-acre property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). The property is developed with one single family residence taking access off Stevens Canyon Road, a private road serving additional single-family residences to the north and south as well as the preliminarily approved 5-lot rural cluster subdivision adjacent to the west. The site is also known as parcel number 25-18-32-330-200.

Chelan County Land Use Designations



Density: The existing Commercial Forest (FC) zoning allows one dwelling unit per twenty acres. The proposed designation of Rural Residential/Resource 10 (RR10) would allow one dwelling unit per 10 acres,

which if approved, could result in at least one additional lot. The proposal would also remove the commercial forest designation which is considered a resource designation.

Comprehensive Plan
Chelan County conducts an annual concurrent review of proposals to amend the Comprehensive Plan. The Plan represents the long-term vision for future land uses and development. Applicants must demonstrate the merits of the requested change as being consistent with adopted goals and policies.

The following Comprehensive Plan policies are relevant to the proposed request:

> **Goal LU 1:** Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.
>
> **Goal RE 2:** Maintain natural environment features that support and enhance natural resource-based economic activities, wildlife habitats, traditional rural lifestyles, outdoor recreation, and open space.
>
> **Policy RE 2.2:** Rural development should not preclude use of rural lands for agriculture and timber production and should avoid or mitigate impacts on existing agriculture or timber operations.
>
> **Goal H 1:** Encourage the availability of affordable housing to all economic segments of the population of the county.
>
> **Goal H 2:** Promote a variety of residential densities and housing types.
>
> **Goal FL 1**: Conserve forest lands of long term commercial significance. Encourage sustainable timber production in rural and resource lands as a viable, permanent land use and a significant economic activity within the community.
>
> **Policy FL 1.2**: Promote multiple uses of forest resource lands where such uses do not eliminate or limit commercial forest resource management.
>
> **Policy FL 1.4:** Classify and designate forest resource lands based on the criteria and procedures established in WAC 365-190-040, and 060 with special consideration given to the determination of whether forest resource lands considered for designation are viable as long term commercial significant
> forest resource lands.

Review Criteria
The map amendment was analyzed based on information provided by the applicant or when readily available, within existing County resources. Agency and public comment also play a role in understanding how the amendment may advance the Comprehensive Plan goals and policies and how it may serve the general public's interest.

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

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

Finding of Fact: The Growth Management Act under RCW 36.70A.020 contains planning goals that include, but are not limited to, 2) Reduce Sprawl, 3) Transportation, 4) Housing, and 8) Natural Resources. The Growth Management Act (GMA) encourages the provision of a variety of densities

in order to accommodate projected growth while maintaining the rural character. The GMA also encourages the retention of commercial resource designated lands.

The requested map amendment to RR10 would provide for the site to be divided into one additional lot. The Chelan County Comprehensive Plan locational guidelines for the RR10 designation include "Natural Resources. The area may have agricultural or forest land practice of both small scale and/or commercial significance. The area may also be adjacent to designated resource lands". Properties bordering the site to the north and east are also designated Commercial Forest (FC).

Conclusion: The proposal would not be consistent with the goals of the Growth Management Act and the applicable county-wide planning policies as it would result in the removal of important resource lands.

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

Finding of Fact: The proposed land use change would support the comprehensive plan goals and policies which encourage a variety of housing densities in the rural area, however, it would also result in the reduction of natural resource lands.

Conclusion: The proposal would not be consistent with the GMA goals and with County-wide Planning Policies regarding the protection and preservation of resource lands.

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

Finding of Fact: The comprehensive plan states that the purpose of the RR10 designation is "To allow for rural development, forestry and agricultural uses consistent with the rural character and rural development provisions outlined in the goals and policies of the comprehensive plan. These areas can function as areas of transition between resource lands and areas of more intense rural or urban development. These areas also provide opportunities for protecting sensitive environmental areas and creating open space typical of a rural setting." Properties adjacent to the west and south of the subject parcel are designated and zoned RR10, however, the property is adjacent to FC designated property to the north and east.

Conclusion: The amendment would comply with comprehensive plan land use designation/siting criteria.

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

Finding of Fact: The subject parcel has frontage along Stevens Canyon Road, a private road serving properties both northeast and southwest of the subject property.

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

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

Finding of Fact: The areas surrounding the subject property are either zoned FC (north and east) or RR10 (west and south). There are a number of 1.5 acre lots to the south of the subject property developed with single family residences.

Conclusion: The designation of the site from FC to RR10 has the potential would not adversely affect the surrounding area.

(F) The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

Finding of Fact: The RR10 designation is considered compatible with small-scale forestry operations if the property owner wishes to conduct such activities on the parcel.

Conclusion: The amendment would not adversely affect resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

(G) The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan.

Finding of Fact: The proposed amendment would allow the applicant to potentially develop one additional lot, however it could impact commercial forest practices.

Conclusion: The proposed amendment would not have an adverse impact on projected growth; and would not contribute to the possibility of sprawl.

(H) The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

Finding of Fact: The proposed amendment could increase the availability of additional housing at rural densities, however a number of neighboring residents submitted comments regarding concerns for the potential additional traffic on the public and private road system serving the neighborhood. Concerns were also raised regarding the availability of potable water for additional users and the potential impact to wildlife.

Conclusion: The proposed amendment could provide additional housing opportunities while retaining the rural character of the area.

FINDINGS OF FACT

1. Chelan County adopted Title 14, Development Permit Procedures and Administration outlining provisions relating to the amendment of the Comprehensive Plan consistent with RCW 36.70A. The County followed the procedures required for amendment of the Comprehensive Plan.
2. Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and Chelan County Code outline provisions relating to the adoption and amendments to the Comprehensive Plan. The County used the applicable guidelines and regulatory review criteria for each amendment.
3. RCW 36.70A.210 requires that the Comprehensive Plan be consistent with the provisions of the adopted County-Wide Planning Policies.
4. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11, SEPA Rules, have been satisfied. To comply with the requirements of the State Environmental Policy Act for environmental review of a non-project action, the County, as lead agency issued a Determination of Non-significance for the application on April 30, 2026.
5. The required State agency review with the Department of Commerce (COM) and other State agencies was initiated on July 20, 2026, (Attachment 3), pursuant to RCW 36.70A.106.
6. The location and characteristics of the site which is the subject this request for a Comprehensive Plan Map Amendment are consistent with Chelan County Comprehensive Plan designation for Rural Residential/Resource 10 (RR10) as outlined in this staff report.

CONCLUSIONS OF LAW

1. The amendment to the Chelan County Comprehensive Plan would be consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.
2. The amendment would comply with the Comprehensive Plan designation/siting criteria.
3. The amendment would not adversely affect the surrounding land uses.
4. The amendment would not adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
5. The amendment would not adversely affect the supply of land for various purposes available to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.
6. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.
7. The amendments are consistent with Chelan County Code Title 14 Development Permit Procedures and Administration.
8. The requirements of RCW 43.21C, the State Environmental Policy Act and WAC 197-11, SEPA Rules have been satisfied.

STAFF Finding

The Chelan County Planning Commission may make a motion to recommend approval or denial of the proposed Comprehensive Plan Amendment to the Chelan County Board of County Commissioners, pursuant to Chelan County Code Section 14.10.050. Suggested Findings of Fact and Conclusions of Law, which may be modified, are included in this staff report. Staff finds:

The Comprehensive Plan Amendment to change the subject property's land use designation from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10), given file number CPA 2026-054, based upon the findings of fact and conclusions of law contained would not comply with relevant adopted county goals and policies.

ATTACHMENTS

1. SEPA Determination
2. Comment letters
3. 60-day Review Acknowledgment Letter from WA Dept. of Commerce
4. File of Record for CPA 26-054

CHELAN COUNTY

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

SEPA NOTICE ISSUANCE OF DETERMINATION OF NON-SIGNIFICANCE (DNS)

Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10).

File Number:	CPA 26-054
Parcel Numbers:	25-18-32-330-200
Site Address:	10705 Fox Rd. Leavenworth, WA 98826
Owner:	Michael Hellickson, PO Box 7617, Bonney Lake, WA 98391
Agent:	Ryan Walker, Pacific Engineering and Design, 200 S. Columbia St Ste 300 Wenatchee, WA 98801
Lead Agency:	CHELAN COUNTY

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This Determination of Non-Significance is issued under WAC 197-11-340, DNS. The lead agency will not act on this proposal for fourteen (14) days from the date of publication. Comments must be submitted by May 14, 2026 for consideration.

Responsible Official: Deanna Walter, Director / SEPA Responsible Official
Address: Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: (509) 667-6225

Signature: Deanna Walter Date: 4/30/26
Deanna Walter, SEPA Responsible Official

From: Brian Koblenz
To: Susan Dretke; Brian Koblenz; Lisa Koblenz
Subject: CPA 26-054 Public Comment
Date: Wednesday, March 11, 2026 11:09:09 AM

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

Susan,

I am writing on behalf of my wife and I who are neighbors of the applicant and have owned our property for more than 20 years.

We appreciate that you "ENCOURAGE PUBLIC COMMENT" (emphasis yours), but the placement of the sign for the proposed land use action is such that we are the only full-time residents who would see it. Of the remaining three owners who live north and east of the applicant, only one will drive by that sign between the time it is posted and the end of the public comment and no other people have rights to that private road. Those neighbors most impacted live south and west of the applicant and are unlikely to be aware of the application. I have taken the liberty of communicating the link to the Land Use Action application to some of those most impacted.

When we made our purchase decision, our property and all of the properties around it (including the applicants) were zoned FC which carries a 20 acre minimum for development. We were happy to know that our privacy would be respected and the housing density would be minimized through this wildlife corridor. Unfortunately, through various mechanisms, a number of the properties south and west of the applicant have been rezoned to smaller minimum lot sizes and each of them has since had additional houses built with future plans for even more construction.

The applicant states that he has "no plans for future activity connected to this proposal", but the applicant is a real estate professional and it would be disingenuous to believe that an RR-10 zoning will not lead to additional development. Otherwise, the applicant should be satisfied with creating an RR-20 designation of which we are fully supportive. The applicant already has the right to build an additional ADU to their property; rezoning RR-10 paves the way to two houses and two ADUs. We certainly understand how the rezoning benefits the applicant, but we see it only as a detriment to the community.

It would be unfortunate if the county treats the technique of leveraging FC zoning as an effective trojan horse strategy to facilitate updating the zoning to RR-10.

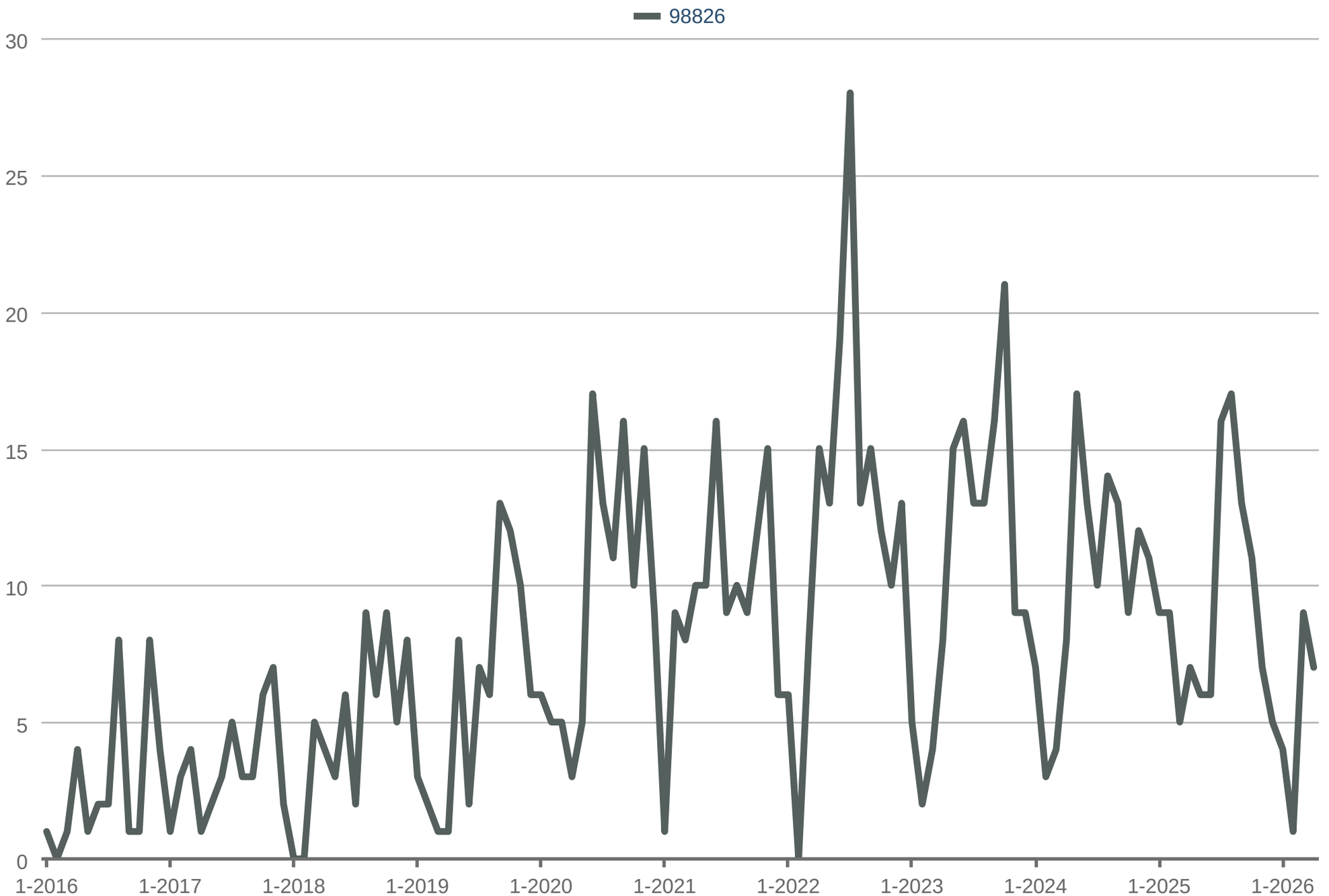
Sincerely,
Brian and Lisa Koblenz
10740 Fox Rd
Leavenworth, WA 98826

Gavin Johnson
Alpine Group

Office: (509) 548-9362
Cell: (509) 264-6960
gavin@alpinegroup.homes
www.alpinegroup.homes

NORTHWEST MULTIPLE LISTING SERVICE.

Closed Sales



98826: Residential

Each data point is one month of activity. Data is from May 5, 2026.

All data from Northwest Multiple Listing Service®. InfoSparks © 2026 ShowingTime.

From: Gavin Johnson
To: Susan Dretke
Cc: Brooke Johnson
Subject: Re: Notice of Application File # CPA 26-054
Date: Monday, March 9, 2026 12:39:31 PM

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

Susan,

I'm writing on behalf of my wife and myself, current owners of 25 Foxridge Ln. It's come to my attention via multiple neighbors that Mr. Hellickson is attempting to rezone his property to increase density up Stevens Canyon. We firmly stand against this proposal, and stand with our neighbors' opinions that more density is not the answer. Ski Hill has been rezoned to higher density allowance, hundreds of apartments have been built in the last decade, and demand is not what it used to be. I own a real estate brokerage with an office downtown Leavenworth, so I'm personally aware of the trends, and demand is low, much lower than it was a few years ago.

He may claim to have "no future plans," but heed with caution. This is a man who lost his entire brokerage's license in 2011 due to MANY unethical practices. His actions and intentions are unaligned. What he's proposing is not necessary and will only burden everyone else involved. I hope the county listens and can prove to the people it serves that money is not the only factor that drives county policy/preservation. I look forward to a thoughtful investigation into this matter. Thank you for your time and consideration.

Best,

Gavin & Brooke Johnson
(509)264-6960
(509)280-2848

From: Gavin Johnson
To: Susan Dretke
Subject: SEPA Determination regarding CPA 26-054- Hellickson
Date: Tuesday, May 5, 2026 12:28:02 PM
Attachments: 98826 Closed Inventory Supply.pdf
98826 Closed Sales Trends.pdf

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

Dear Susan Dretke,

I am writing to submit formal public comment in opposition to the proposed change in land use designation for Mr. Hellickson's parcel in Leavenworth from Commerical Forest Land to Rural Residential 10 (RR10). I am a resident of the area and a real estate broker actively working in the Leavenworth market, and I have substantive concerns regarding both the environmental implications of this proposal and the demonstrated need that would justify it under the Growth Management Act.

I. Lack of Demonstrated Need

Washington's Growth Management Act requires that changes to land use designations and any expansion of development capacity be supported by a documented, demonstrated need based on current population and market conditions. The current data for the Leavenworth market (ZIP 98826) does not support an argument that additional rural residential capacity is needed. According to Northwest Multiple Listing Service data pulled May 5, 2026:

• Months Supply of Inventory currently sits at approximately 12 months — among the highest readings recorded over the past decade and roughly double what is generally considered a balanced market (4–6 months). The only comparable readings in the past ten years occurred in late 2025, indicating a sustained oversupply rather than a short-term anomaly.

• Closed sales activity has fallen to a range of approximately 1–9 transactions per month in recent months, well below the 13–21 monthly closings typical of 2020 through 2024. Recent activity is at or near the lowest levels observed since 2018.

In parallel, the Leavenworth area has very recently absorbed significant new housing capacity that has not yet worked through the market, including 368 newly constructed and available apartment units near town (with over 200 units still available for rent) and a rezone to RL-8 throughout all of lower Ski Hill that has been rezoned for residential subdivision into a substantial number of additional future homes. Together, these developments represent a meaningful pipeline of new supply already entitled and, in some cases, already delivered.

Given these conditions: historically high inventory, sharply reduced sales velocity, and a sizable pipeline of recently approved and recently delivered units; there is no defensible market basis for further expanding rural residential development capacity at this time. Adding capacity in a market already showing clear signs of oversupply does not advance the GMA's purposes; it works against them.

II. Environmental and Wildlife Concerns

The parcel in question lies within the Stevens Canyon corridor, which functions as an important wildlife migration and habitat area. I have been in contact with the Washington Department of Fish and Wildlife regarding this proposal. WDFW has reviewed the parcel and indicated that it has concerns about the proposal due to the presence of important wildlife resources and habitat in the area, including documented or potential occurrence of golden eagle, northern spotted owl, and sharp-tailed snake. WDFW has further indicated that a thorough wildlife survey will likely be needed to determine whether these species are present and that they look forward to a detailed review should the project advance to the Notice of Application and Environmental Review stage.

Notably, WDFW stated that this proposal is the first they have seen of it, which they noted is consistent with the County's typical practice of soliciting agency comment after the threshold determination has been made. I would respectfully request that the County engage WDFW substantively before issuing any threshold determination on this proposal, given the species and habitat concerns identified, rather than after the fact. Reliance on a Determination of Nonsignificance in the absence of a wildlife survey, when a state resource agency has already flagged species-level concerns, would not appear to satisfy SEPA's requirement that the County consider all reasonably available environmental information.

III. Cumulative Impacts

I would also ask that the County consider the cumulative impact of this proposal in combination with the apartment construction, the recent rezoning of lower Ski Hill, and other recently approved development in the Leavenworth area. SEPA requires consideration of cumulative effects, and reviewing this rezone in isolation, particularly when its stated justification is general future development potential rather than a specific project, risks understating its true contribution to habitat fragmentation and pressure on the Stevens Canyon corridor.

IV. Request

For the reasons above, I respectfully request that the County:

1. Issue a Determination of Significance, or at minimum decline to issue a Determination of Nonsignificance, until a wildlife survey has been completed and WDFW has had the opportunity to formally review and comment;
2. Require the applicant to demonstrate need for the proposed designation change consistent with GMA requirements, in light of current inventory, sales, and pipeline data for the Leavenworth market; and
3. Deny the proposed change from AC to RR10 absent a clear showing of both demonstrated need and adequate environmental review.

Thank you for your time and for the opportunity to comment. I have provided the underlying NWMLS data referenced above, and am happy to discuss any of these points further. Please confirm receipt of this comment for the record.

Respectfully,

Gavin Johnson
(509)264-6960

March 11, 2026

To: Department of Community Development

Att: Susan Dretke

Re: Proposed application for a Comprehensive Plan Map Amendment, file No. CPA 26-054

Comment:

In regards to the application for the proposed Comprehensive Plan Map Amendment, I don't find any objection, but my concern is that within the consideration of said amendment, Chelan County and the Chelan/Douglas County Health Department require proof of adequate domestic water volume for the maximum number of potential living structures without impacting the water table for wells below, and for a minimum of water in reserve for fire control. The area proposed is dense forest and on mountain hillside and the road for fire equipment access is difficult.

Thank you for the opportunity to comment on this application.

Respectfully submitted,

John W. Fishburne

10462 Fox Rd, Leavenworth, WA 98826

Fishburnej3@gmail.com

(509) 670-8635

From: Chris Pedersen
To: Susan Dretke
Subject: CPA 26-054
Date: Monday, March 9, 2026 3:54:29 PM

Susan,

The fire marshals office has no comments on the above mentioned project.

Chris Pedersen, CFI²
Chelan County Fire Marshal
Department of Fire Prevention and Investigation
400 Douglas St.
Wenatchee, WA 98801
Cell: 509-630-9259
Email: chris.pedersen@co.chelan.wa.us

Sheila Harris
Alan Chilcoat
10675 Fox Road
Leavenworth WA 98826

March 11, 2026

Chelan County
Dept of Community Development
316 Washington St, suite 301
Wenatchee, WA 98801

Re Notice of Application File # CPA 26-05, Michael Hellickson

We have questions and comments regarding the above Notice of Application .

This property is accessed by a private road that has no recorded Road Maintenance Agreement. Access is important to us as we live at the bottom of the road, and it runs through our immediate property. Changing the land use designation leads us to speculate that this adjustment would allow for more homes and ADUs. The applicant has told me in our initial introduction that he would like to build homes for his children. How many homes may be accessed off a private road before being required to bring it up to County standards? We are concerned that any further widening through our property will cause the embankment to slough and avalanche our house below.

The road already has 2 STRs which leads to an increase in traffic through our easement of up to 8 cars per day. Another major concern is ongoing construction. We have had up to 16 dumptrucks per day pass through, along with concrete, heavy equipment, and contractor vehicles—all within 40 feet of our home. Little did we know how intense the usage would be when we purchased our parcel. In addition, as there is no maintenance agreement, dust is unmitigated.

Water is a major concern of the entire neighborhood. Our property has 4 wells, serving 16 homes or lots. These wells have run dry in the past, from overuse up the canyon, and when there were fewer users than now. What measures has the County put in place to protect existing wells and users? What health measures are in place to ensure increasing density above community wells will keep runoff of septic drainfields from funneling to our shared aquifer?

In addition, this is a Wildland Urban Interface with no County Fire support required on the private road. It has only one egress route, unless a neighboring driveway is used. Fox Road has only one ingress/egress route with more than 40 homes existing already. There are places on Fox Road where only one car at a time may pass.

The existing fire hydrants on Fox Road are supported by the well system in our property. Without adequate water, the neighborhood fire risk increases.

Of course, we cannot speculate on the applicant's intentions, but the County can parse out the ultimate development goals of any application, as part of comprehensive planning. It's up to the County to protect the existing residential quality of life by addressing increasing density and decreasing resources, before they become problems.

We appreciate being notified of the application notice by mail. We received it March 10. Thank you for noting our comments and questions.

Best regards,

Sheila Harris and Alan Chilcoat

From: Brooke Johnson
To: Susan Dretke
Subject: Re: Notice of Application File # CPA 26-054
Date: Monday, March 9, 2026 12:56:41 PM

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

Dear Susan,

My name is Brooke Johnson, and I am a property owner at 25 Foxridge Lane. I'm writing to express my opposition to the proposed rezoning request submitted by Mr. Hellickson for property located up Stevens Canyon.

Like many of my neighbors, my family chose to purchase property in this area because of the existing zoning and the larger lot sizes that provide space, privacy, and a lower-density rural character. We paid a premium for that setting and for the "elbow room" that properties in this area currently offer.

If the zoning is changed to allow for significantly smaller lots and increased density, it fundamentally alters the expectations that current property owners relied upon when making what is often the largest investment of their lives. One of the defining attributes of Stevens Canyon properties is the space and rural feel created by larger lot sizes. If those conditions change, it diminishes a key factor that supports our property values. Being unable to sell our property in the future with those same qualities would place existing homeowners at a clear disadvantage.

There are also practical concerns that come with increasing density in this area. Stevens Canyon is served by limited road infrastructure, and additional development would increase traffic on roads that were not designed for higher volumes. In the event of wildfire, which is a real and ongoing concern in our region, evacuation safety and emergency access should be carefully considered before allowing additional density.

Water availability and septic capacity are also important considerations in rural areas like ours. Increased density could place additional strain on systems that were originally planned for much lower levels of development.

I also encourage the county to carefully evaluate the long-term intentions behind this rezoning request. While it may be stated that there are no immediate development plans, zoning changes often shape what becomes possible in the future. Because of the significant and lasting impacts that increased density could have on Stevens Canyon, I believe it is important for the county to proceed with caution and fully consider how this change could affect existing residents and the broader community over time.

Finally, approving a rezoning like this could set a precedent for similar requests in the future, which could gradually transform the character of Stevens Canyon in ways that current residents never anticipated when they chose to live here.

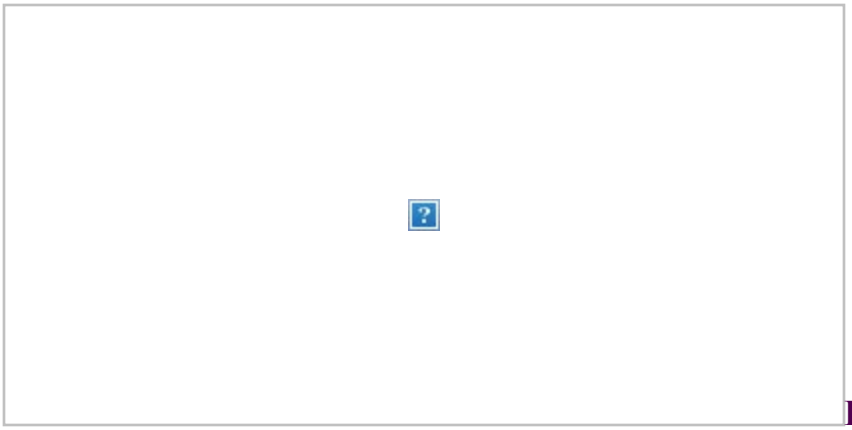
For these reasons, I respectfully ask that the county carefully consider the long-term impacts

this rezoning could have on existing residents, infrastructure, property values, and the rural character of this area before making any decision.

Thank you for your time and for considering the perspectives of local residents.

Sincerely,
Brooke Johnson
25 Foxridge Ln
Leavenworth, WA
(509) 280-2848

--



Brooke Johnson

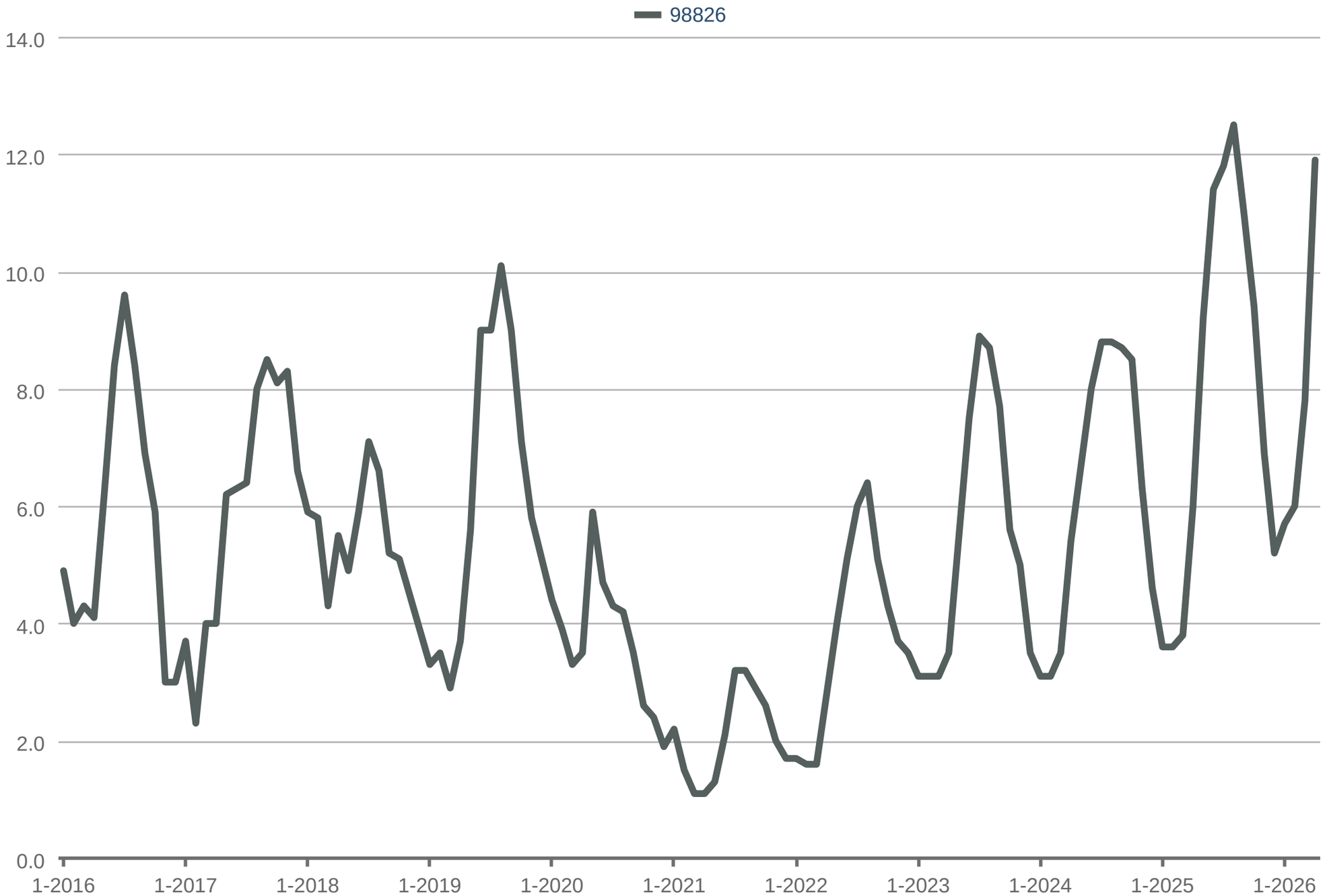
Brooke Johnson
Alpine Group Real Estate
Realtor
509.280.2848
brooke@alpinegroup.homes

Gavin Johnson
Alpine Group

Office: (509) 548-9362
Cell: (509) 264-6960
gavin@alpinegroup.homes
www.alpinegroup.homes

NORTHWEST MULTIPLE LISTING SERVICE.

Months Supply of Inventory (Closed)



98826: Residential

Each data point is one month of activity. Data is from May 5, 2026.

All data from Northwest Multiple Listing Service®. InfoSparks © 2026 ShowingTime.

Chelan-Douglas Health District
200 Valley Mall Parkway, East Wenatchee, WA 98802

Memorandum

To: Susan Dretke, Chelan County

From: Richmond Petty, REHS

Date: 03/12/26

RE: Hellickson (CPA 26-054) Comments

I have reviewed the above development proposal for a Comprehensive Plan Map Amendment. The request to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). The subject property is located at 10705 Fox Rd., Leavenworth, WA 98826 (county tax parcel: 251832330200)

As proposed, I have no objections to further approval of this project.

- Active Septic Repair permit issued (OSS-REPAIR-25-0055) and private water review approved in 2006 for well (APG157).

Any changes to the project may require additional Health District review.

Fees for review of land-use applications have been established by the Chelan-Douglas Health District Board of Health. The District will bill the applicant upon receipt of our comments (attached).

Project	CDHD 2026 fees
Other Land Use review (per hour)	$125
Administration Fee	$5

From: Ron Larson
To: Susan Dretke
Subject: Project File No: CPA 26-054
Date: Wednesday, March 11, 2026 2:47:54 PM

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

Hello Susan,
I need help understanding this rezone request. The notice indicates the proposal is to change the zoning for this Parcel to Rural Residential/Resource 10 from Commercial Forest. There is currently a large residence on this property. Is this proposal just to make the zoning consistent with the facts on the ground or is this laying the groundwork for future subdivision? I suspect I'm missing something. Please clarify. We own the residence on 10412 Fox Rd and are interested in any potential impacts to traffic.
Thanks!
Ron Larson

Washington State Department of Commerce

THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2026-S-13072

Submittal Date Time: 07/20/2026

Submittal Information

Jurisdiction	Chelan County
Submittal Type	60-day Notice of Intent to Adopt Amendment
Amendment Type	Comprehensive Plan Amendment

Amendment Information

Brief Description
Proposed comprehensive plan amendment for the GMA periodic update

- **Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.**
- **Yes, this is action includes changes to Urban Growth Boundaries.**

Planning Commissions Date 07/22/2026
Planning Commissions Date 08/26/2026

Anticipated/Proposed Date of Adoption 12/31/2026

Categories

Submittal Category
Comprehensive Plan

Attachments

Attachment Type	File Name	Upload Date
Comprehensive Plan Amendment - Draft	Chelan County 2026-2046 Comp Plan_Appx K_20260715.pdf	07/20/2026 10:53 AM
Comprehensive Plan Amendment - Draft	Chelan County 2026-2046 Comp Plan_Appx L_20260716.pdf	07/20/2026 10:53 AM
Comprehensive Plan Amendment - Draft	Chelan County 2026-2046 Comp Plan_Redlines_20260717.pdf	07/20/2026 10:53 AM
Comprehensive Plan Amendment - Draft	Chelan County Citizen Initiated Comp Plan Amendments.pdf	07/20/2026 10:57 AM

Contact Information

Prefix Ms.
First Name Deanna
Last Name Walter
Title Director
Work (509) 667-6225
Cell
Email deannac.walter@co.chelan.wa.us

☐ **Yes, I would like to be contacted for Technical Assistance.**

Certification

■ **I certify that I am authorized to submit this Amendment for the Jurisdiction identified in this Submittal and all information provided is true and accurate to the best of my knowledge.**

Full Name Ashley Fernandez
Email ashley.fernandez@co.chelan.wa.us

File: SPA 26-054

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

I, Ashley Fernandez, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on April 28, 2026, I personally mailed true and correct copies of the attached SEPA DETERMINATION OF NON-SIGNIFIGANCE to the following parties:

****SEE ATTACHED EMAIL****

Signature

4.28.2026
Date

ACKNOWLEDGEMENT

This is to certify that on 28th day of April, 2026.

Ashley Fernandez to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Breanne Hensley
Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: jdL8NbWKaxgbkhXGXlae | **Proof Updated: Apr. 27, 2026 at 08:31am PDT**
Notice Name: CPA - SEPA - DNS

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Ashley Fernandez	Wenatchee World
ashley.fernandez@co.chelan.wa.us	
(509) 667-6225	

Columns Wide: 2 **Ad Class:** Legals

Total Column Inches: 9.14

Number of Lines: 47

4/30/2026: Custom notice (Thursday Rate)	231.55
Subtotal	$231.55
Tax	$0.00
Processing Fee	$23.16
Total	**$254.71**

See Proof on Next Page

DETERMINATION OF NON-SIGNIFICANCE

PURSUANT to R.C.W 43.21C, NOTICE IS HEREBY GIVEN THAT on April 30, 2026 Chelan County Community Development (LEAD AGENCY) did issue a determination of non-signif icance relative to the environmental impact for the applications listed below. The lead agency for these proposals has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.C.030 (2)(c). This decision was made after review of completed environmental checklist and other information on file with the lead agency.

CPA 26-063 Sanderson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 10 (RR10) to Rural Residential Resource 5 (RR5). **Site Address:** 172 Whitetail Way Chelan, WA 98816; **Parcel Numbers:** 28-22-34-410-100

CPA 26-067 WA DNR- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 20 (RR20) to Rural Residential Resource 10 (RR10). **Site Address:** Unassigned, Wenatchee, WA 98801; **Parcel Numbers:** 23-20-16-100-000

CPA 26-060 McMahon - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 10 (RR10) to Rural Residential Resource 2.5 (RR2.5). **Site Address:** 7948 East Leavenworth Rd. Leavenworth, WA 98826; **Parcel Numbers:** 24-17-23-510-480

CPA 26-054 Hellickson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). **Site Address:** 10705 Fox Rd. Leavenworth, WA 98826; **Parcel Numbers:** 25-18-32-330-200

CPA 26-041 Campbell- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5) **Site Address:** 24 Hugo Rd. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-330-175

CPA 26-048 HMJD-Collins LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 to Rural Residential/ Resource 2.5 (RR2.5) **Site Address:** Unassigned. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-430-050

CPA 26-026 G&B Properties East LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) to Rural Commercial (RC). **Site Address:** 18625 Beaver Valley Rd., Plain, WA 98826; **Parcel Numbers:** 26-17-13-720-007

CPA 26-007 Heart for Homes - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC). **Site Address:** 85 Chestnut St., Chelan Falls, WA 98817; **Parcel Numbers:** 27-23-32-515-096

This information is available to the public on request and may be reviewed at Chelan County Community Development, 316 Washington Street, #301, Wenatchee, WA, during normal business hours. **Comments on these determinations should be sent to the above listed address and must be received by May 14, 2026 at 5:00 PM.**

Date: April 30, 2026

######

Skip navigation

DEPARTMENT OF ECOLOGY State of Washington

SEPA Record Submittal

My agency records Add a SEPA record Help My account

Resources

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit Copy Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-054

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:

Leavenworth WA 98826

Parcel number:
25-18-32-330-200

Coordinates (Lat, Long):

Section/Township/Range:

Other identifying location information:
Address Unassigned

Project documentation

Proposal type:
Nonproject

Related Ecology SEPA numbers:
202600819

Important dates

Issued date:
4/30/2026

Comments due to lead agency:
5/14/2026

SEPA Number: 202600819

Applicant name:
Michael Hellickson

Applicant contact information:

Document type:
CONSULT

Document sub type:
DNS

Proposal name:
Hellickson Comprehensive Plan Map Amendment and Rezone

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Ashley Fernandez

Date submitted to Ecology:
4/28/2026

Published date:

Attached files

File name	File description
CPA 26-054 - Application Materials.pdf	Application Materials
CPA 26-054 - Hellickson - SEPA - DNS.pdf	Issuance of DNS

Ecology home Ecology's SEPA website SEPA Register public search
Version: 1.0.0.0 Contact admin Privacy notice
Accessibility Copyright © Washington State Department of Ecology

Ashley Fernandez

From: Ashley Fernandez
Sent: Tuesday, April 28, 2026 12:33 PM
To: 'michael@hellickson.com'; 'ryanw@pacificengineering.net'; 'fishburnej3@gmail.com'; 'gnorrisj@gmail.com'; 'brooke@alpinegroup.homes'; 'brian.koblenz@gmail.com'; 'ronlarson@comcast.net'; 'richmond.petty@cdhd.wa.gov'
Cc: Susan Dretke
Subject: Additional comment period for a SEPA Determination regarding CPA 26-054- Hellickson - Chelan County Dept. of Community Development
Attachments: CPA 26-054 - Hellickson - SEPA - DNS.pdf

Good afternoon,

Please see the attached SEPA Determination of Non-significance regarding Michael Hellickson's application, File# CPA 26-054. This is a notification of a decision that was made regarding the application. The comment period ends on May 14, 2026.

If you have any questions pertaining to this application please feel free to contact the Chelan County Planner associated with this file, Susan Dretke, at 509-667-6225 or susan.dretke@co.chelan.wa.us.

Have a great week!

Cheers,

Ashley Fernandez
Noticing Clerk
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
Ashley.Fernandez@co.chelan.wa.us

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

Additional Comment Letters for CPA 26-054 – Hellickson – SEPA DNS

Mailed 4/28/2026

Sheila Harris & Alan Chilcoat- 10675 Fox Rd, Leavenworth WA 98826

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
)
COUNTY OF CHELAN)

CPA 26-054

Ryan Walker, being first duly sworn, deposes and says: That at all times mentioned herein she/he was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That the general notice of land use action containing the permit #, applicant name and a description of the proposal for a **Comprehensive Plan Amendment, CPA 26-054**, was maintained on the subject property, in accordance with the records of property ownership of the Chelan County Assessor, in good conditions from 2/25/26 (date of posting on the project site by the Chelan County Department of Community Development), through 3/19/26 (the end of the public comment period), and affidavit returned to the Chelan County Department of Community Development on 4/15/26.

Ryan Walker
Signature

4/15/26
Date

ACKNOWLEDGEMENT

This is to certify that on ~~4/15/26~~ 15 day of April, 2026.

Ryan Walker to me known to be the person(s), who executed the foregoing Affidavit of Posting and acknowledged to me that they signed the same as their free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing in Chelan County

My commission expires 9-5-29

JENNIFER HINSON
Commission Expires
09-05-2029
NOTARY PUBLIC
License Number 193513
STATE OF WASHINGTON

File: CPA 26-054

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) **SS**
COUNTY OF CHELAN)

Jessica Thompson, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on 3/4/2026, I personally mailed true and correct copies of the hereto attached:

- ☐ Notice of Shoreline Application
- ☑ Notice of Application
- ☐ Other _____

to all property owners within 1,000 feet (excluding 60 feet of Street rights of way pursuant to Section 14.08.060 (1)(B), Chelan County Code) of the project boundary in accordance with the records of property ownership of the Chelan County Assessor and any other interested parties. A copy of the mailing list is attached to this affidavit.

Signature

3/4/26
Date

ACKNOWLEDGEMENT

This is to certify that on 4th day of March, 20 26

Jessica Thompson to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

Owner_Name CPA 26-054 Hellickson	Address_1	Address_2	City	State	Zip
ADAMS MARY LOU	92 LUCKY DOG LN		LEAVENWORTH	WA	98826
ALLEN CHRISTOPHER S & SARAH L ROSSELET	49 FOX HOLLOW RD		LEAVENWORTH	WA	98826
ALLEN LUCAS J & MADELYN M	10448 FOX RD		LEAVENWORH	WA	98826
ALPINE VIEW LLC	NOVA CHAMBERLAIN PRESIDENT	19501 144TH AVE NE STE C300	WOODINVILLE	WA	98072
BAIN BRANTLEY & STACI	10670 FOX RD		LEAVENWORTH	WA	98826
BALLATA JOSEPH M	5820 S LAURELCREST CT		SPOKANE	WA	99224
BALLEW STEPHEN T ETAL	PO BOX 777		LEAVENWORTH	WA	98826
BIBBEE MARK A & ANN	2860 SPRING CHAPEL CT		HERNDON	VA	20171
BOLSER DUANE A & LOUISE M	PO BOX 572		LEAVENWORTH	WA	98826
BORGES DE MORAES CAMILA	2470 E HELLEN ST		SEATTLE	WA	98112
BOSKET SPENCER ETAL	145 RABBIT LN		LEAVENWORTH	WA	98826
CADE MATTHEW & CAROL	164 S EAGLE RIDGE RD		LEAVENWORTH	WA	98826
CANNATA JOSEPH A	15361 US HIGHWAY 2		LEAVENWORTH	WA	98826
CHILCOAT ALAN L ETAL	10675 FOX RD		LEAVENWORTH	WA	98826
CHRISTENAT JEFF & SUTTON JULIE	1672 ALPENVIEW DR		LEAVENWORTH	WA	98826
CHRISTENAT JEFFREY M & SUTTON JULIE	2319 1ST AVE #508		SEATTLE	WA	98121
CHRISTENAT JEFFREY M & SUTTON JULIE	2319 1ST AVE #508		SEATTLE	WA	98121
COWAN ORCHARDS INC	C/O ROBERT COWAN	40 FOX HOLLOW RD	LEAVENWORTH	WA	98826
DARLINGTON DOUG	23 ARROWLEAF LN		LEAVENWORTH	WA	98826
DIETRICH ORCHARDS LLC	80 RANCHETTS RD		BIGFORK	MT	59911
FARIAS CHRIS	PO BOX 342		LEAVENWORTH	WA	98226
FISHBURNE JOHN W	10462 FOX RD		LEAVENWORTH	WA	98826
FOX RIDGE LLC	10020 NORTH RD		LEAVENWORTH	WA	98826
FRANK JEFFREY G	1617 8TH AVE W		SEATTLE	WA	98105
GIBBONS ALEC	JOSEPH A GIBBONS	PO BOX 492	FRIDAY HARBOR	WA	98250
GONDER LEO & TERESA	PO BOX 36		SPOKANE	WA	99201
GRANDIN JAMES & REBECCA	655 NW 76TH ST		SEATTLE	WA	98117
HAFERMANN MAURY D & SHANNON T	167 CROSS CREEK LN		LEAVENWORTH	WA	98826
HELLICKSON MICHAEL	PO BOX 7617		BONNEY LAKE	WA	98391
HICKEY PETER V C & GAYLE E	PO BOX 2749		WOODINVILLE	WA	98072-2749
J & L GETAWAY LLC	5701 SUGARLOAF ST		ANACORTES	WA	98221
JERGOVIC KENDRA & JADRAN	42 FOXY LN		LEAVENWORTH	WA	98826
JOHNSON BRETT B	10680 FOX RD		LEAVENWORTH	WA	98826
JOHNSON BROOKE & GAVIN N	10380 NORTH RD		LEAVENWORTH	WA	98826
JOHNSON CURTIS M & MEYERS STEVEN P	15242 186TH AVE NE		WOODINVILLE	WA	98072
JORGENSEN MARK R & SARAH R V	13517 NE 94TH ST		REDMOND	WA	98052
KAROL CHARLES B & TREADWELL KAROL JENNIFER L	10495 FOX RD		LEAVENWORTH	WA	98826
KELLER KENRA D & GREGORY S	7538 OLYMPIC VISTA PL NW		SEABECK	WA	98380
KELLEY KYLE S	10541 FOX RD		LEAVENWORTH	WA	98826
KINZER CRAIG & DANNA	18875 SE 42ND ST		ISSAQUAH	WA	98027
KINZER DANNA & CRAIG	300 LENORA ST #492		SEATTLE	WA	98121
KOBLENZ BRIAN	10740 FOX RD		LEAVENWORTH	WA	98826
LEDEZMA LLC	80 RANCHETTS RD		BIGFORK	MT	59911
LEE MICHAEL C & ROSANA M BISHAI	5624 117TH AVE SE		BELLEVUE	WA	98006
LGL PROPERTIES LLC	PO BOX 2151		WENATCHEE	WA	98807
MARTIN STEVEN & MAHALA	269 RABBIT LN		LEAVENWORTH	WA	98826
MAXWELL AMANDA & WILLIAM M RIEDEL	2410A NW 61ST ST		SEATTLE	WA	98107
MC CAULEY CONNIE C ETAL	PO BOX 2023		LEAVENWORTH	WA	98826
MC GLYNN WILLIAM P & JULIE M ENGLAND	70 LUCKY DOG LN		LEAVENWORTH	WA	98826
MC KINNEY JAMES D & RITA E	1217 COMMERCIAL ST		LEAVENWORTH	WA	98826
MELVIN RICHARD A & SHERYL R	2828 NE 183RD ST		LAKE FOREST PARK	WA	98155
MILGATE IAN & CATRIONA REVCBLE LVNG TRUST	MILGATE IAN & CATRIONA TRUSTEES	734 MURET CT	RICHLAND	WA	99352
MOTTELER ORCHARDS LLC	PO BOX 962		LEAVENWORTH	WA	98826-0962
MUENZBERG FAMILY TRUST	MUENZBERG STEVEN & LYNNETTE TRUSTEES	18514 RIDGEFIELD RD NW	SHORELINE	WA	98177
O TWOMNEY JENNIFER & ROBERT P	106 FOXY LN		LEAVENWORTH	WA	98826
PATTON STEVEN M & KATHLEEN A TUCKER-PATTON	63 LUCKY DOG LN		LEAVENWORTH	WA	98826
PHILLIPS THOMAS H & CHERYL L	1484 ALPENVIEW DR		LEAVENWORTH	WA	98826
PIESTRUP SARAH L	10454 FOX RD		LEAVENWORTH	WA	98826
POSEY CANYON LLC	10020 NORTH RD		LEAVENWORTH	WA	98826
REDD PHILLIP E & ANN M	18400 208TH AVE SE		MONROE	WA	98272
REED DOUGLAS S & SARAH S	PO BOX 21866		SEATTLE	WA	98811
RHODRI THOMAS & ELIZABETH MARZOLF	711 NW 73RD ST		SEATTLE	WA	98117
RICHARDSON GEOFFREY D	198 ARROWLEAF LN		LEAVENWORTH	WA	98826
RIISE NILS ERIK & JANA ZEDIKER	PO BOX 307		LEAVENWORTH	WA	98826
ROBERTS HOLLY & ADAM DI PETRILLO	3171 BROWN LOOP		DUPONT	WA	98327
SALE TIMOTHY R & KELLY CHOW-SALE	2606 W BLAINE ST		SEATTLE	WA	98199
SHELLEY MARK S & SHERRIE L	6603 220TH ST SW STE 102		MOUNTLAKE TERRACE	WA	98043
SHUGRUE BRIAN & ROCHELLE	10300 SUNCREST DR		LEAVENWORTH	WA	98826
SPIELHAGEN LIVING TRT	107 RABBIT LN		LEAVENWORTH	WA	98826
STOCKWELL DOUGLAS J	PO BOX 1706		WENATCHEE	WA	98807
STROUD STEVENSON G TRUSTEE	310 S MISSION ST		WENATCHEE	WA	98801
TITOV VSEVOLOD & TATIANA	31 FOXY LN		LEAVENWORTH	WA	98826
UNITED STATES OF AMERICA	USDA FOREST SERVICE	215 MELODY LN	WENATCHEE	WA	98801
WASHBURN KIM & BARBARA	10555 FOX RD		LEAVENWORTH	WA	98826
WERNER PAUL R & LISA M	727 N C ST		TACOMA	WA	98403
WOLF LONNIE & LINDA	PO BOX 637		LEAVENWORTH	WA	98826
ZIEGLER CRAIG ETAL	1912 ALPENVIEW DR		LEAVENWORTH	WA	98826

Date Referral Sent: _____ File Number: CPA 26-054

Agency Referrals	Date Received	Comments Received
☐ Assessor		Yes/No
☑ Fire Marshal		Yes/No
☐ Building Official		Yes/No
☑ CD Health District		Yes/No
☐ Water		Yes/No
☐ Septic		Yes/No
☐ Solid Waste		Yes/No
☐ Food Service		Yes/No
☑ Public Works		Yes/No
☑ PUD		Yes/No
☐ Power/Water		Yes/No
☐ Property		Yes/No
☐ Sewer		Yes/No
☑ WA State Dept of Natural Resources		Yes/No
☐ Aquatic		Yes/No
☐ Forest		Yes/No
☑ WA State Dept of Ecology		Yes/No
☐ Shorelines/Wetlands		Yes/No
☐ FEMA		Yes/No
☐ WA Dept of Fish & Wildlife		Yes/No
☐ US Fish & Wildlife		Yes/No
☐ WA State Dept of Transportation		Yes/No
☐ US Army Corps of Engineers		Yes/No
☐ Fire District # _____		Yes/No
☐ Sewer Purveyor: _____		Yes/No
☐ Water Purveyor: _____		Yes/No
☐ Irrigation District: _____		Yes/No
☐ Water District: _____		Yes/No
☐ School District: _____		Yes/No
☐ Hospital District: _____		Yes/No
☑ City of: Leavenworth		Yes/No
☐ Community Council: _____		Yes/No
☐ WA State Archaeology		Yes/No
☑ Yakima Nation		Yes/No
☑ Confederated Tribes of Colville		Yes/No
☐ Noxious Weed Control Board		Yes/No
☐ Port of Chelan County		Yes/No
☑ SEPA Register		Yes/No
☐ Bureau of Land Management		Yes/No
☐ Other: _____		Yes/No

Jessica K. Thompson

From: Jessica K. Thompson
Sent: Tuesday, March 3, 2026 2:20 PM
To: 'michael@hellickson.com'; 'Ryan Walker'
Cc: Susan Dretke
Subject: Notice of Application for CPA 26-054 Hellickson - Chelan County Dept. of Community Development
Attachments: CPA 26-054 NOA.pdf; CPA 26-054 - Affidavit of posting.pdf

Greetings,

Please find the attached Notice of Application for a Comprehensive Plan Amendment regarding Michael Hellickson's property, File# CPA 26-054. This notice should be posted on the *subject property by March 5th, or as soon as possible. Please place in a prominent position on site and maintain it for 14 days,* starting from the first day of posting. If you need a sign for posting, you may pick one up at our office.

Also attached is the affidavit of posting that needs to be filled out with the appropriate information after the 14-day comment period, signed before a notary, and the original returned to your planner. If your affidavit of posting is not returned to your planner, your file may be placed on hold.

If you have any questions pertaining to your application please contact the Chelan County Planner associated with this file, **Susan Dretke**, at 509-667-6225 or **Susan.Dretke@co.chelan.wa.us**.

Thank you,

Jessica Thompson
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

Jessica K. Thompson

From:	Jessica K. Thompson
Sent:	Tuesday, March 3, 2026 10:55 AM
To:	FMO; 'EHSupport'; Cindy Grubb; 'Real Estate Services'; 'AquaticLeasing.Rivers@dnr.wa.gov'; 'ECY RE CRO SEPA Coordinator'; 'Andi Zontek-Backstrum'; Brantley Bain; 'cflorea@cityofleavenworth.com'; 'selby@cityofleavenworth.com'; 'ENVIROREVIEW@YAKAMA.COM'; 'guy.moura@colvilletribes.com'
Cc:	Susan Dretke
Subject:	Request for Comments – CPA 26-054 Hellickson - Chelan County Dept. of Community Development
Attachments:	CPA 26-054 NOA.pdf; CPA 26-054 - Application Materials.pdf; CPA 26-054 - SEPA.pdf

Greetings,
Chelan County has a **Comprehensive Plan Amendment** application in which we are requesting comments from agencies and special districts. Attached are all the materials for your review and the Notice of Application. Please respond by **5:00 pm on March 19, 2026.**

Project File No.:	CPA 26-054
Project Location:	Unassigned, Chelan, WA 98816
Parcel Number:	25-18-32-330-200
Applicant/Owner:	Michael Hellickson
Application Date:	February 24, 2026
Determination of Complete:	February 25, 2026
Notice of Application Date:	March 5, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Application Materials: Attached to this email or may be found on the Chelan County Public Notice Portal: https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch
Return Comments To: **Susan Dretke**
Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Email: **Susan.Dretke@co.chelan.wa.us**
Sincerely,
Jessica Thompson
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit | Copy | Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-054 Hellickson

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:

WA

Parcel number:
25-18-32-330-200

Coordinates (Lat, Long):

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:
Project

Related Ecology SEPA numbers:

Important dates

Issued date:
3/5/2026

Comments due to lead agency:

Applicant name:
Michael Hellickson

Applicant contact information:

Document type:
CONSULT

Document sub type:

Proposal name:
CPA 26-054 Hellickson

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Jessica Thompson

3/19/2026

Date submitted to Ecology:
3/3/2026

Published date:

Attached files

File name	File description
CPA 26-054 - Application.pdf	Application Materials
CPA 26-054 NOA.pdf	Notice of Application

Ecology home Ecology's SEPA website SEPA Register public search
Version: 1.0.0.0 Contact admin Privacy notice
Accessibility Copyright © Washington State Department of Ecology

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: buHEAlshXnyv7p3c47kq | **Proof Updated: Mar. 03, 2026 at 07:23am PST**
Notice Name: March 5th NOA NonOp.

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Jessica Thompson	Wenatchee World
jessicak.thompson@co.chelan.wa.us	
(509) 667-6225	

Columns Wide: 2 **Ad Class:** Legals

Total Column Inches: 7.77

Number of Lines: 40

3/5/2026: Custom notice (Thursday Rate)	124.04
Subtotal	$124.04
Tax	$0.00
Processing Fee	$12.40
Total	**$136.44**

See Proof on Next Page

NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

Notice is hereby given that the Chelan County Department of Community Development has received and found the following land use application to be complete and ready for processing, public review, and comment. We have further determined that this proposal is unlikely to have a significant adverse impact on the environment. The department expects to issue a Determination of Non-Significance (DNS) in accordance with the DNS process found in WAC 197-11-340(2). The proposal may include mitigation measures under applicable codes and public review processes. Mitigation measures may be required regardless of whether an EIS is prepared; however, possible mitigation measures are unknown at the issuance of this notice. A copy of the subsequent threshold determination for this proposal may be obtained upon request to this department. **This may be the only opportunity to comment on the environmental impact of this proposal.**

CPA 26-041 Campbell - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR2.5). 24 Hugo Road, Chelan, WA 98816 also identified as Assessor's Parcel No.: 27-23-03-330-175.

CPA 26-048 HMJD Collins, LLC - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5). Unassigned, Chelan, WA 98816 also identified as Assessor's Parcel No.: 27-23-03-430-050.

CPA 26-054 Hellickson - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). Unassigned, Chelan. WA 98816 also identified as Assessor's Parcel No.: 25-18-32-330-200.

CPA 26-060 McMahon - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5). 7948 East Leavenworth Rd., Leavenworth, WA 98826 also identified as Assessor's Parcel No.: 24-17-23-510-480.

On March 5, 2026, this application was noticed to the public, and no action will be taken on this project until the agency comment period ends March 19, 2026.

All reports and file of record are available at 316 Washington St., Suite 301, Wenatchee, WA 98801 for review. Public comments will be accepted at any time prior to the close of the public record on project permits. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, and original signature, should be as specific as possible, and may be mailed or personally delivered at the address listed above. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision, and appeal the decision as provided by law.

Date: March 5, 2026

######

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225 FAX: (509)667-6475

NOTICE OF APPLICATION

Project File No.:	CPA 26-054
Project Location:	10705 Fox Road, Leavenworth, WA 98826
Parcel Number:	25-18-32-330-200
Applicant/Owner:	Michael Hellickson
Application Date:	February 24, 2026
Determination of Complete:	February 25, 2026
Notice of Application Date:	March 5, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Public Review and Comment Period: PUBLIC COMMENT ON THIS PROPOSAL IS ENCOURAGED and no action will be taken on the project until the Agency comment period ends on **March 19, 2026**. Agencies, tribes, and the public are encouraged to review and comment on the proposed project. Public comments will be accepted at any time prior to the close of the public record. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, original signature, and should be as specific as possible. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision and appeal the decision as provided by law. Written comments must be submitted to the Department of Community Development, 316 Washington St., Suite 301 Wenatchee, WA 98801; Attention: Susan Dretke or email susan.dretke@co.chelan.wa.us for additional information or to review application materials.

The complete case file on this matter is available for review online at https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome; or during normal business hours at the offices of the Chelan County Community Development Department located at 316 Washington St., Suite 301 Wenatchee, WA 98801 Monday-Friday between the hours of 8:00 A.M. and 5:00 P.M. Please contact the on-call planner at (509) 667-6224 to arrange an inspection of the file.

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

VIA EMAIL

DETERMINATION OF APPLICATION STATUS

Pursuant to Title 14, Development Permit Procedures & Administration, Section 14.08.030, Determination of Completeness. (CCBOR Resolution No. 2004-16, as amended)

Project Description: The proposal is a request to amend the current comprehensive plan map designation from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10).

File Number:	CPA 26-054
Related Files:	None
Parcel Address:	10705 Fox Rd. Leavenworth, WA 98826
Parcel Zoning	Commercial Forest (FC)
Applicant/Owner:	Michael Hellickson
Mailing Address:	PO Box 7617, Bonney Lake, WA 98391
Date Submitted:	2/24/26
Date Complete:	2/25/26

Upon Initial Review, The Above Referenced Application is Found To Be: COMPLETE

The required components of an application are present and are judged by the review authority to be technically accurate and contain sufficient information necessary to allow the processing of the application. All submittal fees have been paid.

Your application has been determined to be complete as of the date of this letter. Pursuant to Chelan County Code Section 14.08.030(5), a Determination of Completeness shall not preclude the department for requesting additional information or studies if the need for more information becomes apparent during processing of the proposed development.

Review Authority: Susan Dretke
Chelan County Community Development
316 Washington St., Suite 301, Wenatchee, WA 98801
Email: susan.dretke@co.chelan.wa.us
Phone: (509) 667-6586

Sincerely,

Susan Dretke 2/25/26

Skip Moore, Auditor, Chelan County, WA. AFN # 2583493 Recorded 07/07/2023 at 02:27 PM, D Page: 1 of 3, $205.50, TARA HELLICKSON

RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Development

When recorded return to:
MICHAEL HELLICKSON
PO BOX 7617
BONNEY LAKE, WA 98391

199804
REAL ESTATE EXCISE TAX
EXEMPT
Chelan County Treasurer
David E. Griffiths, CPA
By LM 7/7/2023
Deputy

QUIT CLAIM DEED

THE GRANTOR(S) TARA HELLICKSON, SPOUSE OF MICHAEL HELLICKSON

for and in consideration of TO SEPARATE COMMUNITY PROPERTY

in hand paid, conveys and quit claims to MICHAEL HELLICKSON, A MARRIED MAN AS HIS SEPARATE ESTATE

the following described real estate, situated in the County of CHELAN , State of Washington

together with all after acquired title of the grantor(s) herein:
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

25183233020 0

Abbreviated Legal: (Required if full legal not inserted above.)

T 25N R 18EWM S 32, LOT F BLA 2003-074, LOT D CE 1997-003, S1/2SWSW, 22.0000 ACRES

Tax Parcel Number(s): 251832330200

Dated: 7/5/2023

TARA HELLICKSON

State of WA
County of Clallam

This record was acknowledged before me on ~~(date)~~ by (name(s) of individuals). ap 7/7/23 Tara Hellickson

(Signature of notary public)

(Stamp)

(Title of office) Notary
My commission expires: 11-30-2024

(date)

ANDREY PEREZ
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
21011938
11-30-24

LEGAL DESCRIPTION

EXHIBIT "A"

The South half of the Southwest quarter of the Southwest quarter of Section 32, Township 25 North, Range 18, E.W.M., Chelan County, Washington,

EXCEPT that portion described as follows:

Beginning at the Northwest corner of said South half; thence South 89°48'06" East 195.08 feet, along the North line thereof; thence South 37°44'20" West 180.06 feet; thence South 47°53'02" West 113.79 feet; thence along a curve to the left with a radius of 300.00 feet, a length of 13.77 feet to a point on the West line of said South half; thence North 2°23'12" East 229,05 feet to the Point of Beginning,

TOGETHER WITH that portion of the Southeast quarter of Section 31, Township 25 North, Range 18, E.W.M., described as follows:

Beginning at the Southeast corner of said Southeast quarter; thence South 89°48'10" West 50,00 feet, along the South line of said Southeast quarter; thence North 10°57'22" West 259.24 feet; thence along a non-tangent curve to the left with a radius of 100.00 feet, a length 82.60 feet the chord bearing North 34°05'06" East 62.90 feet; thence North 15°45'17" East 20.48 feet; thence along a curve to the right with a radius of 300.00 feet a length of 154.46 feet to the East line of said Southeast quarter; thence South 2°23'12" West 458.16 feet to the Point of Beginning.

SEPA[1] Environmental Checklist

RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Development

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A.Background

Find help answering background questions[2]

1. **Name of proposed project, if applicable:**

   Hellickson Comprehensive Plan Map Amendment and Rezone

2. **Name of applicant:**

   Michael Hellickson

3. **Address and phone number of applicant and contact person:**

   Michael Hellickson (Applicant)
   PO Box 7617
   Bonney Lake, WA 98391
   206-300-6453
   michael@hellickson.com

   Ryan Walker (Agent)
   Pacific Engineering and Design, PLLC
   200 South Columbia St, Suite 300
   Wenatchee, WA 98801
   5409-630-7917
   ryanw@pacificengineering.net

4. **Date checklist prepared:**

   February 2026

5. **Agency requesting checklist:**

   Chelan County

6. **Proposed timing of schedule (including phasing, if applicable):**

   The application will follow the Chelan County process for Comprehensive Plan Map Amendments.

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

   No.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

   None.

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

   No.

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

    Comprehensive Plan Map Amendment and Zoning Map Amendment.

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This proposal is to change the zoning and comprehensive plan land use designation and zoning map of approximately 22.0 acres from Commercial Forest (FC) to Rural Residential/Resource 10 (RR 10). The property is located at 10705 Fox Road, Leavenworth, within Section 32, T 25N, R 18E.W.M.

The official Chelan County Zoning and Comprehensive Plan map is no. 39.

The zoning and comprehensive plan designations are proposed to be changed to align the property with nearby zoning and existing residential use. The adjacent properties to the west and south are zoned RR 10, which is the zone that the subject property is proposed to be changed to. Further, the property to the west has been approved for a cluster subdivision with lot sizes less than one acre.

Chelan County's land-use history includes longstanding patterns of rural residential living, small-scale agriculture, and mixed rural uses - not just forest production. Rural residential use is already occurring on the subject property and nearby. Changing from FC to RR10 is consistent with these established patterns when the land is no longer primarily suited for long-term commercial forest production and instead better matches rural residential use. The economic vitality of commercial forestry has decreased, most significantly on small parcels where the scale of merchantable timber costs more to harvest than it produces in revenue.

Because RR 10 is part of the Rural Residential/Resource zoning designations, it fits within the GMA's requirement to maintain rural character while still accommodating:

- Rural housing needs (1 unit per 10 acres),
- Low-density development compatible with natural landscapes, and
- Land uses that do not require full urban services.

Thus, rezoning to RR10 is consistent with the Comprehensive Plan's rural element.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The property is located at 10705 Fox Road, Leavenworth, WA, within Section 32, T 25N, R 18E.W.M.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. **General description of the site:**

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. **What is the steepest slope on the site (approximate percent slope)?**

~60%

c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

Soil mapped for the property on the USGS soil survey website (https://websoilsurvey.nrcs.usda.gov) is Cle Elum loam, 30 to 60 percent slopes (80) which is listed as not prime farmland.

None of the soil will be removed.

d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

According to the Chelan County online GIS mapping tool, the subject property contains erosive soils, but does not contain known geologically hazardous areas of landslide potential.

e. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

No filling, excavation or grading is proposed.

f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**

No.

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

There will be no change in impervious surfaces.

h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

None.

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

2. Air

Find help answering air questions[4]

a. **What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

None.

b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

No.

c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**

None.

3. Water

Find help answering water questions[5]

a. **Surface:**

Find help answering surface water questions[6]

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

   The DNR stream typing map shows a type N stream but a stream typing has not been completed.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

   No.

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

   None.

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air
[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water
[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

   No.

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

   No.

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

   No.

b. **Ground:**
Find help answering ground water questions[7]

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

   No.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

   No waste material will be discharged.

c. **Water Runoff (including stormwater):**

1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

   There will be no change in stormwater runoff.

2. **Could waste materials enter ground or surface waters? If so, generally describe.**

   No.

3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

   No.

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None.

4. Plants

Find help answering plants questions

a. Check the types of vegetation found on the site:

☒ **deciduous tree: alder, maple, aspen, other**

☒ **evergreen tree: fir, cedar, pine, other**

☒ **shrubs**

☒ **grass**

☐ **pasture**

☐ **crop or grain**

☐ **orchards, vineyards, or other permanent crops.**

☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**

☐ **water plants: water lily, eelgrass, milfoil, other**

☐ **other types of vegetation**

b. What kind and amount of vegetation will be removed or altered?

None.

c. List threatened and endangered species known to be on or near the site.

According to the USFWS IPaC online mapping tool the following species may be located within the vicinity of the proposed project:

- Showy Stickseed (*Hackelia venusta*) – Endangered
- Wenatchee Mountains Checkermallow (*Sidalcea oregana var. calva*) – Endangered

However, the comprehensive plan map amendment will not result in direct impacts to the Project Site as no development is proposed.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

None.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. Animals

Find help answering animal questions[8]

a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include:

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

b. **List any threatened and endangered species known to be on or near the site.**

According to the USFWS IPaC online mapping tool the following species may be located within the vicinity of the proposed project:

- Canada Lynx (*Lynx canadensis*) - Threatened
- Gray Wolf (*Canis lupus*) - Endangered
- North American Wolverine (*Gulo gulo luscus*) – Threatened
- Mt. Rainier White-tailed Ptarmigan (*Lagopus leucura rainierensis*) – Threatened
- Northern Spotted Owl (*Strix occidentalis caruina*) - Threatened
- Yellow-billed Cuckoo (*Coccyzus americanus*) -Threatened
- Bull Trout (*Salvelinus confluentus*) - Threatened
- Monarch Butterfly (*Danaus Plexippus*) – Proposed Threatened
- Suckley's Cuckoo Bumble Bee (*Bombus suckleyi*) – Proposed Endangered

However, the comprehensive plan map amendment will not result in direct impacts to the Project Site or affect access or habitat use by the above listed species.

c. **Is the site part of a migration route? If so, explain.**

No.

d. **Proposed measures to preserve or enhance wildlife, if any.**

None.

e. **List any invasive animal species known to be on or near the site.**

None known.

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

   The plan amendment does not have energy needs.

b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

   No.

c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

   None.

7. Environmental health

Health Find help with answering environmental health questions[10]

a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

   No.

   1. **Describe any known or possible contamination at the site from present or past uses.**

      None known.

   2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

      None known.

   3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

      None known.

   4. **Describe special emergency services that might be required.**

      None known.

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou
[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

5. **Proposed measures to reduce or control environmental health hazards, if any.**

   None.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

   None.

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

   The comprehensive plan map amendment will not generate noise.

3. **Proposed measures to reduce or control noise impacts, if any:**

   None.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

   The subject property is currently used for residential purposes. Although it is zoned Commercial Forest (FC), rural residential use is already occurring on the site.

   Adjacent properties to the west and south are zoned Rural Residential/Resource 10 (RR10) and are developed or planned for residential use. The property to the west has been approved for a cluster subdivision with lot sizes less than one acre. The adjacent property to the north is used for residential purposes, while the property to the east is undeveloped.

   The surrounding parcels reflect the current residential land use of the Project Site and surrounding area, rather than active commercial forestry. Given that rural residential use is already occurring on the subject property and on adjacent lands, the proposed rezone from FC to RR10 would align the zoning with existing land use patterns. The proposal would not introduce new urban or intensive commercial activities and will not adversely affect current land uses on nearby or adjacent properties.

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The site has not been used as working farm or forest land. The property is not in a forest land tax designation.

1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

   No.

c. Describe any structures on the site.

One (1) single-family residence is present on the Project Site.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

Commercial Forest Lands (FC).

f. What is the current comprehensive plan designation of the site?

Commercial Forest Lands (FC).

g. If applicable, what is the current shoreline master program designation of the site?

N/A.

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

Yes, the Project Site is mapped by the WDFW PHS online mapping tool as containing potential shrubsteppe habitat, common sharp-tailed snake (*Contia tenuis*), northern spotted owl (*Strix occidentalis*), and golden eagle (*Aquila chrysaetos*) habitat. All Priority habitats are considered critical areas by Chelan County Code (CCC) 11.78.010(2). A potential type N stream is mapped on the property. However, the comprehensive plan map amendment will not result in direct impacts to the Project Site or affect access or habitat use by the above listed species.

i. Approximately how many people would reside or work in the completed project?

None.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any.

None proposed.

l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

None proposed.

m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

None proposed.

9. Housing

Find help answering housing questions[12]

a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

None.

b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

None.

c. **Proposed measures to reduce or control housing impacts, if any:**

None proposed.

10. Aesthetics

Find help answering aesthetics questions[13]

a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

No structures proposed.

b. **What views in the immediate vicinity would be altered or obstructed?**

No.

c. **Proposed measures to reduce or control aesthetic impacts, if any:**

None proposed.

11. Light and glare

Find help answering light and glare questions[14]

a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

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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

None.

b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

No.

c. **What existing off-site sources of light or glare may affect your proposal?**

None.

d. **Proposed measures to reduce or control light and glare impacts, if any:**

None proposed.

12. Recreation

Find help answering recreation questions

a. **What designated and informal recreational opportunities are in the immediate vicinity?**

Hiking, bicycling, and horseback riding occur in the vicinity.

b. **Would the proposed project displace any existing recreational uses? If so, describe.**

No.

c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

None proposed.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

No.

b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

According to the DAHP WISAARD online mapping tool, a GLO trail is located approximately 0.4 miles to the west of the subject parcel. No other GLO features are located within the project vicinity.

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

The DAHP WISAARD online mapping tool was used.

d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

None proposed.

14. Transportation

Find help with answering transportation questions[16]

a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

Stevens Canyon Road (County road) fronts the property on the west side. No new access is proposed.

b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

No. The nearest transit stop is in Leavenworth, approximately 2.5 miles to the southwest.

c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

No.

d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No.

e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

None.

f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation

No.

g. **Proposed measures to reduce or control transportation impacts, if any:**

None proposed.

15. Public services

Find help answering public service questions[17]

a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

No.

b. **Proposed measures to reduce or control direct impacts on public services, if any.**

None proposed.

16. Utilities

Find help answering utilities questions[18]

a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

None proposed.

[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services
[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities

Docusign Envelope ID: 2B24E64A-DAC4-4451-BCCB-2F8ACCFF1664

C.Signature

Find help about who should sign[19]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

CB61F826A6EC488
Michael Hellickson
X DocuSigned By: Michael Hellickson

Type name of signee: Michael Hellickson

Position and agency/organization:

Date submitted:

[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

The proposal may result in construction of a new onsite septic system in the future. Future construction could increase storm water runoff and emissions during construction.

- **Proposed measures to avoid or reduce such increases are:**

  All future development will comply with local state and federal regulations including critical areas, storm water management and onsite septic requirements.

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

Any future site development would be low intensity land uses, with one dwelling unit per 10 acres. Single-family residential development could result in the removal of vegetation on the Project Site. As the site contains critical areas per the WDFW PHS online mapping tool, future environmental review would be necessary.

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

  Compliance with Chelan County Critical area regulations at the time of development.

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

The proposal would not deplete energy or natural resources. Leavenworth is served by Chelan County PUD which provides abundant clean, renewable energy.

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

  Future development is likely to use low energy lighting such as LEDs and will comply with the energy code in effect at the time of building.

[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

As the site contains critical areas per the WDFW PHS online mapping tool, future environmental review would be necessary before development could occur. Single-family residential development could result in the removal of vegetation on the Project Site.

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

  Compliance with Chelan County Critical area regulations at the time of development.

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

The property is not located in the shoreline zone and is not regulated by the Shoreline Management Act or Chelan County Shoreline Master Program.

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

  Future development of the property would meet all county regulations for land use.

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

   Future residential development could result in a slight increase in vehicle trips and the potential for more emergency service needs. Additional residences may generate more daily trips to and from the site, including commuter, school, and service-related travel.

   However, the anticipated increase in demand is expected to be minimal and consistent with rural residential development patterns in the surrounding area as the subject property is adjacent to parcels already zoned RR 10. The property is located in an area already characterized by residential uses at similar or smaller lot sizes, and existing transportation infrastructure and public services currently serve comparable development in the vicinity. Residential development due to the rezone would be more consistent with the surrounding rural density pattern.

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

     Compliance with Chelan County Code at the time of development.

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

The proposal will not conflict with any laws for the protection of the environment.

Chelan County
Department of Community Development

Receipt Number: 26-00328

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

Payer/Payee: HELLICKSON MICHAEL
PO BOX 7617
BONNEY LAKE WA 98391

Cashier: TORREY KYNASTON **Date:** 02/24/2026

PL 26-054 COMPREHENSIVE PLAN AMENDMENT 10705 Fox Rd Leavenworth, WA 98826

Fee Description	BARS Number	Fee Amount	Amount Paid	Fee Balance
Comp Plan Amendment(GMA/Map)	010.020.32210.05.000	$2,475.00	$2,475.00	$0.00
Environmental Review (SEPA)	010.020.34589.03.000	$243.00	$243.00	$0.00
		$2,718.00	**$2,718.00**	**$0.00**

TOTAL PAID: $2,718.00

Payment Method	Reference Number	Payment Amount
CREDIT CARD	192430907	$2,718.00
Total:		**$2,718.00**

Notes :

Project Information

Permit #	Permit Type	Project Description	Parcel #
PL 26-054	CPA	CPA from Forest Commercial (FC) to Rural Residential/Resource 10 (RR10)	251832330200

Project Contacts

Permit #	Name	Association	Address
PL 26-054	HELLICKSON MICHAEL	APPLICANT	PO BOX 7617, BONNEY LAKE, WA 98391
	HELLICKSON MICHAEL	OWNER	PO BOX 7617, BONNEY LAKE, WA 98391
	PACIFIC ENGINEERING & DESIGN, PLLC	AGENT	200 S COLUMBIA ST, WENATCHEE, WA 98801

Payment Entry Form

Result: Payment Authorized
Confirmation Number: 192430907

Your payment has been authorized successfully and payment will be processed.

Chelan County Community Development thanks you for your payment. For questions about your account, please call 509-667-6225 Thank you for using our bill payment services.

Please save or print a copy of this receipt for record keeping purposes.

My Bills

Description	Payment Amount
Planning Permit payment of $2,718.00 on Permit Number 26-054	$2,718.00

Subtotal:	$2,718.00
Convenience Fee:	$73.39
Total Payment:	**$2,791.39**

Customer Information

First Name:	Tara
Last Name:	Hellickson
Address Line 1:	PO BOX 7617
City:	Bonney Lake
State:	Washington
Zip Code:	98391
Phone Number:	x
Email Address:	x

Payment Information

Payment Date:	02/24/2026
Card Type:	Visa
Card Number:	**********0979

Signature:_____ **Date:**_____/_____/_____
By signing this receipt you agree to the terms and conditions of this service.

You will see one line item on your credit or debit card statement indicating the amount you paid and will be identified as *Chelan Co Comm Dev.* If you have any questions about the charges please call 1-888-891-6064.

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

RECEIVED
FEB 24 2025
CHELAN COUNTY
Community Development

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 251832330200 Lot Size: 22.0 (Acres)
Parcel Address: 10705 Fox Road City/Zip Code: Leavenworth, 98826
Property Owner(s): Michael Hellickson Zoning: FC
Mailing Address: PO Box 7617
City/State/Zip Code: Bonney Lake, WA 98391
Phone: 206-300-6453 E-mail: michael@hellickson.com

Applicant/Agent (if different than owner): Ryan Walker
Company and Mailing Address: Pacific Engineering and Design / 200 South Columbia St, Suite 300
City/State/Zip: Wenatchee, WA. 98801 Phone: 509-630-7917
E-mail: ryanw@pacificengineering.net
For multiple owners, applicants, or agents, provide additional sheets.

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ☐ Administrative Modification
- ☐ Administrative Determination
- ☐ Administrative Interpretation
- ☐ Binding Site Plan
- ☒ Comprehensive Plan Map Amendment
- ☐ Comprehensive Plan Text Amendment
- ☐ Conditional Use Permit
- ☐ Forest Practice/Conversion
- ☐ Open Space: Public Benefit Rating System
- ☐ Major Subdivision
- ☐ Master Planned Development
- ☐ Planned Development
- ☐ Plat Alteration or Vacation
- ☐ Short Plat
- ☐ Variance (zoning or critical areas)
- ☐ Zoning Change-Text Amendment/ Map Amendment
- ☐ Critical Area Determination
- ☐ Other: _____

APPLICABILITY SECTION

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership (Title holder signature is required on all applications. Properties being purchased on a Real Estate Contract require title holder signature.)
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:

    Unknown

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property coverd by this proposal? ☒ No ☐ Yes, please list:

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Pursuant to Chelan County Code (CCC), Section 11.82.030: An applicant seeking to develop property which requires a development permit, not otherwise exempted from the requirements of this chapter, shall submit with the application this certified statement, which lists criteria (5)(A) through (5)(D), (6), and (7) as set forth in CCC, Section 11.82.040 and indicate whether the criteria apply or do not apply to the site or development.

*****Any development application that fails to contain this statement or fails to indicate whether any one of the criteria apply or do not apply shall be rejected and only accepted upon resubmission of the completed statement. "Unknown" or similar responses will not be accepted.*****

If the administrator determines the development meets one or more of criteria (1) through (4) of CCC, Section 11.82.040, or if the administrator determines the development meets criterion (5) of CCC, Section 11.82.040 and the applicant indicates the development meets one or more of criteria (5)(A) through (5)(D), or if the applicant indicates the development meets one or more of criteria (6) or (7) of CCC, Section 11.82.040, the development shall require a hydrogeologic evaluation as described in CCC, Section 11.82.050. If the development has a medium or high vulnerability rating, the development shall be subject to the performance standards of CCC, Section 11.82.060.

If the administrator determines that criteria (1) through (5) of CCC, Section 11.82.040 do not apply to the development and an applicant's statement asserts that criteria (6) and (7) of CCC, Section 11.82.040 do not apply to the development, the administrator will accept the statement and proceed with the permitting or approval process, except if the administrator has or obtains information prior to the permit or approval being finalized, which clearly establishes the applicant's statement is incorrect. In which case, the applicant will be advised in writing of the inconsistent information and advised to either (A) provide an amended statement adding the evaluation criteria as being applicable and complete a hydrogeologic evaluation of the development pursuant to CCC, Section 11.82.050, or (B) present sufficient countering information clearly establishing that the basis for the department's concern is incorrect. If the applicant selects to proceed under (B), upon receipt of the applicant's information, the administrator shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the administrator.

File(s) No. _____

GENERAL INFORMATION

Please provide a narrative of the proposed project including, but not limited to, all proposed activities, uses and development (attach additional sheets if needed):

This proposal is to change the zoning and comprehensive plan land use designation map and zoning map of approximately 22 acres from Commercial Forest (FC) to Rural Residential/Resource 10 (RR 10).

☐ Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): _____
2. Is the subject property located within an Urban Growth Area (UGA)? ☒ No ❑ Yes
   If "yes", which UGA? _____
3. Please describe adjacent land uses in all directions around the subject property:
   North: FC in residential use
   South: RR 10 in residential use
   East: FC undeveloped
   West: RR10 in residential use
4. What is the current use of the property? Residential
5. Sanitation Disposal: ❑ N/A ☒ Septic Permit ❑ Sewer District: _____
6. Water Source: ❑ N/A ☒ Single Private Well ❑ Shared Private Well ❑ Group B
   ❑ Public Water Supplier: _____
7. Irrigation Water:
   ☒ N/A ❑ Yes (Private) ❑ Yes (Public) Irrigation District/Purveyor: _____
8. Fire District: CCFD #3 School District: Cascade
9. Power Service: CCPUD
10. Are there critical areas or critical area buffers on the property?
    ❑ Airport Overlay: _____
    ❑ Aquifer Recharge Area (see attached)
    ❑ Floodplain / Floodway _____
    Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:
    ❑ Alluvial Fan (250') ❑ Known Historic Hazardous Area (250') ❑ Slopes > 40% (250')
    ☒ Erosive soils (on-site) ❑ Landslide ❑ Snow Avalanche (500')
    ❑ Habitat/Riparian Area, protected species/area: _____
    ❑ Streams / Waterbodies: _____ ❑Shoreline Environment Designation: _____
    ☒ Drainage or Seasonal Stream: _____ ❑ Wetland, if so what category: _____
    ❑ Cultural or Archeological: _____
11. Will landfill be required? ☒ No ❑ Yes, approximate _____(cubic yards)
12. Will excavation be required? ☒ No ❑ Yes, approximate _____(cubic yards)
13. Has site preparation been started on the site? If so, to what extent?
    No
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?
    No

EVALUATION CRITERIA:

The applicant is required to determine the vulnerability rating for any development permit, not otherwise exempted, and meets any one of the criteria below. Please check the boxes that apply to your project:

- ☐ 1.Within a wellhead protection area designated under WAC 246-290-135
- ☐ 2. Within a critical aquifer recharge area mapped and identified by a qualified groundwater professional
- ☐ 3. Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act
- ☐ 4. Within an area established for special protection pursuant to a groundwater management program, Chapters 90.44, 90.48, and 90.54 RCW, and Chapters 173-100 and 173-200 WAC
- ☐ 5. The site contains highly permeable soils, which include types 1 ,2 and 3 under WAC 246-272A-0220, Table V or soils mapped by US Department of Agriculture Natural Resources Conservation Service as having saturated hydraulic conductivity (Ksat) classification of Moderately High or identified as Hydrologic Soil Group "A" and:
  - ☐ A. The site will be utilized for hazardous substance (defined in Chapter 70.105 RCW) processing, storage or handling in applications or quantities larger than is typical of household use; or
  - ☐ B. The site is currently or will be utilized for commercial or industrial activities listed in the US Environmental Protection Agency's Potential Sources of Drinking Water Contamination Index that can be found in Appendix A to Department of Ecology's Critical Aquifer Recharge Area Guidance Document; or
  - ☐ C. The development involves a major subdivision and includes present or future plans to construct dwelling units that will not be connected to a public sewer system and any of the lots are less than one net acre in size; or
  - ☐ D. The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds four thousand square feet;
- ☐ 6. The proposed use is as a commercial feedlot, landfill, junkyard, salvage yard, or auto wrecking yard, or
- ☐ 7. The site will be used for above ground application of sewage or sludge.

Development proposals for a single-family residential dwelling, accessory dwelling unit, or accessory building that is connected to a public sewer system or has a septic permit approved by the Chelan-Douglas health district shall be exempt from hydrogeologic evaluation under CCC, Section 11.82.050.

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there (**IS NOT**) or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled "**IS NOT**" above, proceed to Sub-Section III of this form.

If you circled "**IS**" above, proceed to Sub-Section II of this form.

File(s) No. _____

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

_____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.

_____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.

_____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.

_____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

☒ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis- related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

- ❑ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.
- ❑ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).
- ❑ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.
- ❑ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.
- ❑ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.
- ❑ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

File(s) No. _____

- ❑ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ❑ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ❑ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ❑ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ❑ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- ❑ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ❑ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ❑ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ❑ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ❑ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ❑ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEGEMENT SECTION

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

By submitting this application, I acknowledge and certify the following:

initials
(Owner and, if applicable, Applicant)

1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.
2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.
3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.
4. Additional permit applications and approvals may be necessary to conduct specific activities.
5. Application fees are non-refundable, except when approve by the Board.
6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

File(s) No. _____

DS MH RW

7. Chelan County is hereby given consent to enter the property(ies) listed above.

DS MH RW

8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.

DS MH RW

9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.

DS MH RW

10. I certify that this application has been made with the consent of the lawful property owner(s).

DS MH RW

11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.

12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature: CB61F826A5EC488... Michael Hellickson DocuSigned By: Michael Hellickson **Place:** _____ **Date:** 2/23/2026

Print Name: Michael Hellickson

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: Ryan Walker

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

February 18, 2026

RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Development

TO: Chelan County Planning Commission
316 Washington Street Suite 301
Wenatchee, WA 98801

FROM: Ryan Walker, Environmental Department Manager
Pacific Engineering & Design P.L.L.C.

SUBJECT: Michael Hellickson Application for Comprehensive Plan Map Amendment

Chelan County Code 14.14.050 Application for Comprehensive Plan Map Amendment Review Criteria.

1. **A detailed statement of what is proposed to be changed and why. Identify the specific Comprehensive Plan Land Use Designation map number and Zoning map number that would be amended.**

This proposal is to change the zoning and comprehensive plan land use designation and zoning map of approximately 22.0 acres from Commercial Forest (FC) to Rural Residential/Resource 10 (RR 10). The property is located at 10705 Fox Road, Leavenworth, within Section 32, T 25N, R 18E.W.M.

The official Chelan County Zoning and Comprehensive Plan map is no. 39.

The zoning and comprehensive plan designations are proposed to be changed to align the property with nearby zoning and existing residential use. The adjacent properties to the west and south are zoned RR 10, which is the zone that the subject property is proposed to be changed to. Further, the property to the west has been approved for a cluster subdivision with lot sizes less than one acre.

Chelan County's land-use history includes longstanding patterns of rural residential living, small-scale agriculture, and mixed rural uses—not just forest production. Rural residential use is already occurring on the subject property and nearby. Changing from FC to RR 10 is consistent with these established patterns when the land is no longer primarily suited for long-term commercial forest production and instead better matches rural residential use. The economic vitality of commercial forestry has decreased, most significantly on small parcels where the scale of merchantable timber costs more to harvest than it produces in revenue.

Because RR 10 is part of the Rural Residential/Resource zoning designations, it fits within the GMA's requirement to maintain rural character while still accommodating:

- Rural housing needs (1 unit per 10 acres),
- Low-density development compatible with natural landscapes, and
- Land uses that do not require full urban services.

Thus, rezoning to RR 10 is consistent with the Comprehensive Plan's rural element.

2. Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (RCW 36.70A.020 as amended) and any applicable County Wide Planning Policies.

Growth Management Act Goals

RCW 36.70A specifies 15 Planning Goals for the State of Washington. When reviewing compatibility with these stated goals, it is important to acknowledge the unique circumstances in Chelan County. Eighty-eight percent (88%) of Chelan County is in public ownership, either state or federal. That leaves twelve percent (12%) of the County in private ownership. Of the property remaining in private ownership, approximately 10% is reserved for roads and utilities. An additional reduction is taken for those areas in private ownership, but encumbered by protected critical areas, such as steep slopes, wetlands, riparian areas, flood plain, and shoreline. This leaves a very small overall percentage of Chelan County available for rural residential use, while the demand for residential properties in the Leavenworth area is high.

RCW 36.70A.020(1) encourages urban growth. The property is not located in an urban growth area.

RCW 36.70A.020(2) aims to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

RR 10 maintains very low rural density (1 unit per 10 acres), which avoids suburban sprawl. When FC-designated land is no longer viable as commercial forestland, RR 10 provides a controlled, low-impact rural development path without fragmenting the landscape.
The County Comprehensive Plan notes that parts of the county have transitioned over time to a mix of rural residential and small-scale agricultural/recreational uses, reflecting organic rural development rather than sprawl.

RCW 36.70A.020(4) Aims to plan for housing, including accommodating housing affordable to all economic segments of the population of this state and promotes a variety of residential densities and housing types. RR 10 provides rural housing opportunities at very low densities, helping the county offer a spectrum of housing choices—from urban to rural—consistent with the GMA.

RR 10 zoning accommodates rural households without demanding urban services, consistent with GMA rural planning.

RCW 36.70A.020(5) encourages economic development throughout the state that is consistent with adopted comprehensive plans, promotes economic opportunity for all citizens of this state including recruitment of new businesses and encourages growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

When land is no longer suited to economically viable commercial forestry, maintaining it in FC zoning no longer supports natural resource industries. Transitioning to RR 10 can support small-scale agricultural, home-based, or recreation-oriented rural uses, which the County Comprehensive Plan recognizes as emerging rural economic sectors.

RCW 36.70A.020(8) emphasizes natural resource industries. The parcel no longer meets criteria for productive forestland, therefore re-designating it does not undermine forestry

resource goals. It avoids conflicts where residential expectations and industrial forestry activities would clash, thereby protecting truly productive forestlands elsewhere.

RCW 36.70A.020(9) urges to retain open space and green space, enhance recreational opportunities, enhance fish and wildlife habitat, increase access to natural resource lands. RR 10's very low density preserves large parcels, maintains rural open space character, and protects environmental features—including wildlife habitat recognized in Chelan County's diverse landscapes. The subject property is already developed with one single family residence which limits the potential for new residences to only one thereby continuing to provide important attributes associated with open space.

RCW 36.70A.020(10) notes the importance to protect and enhance the environment and enhance the state's high quality of life, including air and water quality, and the availability of water. RR 10's low density reduces impacts compared to more intense zoning. Large lots help preserve vegetation, maintain infiltration, and reduce impervious surfaces

The proposal is consistent with applicable county-wide planning policies because it aligns zoning with actual land suitability, helps differentiate real resource lands from transitional rural lands, honors countywide rural character and environmental objectives, and implements the County's Comprehensive Plan vision.

3. A statement of how the proposed map amendment complies with or supports the Chelan County Comprehensive Plan's goals and policies.

The Comprehensive Plan documents Chelan County's historic and ongoing mixture of uses in rural areas, including rural residential living, forest practices, agriculture, and recreation-supported rural development. The Plan notes that over the last twenty years, portions of the county have transitioned toward vineyards, wineries, smaller-scale agriculture, and recreational tourism, reflecting a diversified rural economy and land-use pattern.

RR 10 is designed specifically for rural residential and resource-compatible uses on large lots. When a parcel is no longer suited for commercial forestry, RR 10 better matches the actual rural conditions and emerging land-use trends documented in the Comprehensive Plan.

RR 10's 1-unit-per-10-acre density is consistent with rural development patterns envisioned in the Rural Element. By maintaining large parcels, RR 10 preserves open space, visual character, and natural landscapes, supporting the Comprehensive Plan's rural goals.

The Resource Element of the Comprehensive Plan emphasizes that land designated as resource land should reflect its actual long-term viability for commercial timber, agriculture, or mineral extraction. When lands—because of location, soils, slope, fragmentation, or surrounding non-forest uses—are not truly productive forestlands, they are more appropriately placed in a rural residential designation.

The Housing Element of the Comprehensive Plan identifies a need to plan for a range of housing types and densities, including low-density rural housing that fits Chelan County's settlement patterns. RR 10 provides low-density rural housing opportunities, consistent with the Housing Element's direction to maintain rural living options while balancing environmental and infrastructure constraints. The proposed amendment broadens the county's available rural residential land base without promoting sprawl because RR 10 remains a large-lot designation.

Chelan County's planning framework acknowledges the county's diverse natural landscapes—including shrub-steppe, ponderosa forest, wetlands, and alpine meadows—and emphasizes maintaining these habitats as part of rural character and ecosystem function. RR 10 supports these values because large lots (10 acres+) preserve open space, wildlife habitat, and natural features and maintains environmental integrity more effectively than more intense residential zoning would.

The following goals and policies are directly supported by the proposed map amendment

Land Use Element

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Rationale: An adequate supply of housing available to all income levels is necessary to meet the housing needs of the County

GOAL LU 11: Preserve open space for the enjoyment of County residents and visitors.

Rationale: Open space is a valuable resource for the enjoyment of residents and visitors. The retention of open space helps to maintain the natural beauty and rural character of the County.

Rural Element

Goal RE 1: Maintain a balance between human uses and the natural environment in rural areas of the County.

Rationale: Residents who choose to live in the rural areas need to realize that their lifestyle has an impact on the natural environment and efforts need to be made to find and maintain a balance between human activity and the natural environment.

Goal RE 2: Maintain natural environment features that support and enhance natural resource-based economic activities, wildlife habitats, traditional rural lifestyles, outdoor recreation, and open space.

Rationale: There is value in rural lands that have in the economic vitality, rural lifestyles, and healthy environments.

Goal RE 3: Develop at densities such that demands will not be created for urban levels of public services and facilities in rural areas.

Goal Rationale: Development in rural areas should not be at densities which require urban levels of service. Development at lower densities will also help protect the rural quality of life.

4. A detailed statement on how the land use designation amendment complies with the Chelan County Comprehensive Plan land use designation/siting criteria.

The Comprehensive Plan recognizes Chelan County's historically rural development pattern, including rural residential living alongside resource uses. RR 10 implements this rural form by allowing very low-density residential and resource-compatible uses that maintain open space and rural character.

The Land Use Element directs that designations should reflect actual land suitability and long-term function. Where parcels are not contributing to long-term commercial forestry—due to location, site constraints, parcelization, or surrounding rural residential uses—an RR 10 designation provides a more accurate policy fit than FC, while still preserving a low-intensity rural pattern.

Chelan County Code Title 11 expressly states that zoning districts implement the Comprehensive Plan's goals, policies, and land use designations. RR10's district intent is to allow rural development and resource uses consistent with the Plan's rural provisions and to function as a transition between resource lands and areas of more intense rural/urban development—exactly the role needed where FC is no longer appropriate.

The Resource Element seeks to protect genuine resource lands while accurately designating lands according to their long-term commercial significance. Where a site does not meet the attributes for long-term commercial forestry, reclassifying to RR 10 avoids "over-designation" as FC and prevents incompatibilities between industrial forestry and rural residential use.

Relocating non-viable FC lands into RR 10 reduces friction between rural residents and industrial forestry operations and thereby helps conserve truly productive forestlands elsewhere, consistent with the Plan's resource protection intent. Where the subject site is not suited to long-term commercial forestry, remaining in FC conflicts with FC's stated purpose; RR 10 aligns with the Plan-implementing intent statements.

The following are the locational guidelines for the RR 10 zone which the application complies with.

1. Geographical and Geological Characteristics. The area is predominantly rural in character. Soil characteristics, steep slopes or other physical constraints to development may be present. Significant areas of undeveloped open space may exist.
2. Natural Resources. The area may have agricultural or forest land practices of both small scale and/or commercial significance. The area may also be adjacent to designated resource lands.
3. Public Services. Uses do not require the extension or provision of urban level services. These areas are rural in character and may have access or limited access to rural governmental services and infrastructure. These areas may have the potential to be provided with rural governmental services within the 20 year planning period.
4. Existing Land Uses. Dispersed single family residences, farms or forest management activities and other rural development may be present. Predominant parcel sizes are 10 acres or larger.

5. A detailed statement of how the amendment is consistent with and supported by the Capital Facilities Element and the Transportation Element of the Comprehensive Plan, of if not, what changes to these elements would be required.

Both the Capital Facilities and Transportation elements of the Comprehensive plan speak more to goals and objectives for agencies of jurisdiction when development is proposed. At the time any additional development is proposed, application(s) will have to be in compliance with the concurrency requirements of GMA and the Chelan County comp plan goals and objectives for all elements of the comp plan.

The Capital Facilities Element specifies that capital facilities—such as sewer, water systems, fire protection, and other infrastructure—must be planned and sized according to the intensity of expected development. RR 10 is a low-density rural land-use designation which is specifically intended not to require extension of urban services. RR 10 development patterns are consistent with rural infrastructure expectations and do not place urban-level demands on capital facilities. Because FC and RR 10 are both rural designations, but RR 10 remains low-intensity, the amendment does not create new burdens on capital facilities beyond what the Capital Facilities Element anticipates for rural areas.

The Transportation Element acknowledges that rural transportation networks are designed for low-volume, low-intensity traffic loads. RR 10 development generates significantly fewer trips than urban or suburban designations, and its density is fully compatible with roadway design and capacity expectations for rural areas. By contrast, FC uses—such as timber harvest activities—may require intermittent heavy trucking. RR 10 reduces peak industrial haul traffic and results in a more predictable, low-impact traffic pattern consistent with the Transportation Element's rural mobility standards

The Transportation Element calls for ensuring adequate access, maintaining safety, and avoiding transportation impacts that exceed the capabilities of rural roads. Because RR 10 densities produce minimal increases in traffic, the amendment will not trigger demands for roadway widening, turn lanes, or major upgrades. Thus, the map amendment is consistent with the Transportation Element's goal of maintaining an efficient transportation network without unwarranted capital improvements.

6. For land use map designation amendments, identify the land uses surrounding the affected property, and describe how the proposed change would affect the surrounding land uses. Explain why the proposed amendment is more appropriate than the existing land use designation.

The surrounding land uses are primarily residential. The adjacent property to the north is developed with a residence and accessory dwelling unit. Properties to the west and south are zoned RR 10. The change in the map designation would be indistinguishable from surrounding land uses.

RR 10 Is more appropriate than FC because it reflects actual land suitability because the parcel is not truly "commercial forest land" based on FC's intended purpose.

Chelan County's zoning code defines Commercial Forest Lands (FC) as areas intended for the long-term conservation of commercial forest uses, preserving land that is of long-term commercial significance for timber production and related activities. If a parcel is surrounded by rural residential uses and lacks physical or economic viability for long-term forestry, then it no longer meets FC's intended purpose.

RR 10 is more appropriate because it is explicitly designed as a rural residential/resource zone that accommodates low-density rural housing, small-scale agriculture, forestry at a

non-industrial scale and open space preservation. It is also intended to function as a transition between resource lands and more intensively developed rural areas. Therefore, if the property is not functioning as productive commercial forest, RR 10 is the accurate, policy-supported classification.

RR 10 reduces land-use conflicts that occur when non-forest uses sit within FC zones. Because FC zoning is intended for industrial-scale forestry, it anticipates heavy equipment use, timber haul routes and intensive forest management activity. RR 10 is specifically intended to provide a rural environment with compatible uses—open space, low-density homes, small-scale agriculture, and rural quietude—reducing these conflicts and aligning with the Comprehensive Plan's rural compatibility goals.

7. Will the proposed map amendment affect lands designated as resource lands of long term commercial significance and/or critical areas? If so, how will the proposed amendment impact these areas?

The parcel is designated as Commercial Forestland; however, is no longer economically viable for commercial timber harvest, the amendment corrects a mis-designation. The Comprehensive Plan requires that resource lands be designated based on actual long-term viability and commercial significance. The Resource Element provides that resource designations must be accurate and protect real resource lands, rather than misclassify marginal or unsuitable land.

Critical areas are located on the property but the change to RR 10 does not remove, diminish, or alter critical area protections. The zoning code makes clear that critical area overlay regulations apply in addition to the base zone. The map amendment does not change buffer requirements, development limitations, habitat protections, geologic hazard restrictions or wetland rules. Given RR 10's low intensity, the amendment reduces potential disturbance to critical areas by reducing possibilities for heavy equipment operations, haul routes or new forest management roads.

8. Explain how the proposed amendment would affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.

The proposed amendment increases the supply of rural residential land in a manner consistent With the Comprehensive Plan. RR 10 is one of Chelan County's rural zoning districts intended to support rural housing, small-scale agriculture, open space, and transitional rural land uses. By reclassifying land from FC to RR 10, the County slightly increases the amount of land available for very low-density rural housing. This helps the County meet its obligation under the GMA to provide a variety of rural densities and housing types across the 20-year planning horizon.

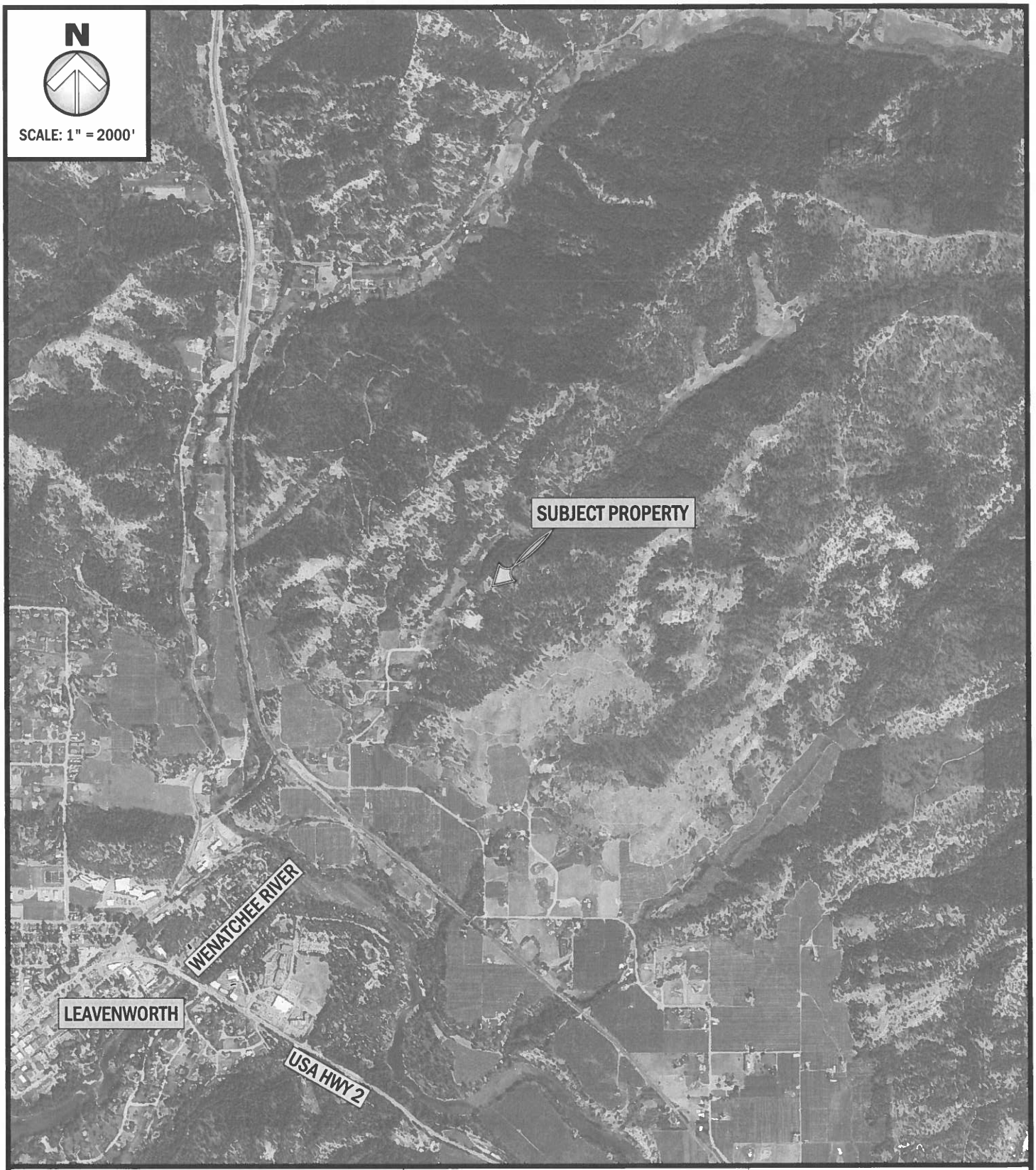
The proposed amendment does not reduce the supply of land needed for urban-level growth. The Comprehensive Plan specifies that urban growth should occur inside Urban Growth Areas. Rural zones—including both FC and RR 10—are not part of the County's urban growth capacity.

The proposed amendment does not reduce land available for future city expansions, for residential subdivisions, or for higher-density development. The property will remain outside the Leavenworth UGA and cannot be urbanized, extended with sewer, or converted to higher-density development unless the UGA is expanded through a formal process. Thus, the amendment does not materially affect the county's 20-year urban growth land supply.

9. Explain how the proposed change would serve the interests of not only the applicant, but also the public as a whole, including health, safety or welfare.

The proposed change would provide the applicant with a designation suitable for reasonable rural use of the property. The public will gain predictable, low-density rural development that does not strain facilities or alter rural character. The County maintains consistency with its long-range planning vision. This strengthens both the welfare of the community and the stability of the County's planning framework.

The Comprehensive Plan's Capital Facilities Element emphasizes avoiding unnecessary expenditures by ensuring that land uses do not require new, costly infrastructure beyond rural service levels. RR 10 does not require urban sewer service, municipal water expansion, urban roads or major capital facility upgrades. This benefits the public by minimizing long-term public financial obligations. It benefits the applicant by providing a clear understanding of service expectations and ensuring their land use aligns with available infrastructure.



PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 10705 FOX ROAD
LATITUDE: 47.6138527°
LONGITUDE: -120.6309279°
PARCEL NO#: 251832330200

RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Development

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	01/19/2026
SHEET NO:	1 OF 6
SHEET TITLE:	VICINITY
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	MICHAEL HELLICKSON
NOTES:	

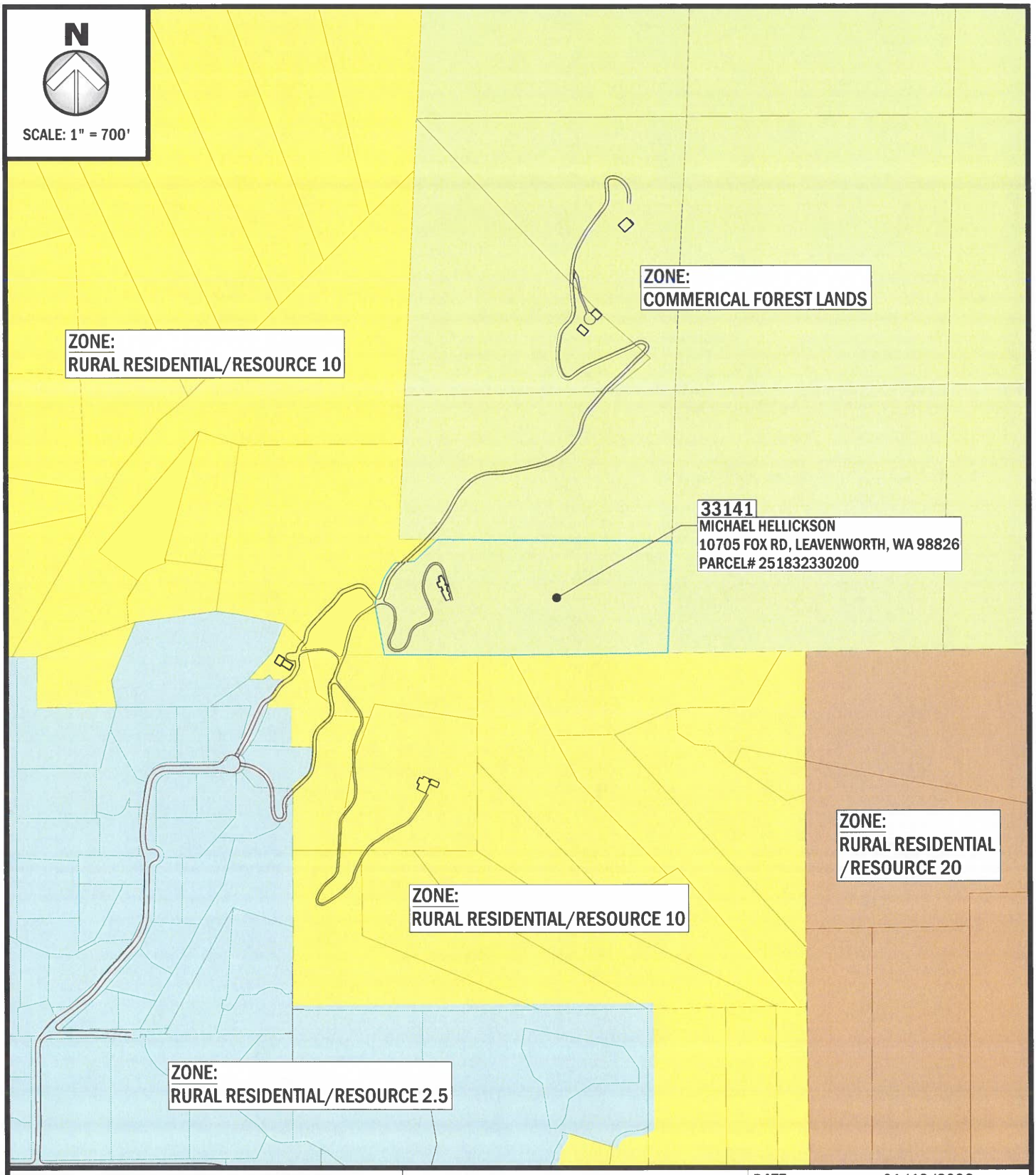


PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 10705 FOX ROAD
LATITUDE: 47.6138527°
LONGITUDE: -120.6309279°
PARCEL NO#: 251832330200

RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Development

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(509) 662-1161 www.pacificengineering.net

DATE:	01/19/2026
SHEET NO:	2 OF 6
SHEET TITLE:	PARCEL MAP
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	MICHAEL HELLICKSON
NOTES:	

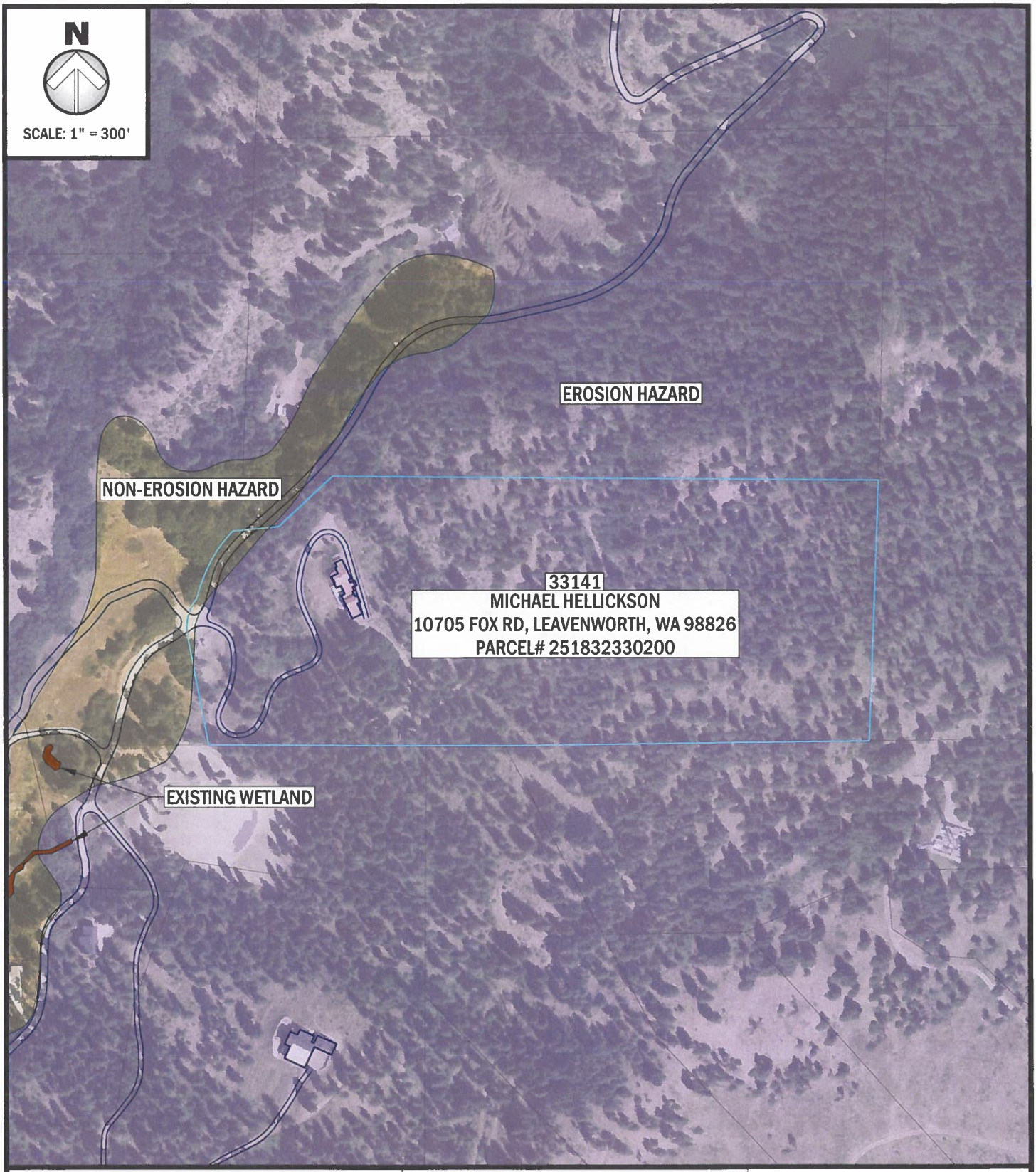


PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 10705 FOX ROAD
LATITUDE: 47.6138527°
LONGITUDE: -120.6309279°
PARCEL NO#: 251832330200

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(509) 662-1161 www.pacificengineering.net

DATE:	01/19/2026
SHEET NO:	3 OF 6
SHEET TITLE:	ZONING MAP
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	MICHAEL HELLICKSON
NOTES:	

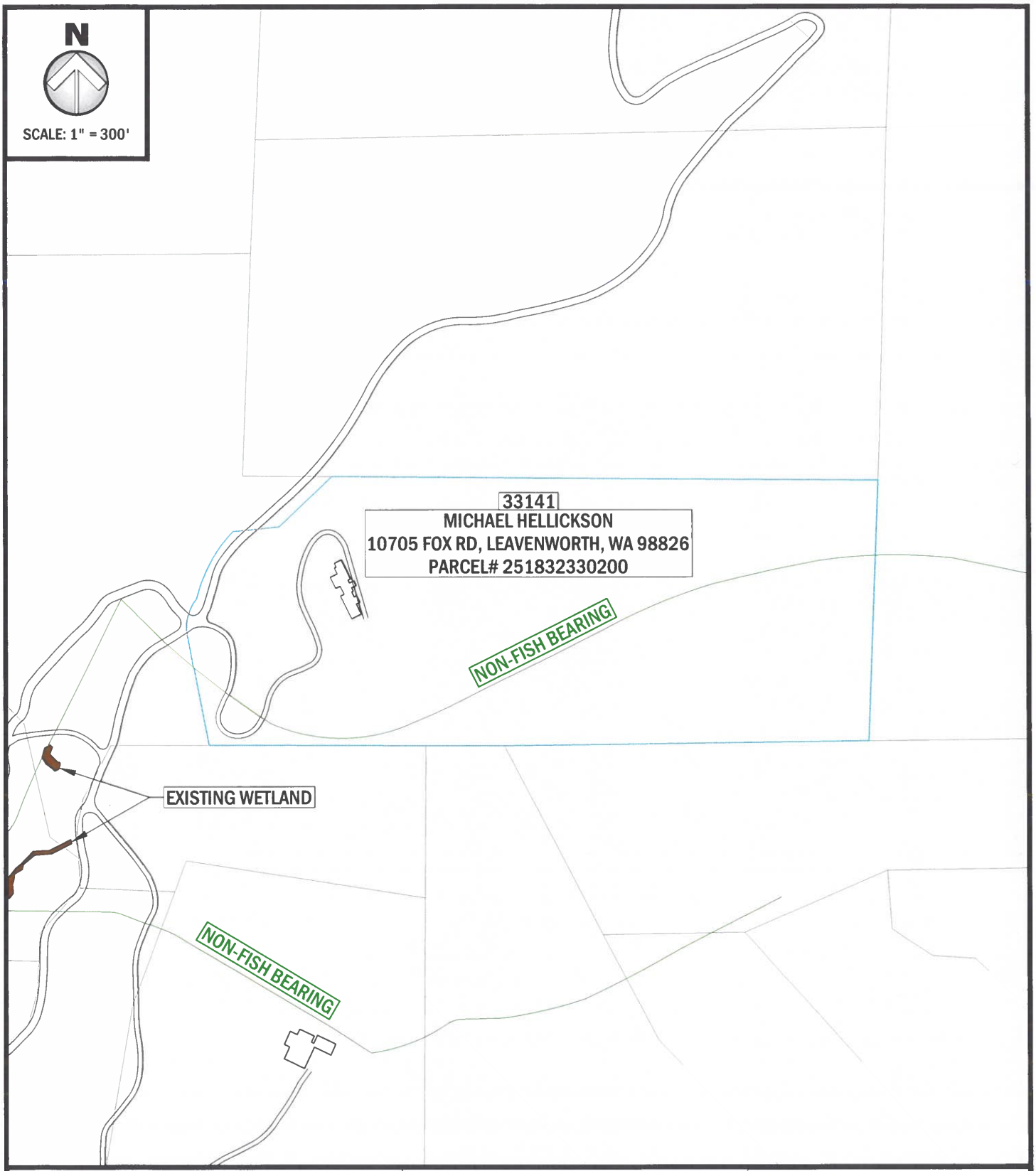


PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 10705 FOX ROAD
LATITUDE: 47.6138527°
LONGITUDE: -120.6309279°
PARCEL NO#: 251832330200

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DATE:	01/19/2026
SHEET NO:	4 OF 6
SHEET TITLE:	EROSIVE SOIL MAP
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	MICHAEL HELLICKSON
NOTES:	

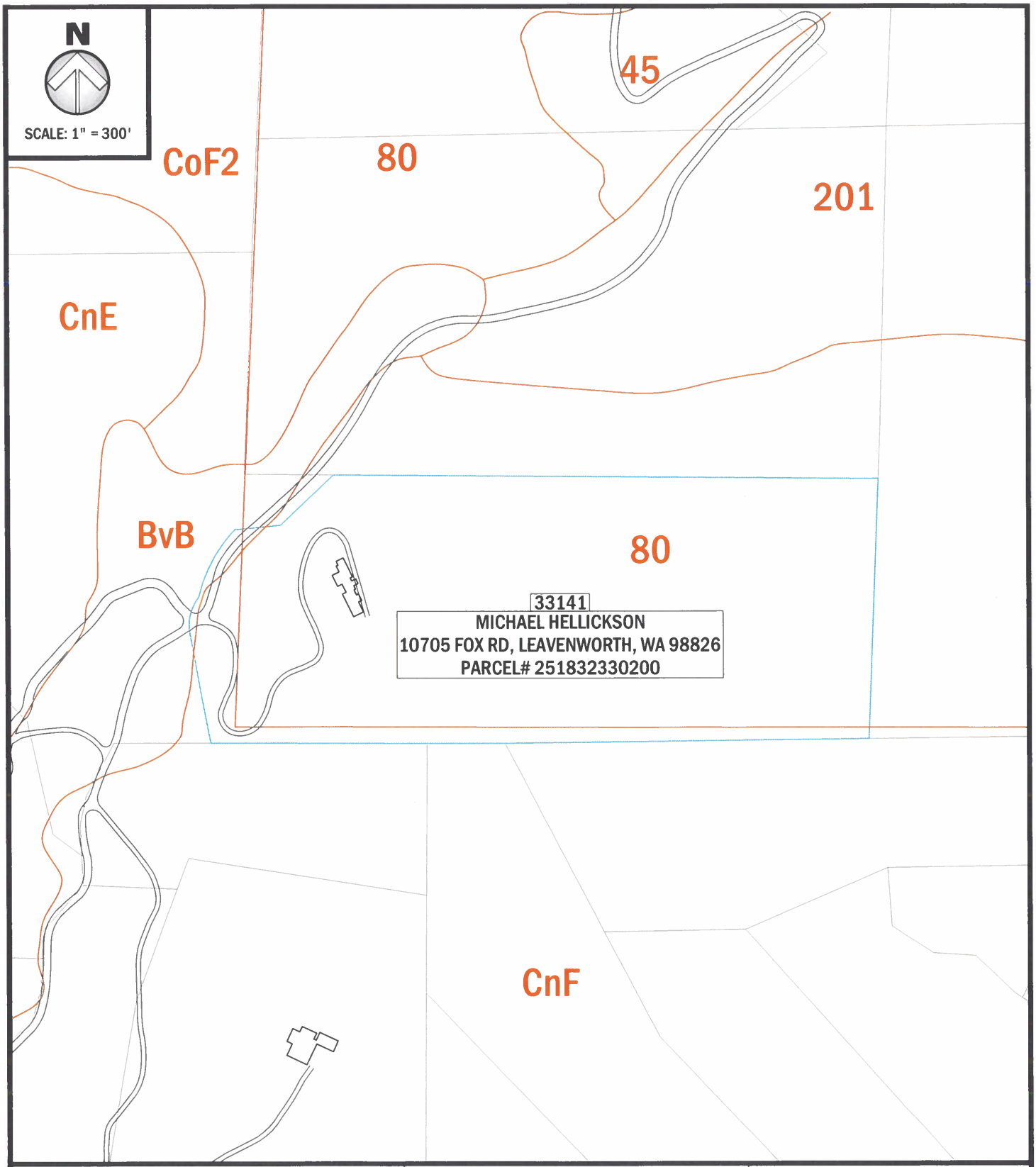


PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 10705 FOX ROAD
LATITUDE: 47.6138527°
LONGITUDE: -120.6309279°
PARCEL NO#: 251832330200

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(509) 662-1161 www.pacificengineering.net

DATE:	01/19/2026
SHEET NO:	5 OF 6
SHEET TITLE:	STREAM FIGURE
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	MICHAEL HELLICKSON
NOTES:	



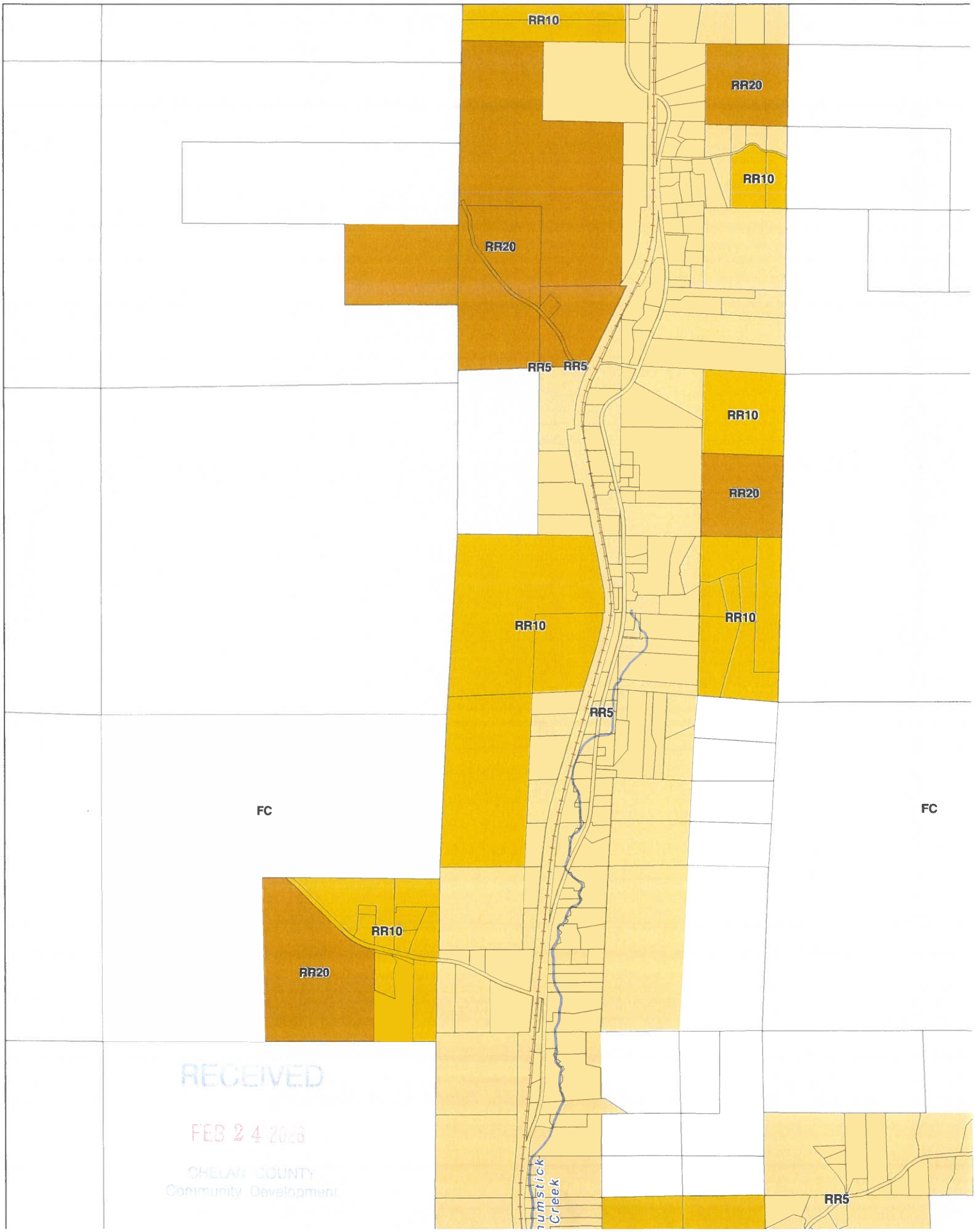
PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 10705 FOX ROAD
LATITUDE: 47.6138527°
LONGITUDE: -120.6309279°
PARCEL NO#: 251832330200

RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Developme t

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(509) 662-1161 www.pacificengineering.net

DATE:	01/19/2026
SHEET NO:	6 OF 6
SHEET TITLE:	SOIL SURVEY FIGURE
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	MICHAEL HELLICKSON
NOTES:	

Chelan County Land Use Designation



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Community Development

SEPA[1] Environmental Checklist

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Community Development

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A.Background

Find help answering background questions[2]

1. **Name of proposed project, if applicable:**

   Hellickson Comprehensive Plan Map Amendment and Rezone

2. **Name of applicant:**

   Michael Hellickson

3. **Address and phone number of applicant and contact person:**

   Michael Hellickson (Applicant)
   PO Box 7617
   Bonney Lake, WA 98391
   206-300-6453
   michael@hellickson.com

   Ryan Walker (Agent)
   Pacific Engineering and Design, PLLC
   200 South Columbia St, Suite 300
   Wenatchee, WA 98801
   5409-630-7917
   ryanw@pacificengineering.net

4. **Date checklist prepared:**

   February 2026

5. **Agency requesting checklist:**

   Chelan County

6. **Proposed timing of schedule (including phasing, if applicable):**

   The application will follow the Chelan County process for Comprehensive Plan Map Amendments.

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

   No.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

   None.

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

   No.

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

    Comprehensive Plan Map Amendment and Zoning Map Amendment.

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This proposal is to change the zoning and comprehensive plan land use designation and zoning map of approximately 22.0 acres from Commercial Forest (FC) to Rural Residential/Resource 10 (RR 10). The property is located at 10705 Fox Road, Leavenworth, within Section 32, T 25N, R 18E.W.M.

The official Chelan County Zoning and Comprehensive Plan map is no. 39.

The zoning and comprehensive plan designations are proposed to be changed to align the property with nearby zoning and existing residential use. The adjacent properties to the west and south are zoned RR 10, which is the zone that the subject property is proposed to be changed to. Further, the property to the west has been approved for a cluster subdivision with lot sizes less than one acre.

Chelan County's land-use history includes longstanding patterns of rural residential living, small-scale agriculture, and mixed rural uses - not just forest production. Rural residential use is already occurring on the subject property and nearby. Changing from FC to RR10 is consistent with these established patterns when the land is no longer primarily suited for long-term commercial forest production and instead better matches rural residential use. The economic vitality of commercial forestry has decreased, most significantly on small parcels where the scale of merchantable timber costs more to harvest than it produces in revenue.

Because RR 10 is part of the Rural Residential/Resource zoning designations, it fits within the GMA's requirement to maintain rural character while still accommodating:

- Rural housing needs (1 unit per 10 acres),
- Low-density development compatible with natural landscapes, and
- Land uses that do not require full urban services.

Thus, rezoning to RR10 is consistent with the Comprehensive Plan's rural element.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The property is located at 10705 Fox Road, Leavenworth, WA, within Section 32, T 25N, R 18E.W.M.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. **General description of the site:**

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. **What is the steepest slope on the site (approximate percent slope)?**

~60%

c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

Soil mapped for the property on the USGS soil survey website (https://websoilsurvey.nrcs.usda.gov) is Cle Elum loam, 30 to 60 percent slopes (80) which is listed as not prime farmland.

None of the soil will be removed.

d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

According to the Chelan County online GIS mapping tool, the subject property contains erosive soils, but does not contain known geologically hazardous areas of landslide potential.

e. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

No filling, excavation or grading is proposed.

f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**

No.

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

There will be no change in impervious surfaces.

h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

None.

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

2. Air

Find help answering air questions[4]

a. **What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

None.

b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

No.

c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**

None.

3. Water

Find help answering water questions[5]

a. **Surface:**

Find help answering surface water questions[6]

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

   The DNR stream typing map shows a type N stream but a stream typing has not been completed.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

   No.

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

   None.

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air
[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water
[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

   No.

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

   No.

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

   No.

b. **Ground:**
Find help answering ground water questions[7]

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

   No.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

   No waste material will be discharged.

c. **Water Runoff (including stormwater):**

1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

   There will be no change in stormwater runoff.

2. **Could waste materials enter ground or surface waters? If so, generally describe.**

   No.

3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

   No.

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None.

4. Plants

Find help answering plants questions

a. Check the types of vegetation found on the site:

☒ **deciduous tree: alder, maple, aspen, other**

☒ **evergreen tree: fir, cedar, pine, other**

☒ **shrubs**

☒ **grass**

☐ **pasture**

☐ **crop or grain**

☐ **orchards, vineyards, or other permanent crops.**

☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**

☐ **water plants: water lily, eelgrass, milfoil, other**

☐ **other types of vegetation**

b. What kind and amount of vegetation will be removed or altered?

None.

c. List threatened and endangered species known to be on or near the site.

According to the USFWS IPaC online mapping tool the following species may be located within the vicinity of the proposed project:

- Showy Stickseed (*Hackelia venusta*) – Endangered
- Wenatchee Mountains Checkermallow (*Sidalcea oregana var. calva*) – Endangered

However, the comprehensive plan map amendment will not result in direct impacts to the Project Site as no development is proposed.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

None.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. Animals

Find help answering animal questions[8]

a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include:

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

b. **List any threatened and endangered species known to be on or near the site.**

According to the USFWS IPaC online mapping tool the following species may be located within the vicinity of the proposed project:

- Canada Lynx (*Lynx canadensis*) - Threatened
- Gray Wolf (*Canis lupus*) - Endangered
- North American Wolverine (*Gulo gulo luscus*) – Threatened
- Mt. Rainier White-tailed Ptarmigan (*Lagopus leucura rainierensis*) – Threatened
- Northern Spotted Owl (*Strix occidentalis caruina*) - Threatened
- Yellow-billed Cuckoo (*Coccyzus americanus*) -Threatened
- Bull Trout (*Salvelinus confluentus*) - Threatened
- Monarch Butterfly (*Danaus Plexippus*) – Proposed Threatened
- Suckley's Cuckoo Bumble Bee (*Bombus suckleyi*) – Proposed Endangered

However, the comprehensive plan map amendment will not result in direct impacts to the Project Site or affect access or habitat use by the above listed species.

c. **Is the site part of a migration route? If so, explain.**

No.

d. **Proposed measures to preserve or enhance wildlife, if any.**

None.

e. **List any invasive animal species known to be on or near the site.**

None known.

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

   The plan amendment does not have energy needs.

b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

   No.

c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

   None.

7. Environmental health

Health Find help with answering environmental health questions[10]

a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

   No.

   1. **Describe any known or possible contamination at the site from present or past uses.**

      None known.

   2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

      None known.

   3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

      None known.

   4. **Describe special emergency services that might be required.**

      None known.

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou
[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

5. **Proposed measures to reduce or control environmental health hazards, if any.**

   None.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

   None.

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

   The comprehensive plan map amendment will not generate noise.

3. **Proposed measures to reduce or control noise impacts, if any:**

   None.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

   The subject property is currently used for residential purposes. Although it is zoned Commercial Forest (FC), rural residential use is already occurring on the site.

   Adjacent properties to the west and south are zoned Rural Residential/Resource 10 (RR10) and are developed or planned for residential use. The property to the west has been approved for a cluster subdivision with lot sizes less than one acre. The adjacent property to the north is used for residential purposes, while the property to the east is undeveloped.

   The surrounding parcels reflect the current residential land use of the Project Site and surrounding area, rather than active commercial forestry. Given that rural residential use is already occurring on the subject property and on adjacent lands, the proposed rezone from FC to RR10 would align the zoning with existing land use patterns. The proposal would not introduce new urban or intensive commercial activities and will not adversely affect current land uses on nearby or adjacent properties.

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The site has not been used as working farm or forest land. The property is not in a forest land tax designation.

1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

   No.

c. Describe any structures on the site.

One (1) single-family residence is present on the Project Site.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

Commercial Forest Lands (FC).

f. What is the current comprehensive plan designation of the site?

Commercial Forest Lands (FC).

g. If applicable, what is the current shoreline master program designation of the site?

N/A.

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

Yes, the Project Site is mapped by the WDFW PHS online mapping tool as containing potential shrubsteppe habitat, common sharp-tailed snake (*Contia tenuis*), northern spotted owl (*Strix occidentalis*), and golden eagle (*Aquila chrysaetos*) habitat. All Priority habitats are considered critical areas by Chelan County Code (CCC) 11.78.010(2). A potential type N stream is mapped on the property. However, the comprehensive plan map amendment will not result in direct impacts to the Project Site or affect access or habitat use by the above listed species.

i. Approximately how many people would reside or work in the completed project?

None.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any.

None proposed.

l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

None proposed.

m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

None proposed.

9. Housing

Find help answering housing questions[12]

a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

None.

b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

None.

c. **Proposed measures to reduce or control housing impacts, if any:**

None proposed.

10. Aesthetics

Find help answering aesthetics questions[13]

a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

No structures proposed.

b. **What views in the immediate vicinity would be altered or obstructed?**

No.

c. **Proposed measures to reduce or control aesthetic impacts, if any:**

None proposed.

11. Light and glare

Find help answering light and glare questions[14]

a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

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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

None.

b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

No.

c. **What existing off-site sources of light or glare may affect your proposal?**

None.

d. **Proposed measures to reduce or control light and glare impacts, if any:**

None proposed.

12. Recreation

Find help answering recreation questions

a. **What designated and informal recreational opportunities are in the immediate vicinity?**

Hiking, bicycling, and horseback riding occur in the vicinity.

b. **Would the proposed project displace any existing recreational uses? If so, describe.**

No.

c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

None proposed.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

No.

b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

According to the DAHP WISAARD online mapping tool, a GLO trail is located approximately 0.4 miles to the west of the subject parcel. No other GLO features are located within the project vicinity.

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

The DAHP WISAARD online mapping tool was used.

d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

None proposed.

14. Transportation

Find help with answering transportation questions[16]

a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

Stevens Canyon Road (County road) fronts the property on the west side. No new access is proposed.

b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

No. The nearest transit stop is in Leavenworth, approximately 2.5 miles to the southwest.

c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

No.

d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No.

e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

None.

f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation

No.

g. **Proposed measures to reduce or control transportation impacts, if any:**

None proposed.

15. Public services

Find help answering public service questions[17]

a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

No.

b. **Proposed measures to reduce or control direct impacts on public services, if any.**

None proposed.

16. Utilities

Find help answering utilities questions[18]

a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

None proposed.

[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services
[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities

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C.Signature

Find help about who should sign[19]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

CB61F826A6EC488
Michael Hellickson
X DocuSigned By: Michael Hellickson

Type name of signee: Michael Hellickson

Position and agency/organization:

Date submitted:

[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

The proposal may result in construction of a new onsite septic system in the future. Future construction could increase storm water runoff and emissions during construction.

- **Proposed measures to avoid or reduce such increases are:**

  All future development will comply with local state and federal regulations including critical areas, storm water management and onsite septic requirements.

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

Any future site development would be low intensity land uses, with one dwelling unit per 10 acres. Single-family residential development could result in the removal of vegetation on the Project Site. As the site contains critical areas per the WDFW PHS online mapping tool, future environmental review would be necessary.

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

  Compliance with Chelan County Critical area regulations at the time of development.

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

The proposal would not deplete energy or natural resources. Leavenworth is served by Chelan County PUD which provides abundant clean, renewable energy.

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

  Future development is likely to use low energy lighting such as LEDs and will comply with the energy code in effect at the time of building.

[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

As the site contains critical areas per the WDFW PHS online mapping tool, future environmental review would be necessary before development could occur. Single-family residential development could result in the removal of vegetation on the Project Site.

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

  Compliance with Chelan County Critical area regulations at the time of development.

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

The property is not located in the shoreline zone and is not regulated by the Shoreline Management Act or Chelan County Shoreline Master Program.

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

  Future development of the property would meet all county regulations for land use.

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

   Future residential development could result in a slight increase in vehicle trips and the potential for more emergency service needs. Additional residences may generate more daily trips to and from the site, including commuter, school, and service-related travel.

   However, the anticipated increase in demand is expected to be minimal and consistent with rural residential development patterns in the surrounding area as the subject property is adjacent to parcels already zoned RR 10. The property is located in an area already characterized by residential uses at similar or smaller lot sizes, and existing transportation infrastructure and public services currently serve comparable development in the vicinity. Residential development due to the rezone would be more consistent with the surrounding rural density pattern.

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

     Compliance with Chelan County Code at the time of development.

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

The proposal will not conflict with any laws for the protection of the environment.

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

RECEIVED
FEB 24 2025
CHELAN COUNTY
Community Development

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 251832330200 Lot Size: 22.0 (Acres)
Parcel Address: 10705 Fox Road City/Zip Code: Leavenworth, 98826
Property Owner(s): Michael Hellickson Zoning: FC
Mailing Address: PO Box 7617
City/State/Zip Code: Bonney Lake, WA 98391
Phone: 206-300-6453 E-mail: michael@hellickson.com

Applicant/Agent (if different than owner): Ryan Walker
Company and Mailing Address: Pacific Engineering and Design / 200 South Columbia St, Suite 300
City/State/Zip: Wenatchee, WA. 98801 Phone: 509-630-7917
E-mail: ryanw@pacificengineering.net
For multiple owners, applicants, or agents, provide additional sheets.

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ☐ Administrative Modification
- ☐ Administrative Determination
- ☐ Administrative Interpretation
- ☐ Binding Site Plan
- ☒ Comprehensive Plan Map Amendment
- ☐ Comprehensive Plan Text Amendment
- ☐ Conditional Use Permit
- ☐ Forest Practice/Conversion
- ☐ Open Space: Public Benefit Rating System
- ☐ Major Subdivision
- ☐ Master Planned Development
- ☐ Planned Development
- ☐ Plat Alteration or Vacation
- ☐ Short Plat
- ☐ Variance (zoning or critical areas)
- ☐ Zoning Change-Text Amendment/ Map Amendment
- ☐ Critical Area Determination
- ☐ Other: _____

APPLICABILITY SECTION

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership (Title holder signature is required on all applications. Properties being purchased on a Real Estate Contract require title holder signature.)
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:

    Unknown

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property coverd by this proposal? ☒ No ☐ Yes, please list:

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Pursuant to Chelan County Code (CCC), Section 11.82.030: An applicant seeking to develop property which requires a development permit, not otherwise exempted from the requirements of this chapter, shall submit with the application this certified statement, which lists criteria (5)(A) through (5)(D), (6), and (7) as set forth in CCC, Section 11.82.040 and indicate whether the criteria apply or do not apply to the site or development.

*****Any development application that fails to contain this statement or fails to indicate whether any one of the criteria apply or do not apply shall be rejected and only accepted upon resubmission of the completed statement. "Unknown" or similar responses will not be accepted.*****

If the administrator determines the development meets one or more of criteria (1) through (4) of CCC, Section 11.82.040, or if the administrator determines the development meets criterion (5) of CCC, Section 11.82.040 and the applicant indicates the development meets one or more of criteria (5)(A) through (5)(D), or if the applicant indicates the development meets one or more of criteria (6) or (7) of CCC, Section 11.82.040, the development shall require a hydrogeologic evaluation as described in CCC, Section 11.82.050. If the development has a medium or high vulnerability rating, the development shall be subject to the performance standards of CCC, Section 11.82.060.

If the administrator determines that criteria (1) through (5) of CCC, Section 11.82.040 do not apply to the development and an applicant's statement asserts that criteria (6) and (7) of CCC, Section 11.82.040 do not apply to the development, the administrator will accept the statement and proceed with the permitting or approval process, except if the administrator has or obtains information prior to the permit or approval being finalized, which clearly establishes the applicant's statement is incorrect. In which case, the applicant will be advised in writing of the inconsistent information and advised to either (A) provide an amended statement adding the evaluation criteria as being applicable and complete a hydrogeologic evaluation of the development pursuant to CCC, Section 11.82.050, or (B) present sufficient countering information clearly establishing that the basis for the department's concern is incorrect. If the applicant selects to proceed under (B), upon receipt of the applicant's information, the administrator shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the administrator.

File(s) No. _____

GENERAL INFORMATION

Please provide a narrative of the proposed project including, but not limited to, all proposed activities, uses and development (attach additional sheets if needed):

This proposal is to change the zoning and comprehensive plan land use designation map and zoning map of approximately 22 acres from Commercial Forest (FC) to Rural Residential/Resource 10 (RR 10).

☐ Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): _____
2. Is the subject property located within an Urban Growth Area (UGA)? ☒ No ❑ Yes
   If "yes", which UGA? _____
3. Please describe adjacent land uses in all directions around the subject property:
   North: FC in residential use
   South: RR 10 in residential use
   East: FC undeveloped
   West: RR10 in residential use
4. What is the current use of the property? Residential
5. Sanitation Disposal: ❑ N/A ☒ Septic Permit ❑ Sewer District: _____
6. Water Source: ❑ N/A ☒ Single Private Well ❑ Shared Private Well ❑ Group B
   ❑ Public Water Supplier: _____
7. Irrigation Water:
   ☒ N/A ❑ Yes (Private) ❑ Yes (Public) Irrigation District/Purveyor: _____
8. Fire District: CCFD #3 School District: Cascade
9. Power Service: CCPUD
10. Are there critical areas or critical area buffers on the property?
    ❑ Airport Overlay: _____
    ❑ Aquifer Recharge Area (see attached)
    ❑ Floodplain / Floodway _____
    Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:
    ❑ Alluvial Fan (250') ❑ Known Historic Hazardous Area (250') ❑ Slopes > 40% (250')
    ☒ Erosive soils (on-site) ❑ Landslide ❑ Snow Avalanche (500')
    ❑ Habitat/Riparian Area, protected species/area: _____
    ❑ Streams / Waterbodies: _____ ❑Shoreline Environment Designation: _____
    ☒ Drainage or Seasonal Stream: _____ ❑ Wetland, if so what category: _____
    ❑ Cultural or Archeological: _____
11. Will landfill be required? ☒ No ❑ Yes, approximate _____(cubic yards)
12. Will excavation be required? ☒ No ❑ Yes, approximate _____(cubic yards)
13. Has site preparation been started on the site? If so, to what extent?
    No
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?
    No

EVALUATION CRITERIA:

The applicant is required to determine the vulnerability rating for any development permit, not otherwise exempted, and meets any one of the criteria below. Please check the boxes that apply to your project:

- ☐ 1.Within a wellhead protection area designated under WAC 246-290-135
- ☐ 2. Within a critical aquifer recharge area mapped and identified by a qualified groundwater professional
- ☐ 3. Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act
- ☐ 4. Within an area established for special protection pursuant to a groundwater management program, Chapters 90.44, 90.48, and 90.54 RCW, and Chapters 173-100 and 173-200 WAC
- ☐ 5. The site contains highly permeable soils, which include types 1 ,2 and 3 under WAC 246-272A-0220, Table V or soils mapped by US Department of Agriculture Natural Resources Conservation Service as having saturated hydraulic conductivity (Ksat) classification of Moderately High or identified as Hydrologic Soil Group "A" and:
  - ☐ A. The site will be utilized for hazardous substance (defined in Chapter 70.105 RCW) processing, storage or handling in applications or quantities larger than is typical of household use; or
  - ☐ B. The site is currently or will be utilized for commercial or industrial activities listed in the US Environmental Protection Agency's Potential Sources of Drinking Water Contamination Index that can be found in Appendix A to Department of Ecology's Critical Aquifer Recharge Area Guidance Document; or
  - ☐ C. The development involves a major subdivision and includes present or future plans to construct dwelling units that will not be connected to a public sewer system and any of the lots are less than one net acre in size; or
  - ☐ D. The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds four thousand square feet;
- ☐ 6. The proposed use is as a commercial feedlot, landfill, junkyard, salvage yard, or auto wrecking yard, or
- ☐ 7. The site will be used for above ground application of sewage or sludge.

Development proposals for a single-family residential dwelling, accessory dwelling unit, or accessory building that is connected to a public sewer system or has a septic permit approved by the Chelan-Douglas health district shall be exempt from hydrogeologic evaluation under CCC, Section 11.82.050.

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there (**IS NOT**) or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled "**IS NOT**" above, proceed to Sub-Section III of this form.

If you circled "**IS**" above, proceed to Sub-Section II of this form.

File(s) No. _____

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

_____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.

_____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.

_____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.

_____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

☒ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis- related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

- ❑ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.
- ❑ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).
- ❑ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.
- ❑ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.
- ❑ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.
- ❑ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

File(s) No. _____

- ❑ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ❑ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ❑ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ❑ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ❑ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- ❑ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ❑ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ❑ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ❑ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ❑ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ❑ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEGEMENT SECTION

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

By submitting this application, I acknowledge and certify the following:

initials
(Owner and, if applicable, Applicant)

1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.
2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.
3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.
4. Additional permit applications and approvals may be necessary to conduct specific activities.
5. Application fees are non-refundable, except when approve by the Board.
6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

File(s) No. _____

DS MH RW

7. Chelan County is hereby given consent to enter the property(ies) listed above.

DS MH RW

8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.

DS MH RW

9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.

DS MH RW

10. I certify that this application has been made with the consent of the lawful property owner(s).

DS MH RW

11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.

12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature: CB61F826A5EC488... Michael Hellickson DocuSigned By: Michael Hellickson **Place:** _____ **Date:** 2/23/2026

Print Name: Michael Hellickson

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: Ryan Walker

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

February 18, 2026

RECEIVED
FEB 24 2026
CHELAN COUNTY
Community Development

TO: Chelan County Planning Commission
316 Washington Street Suite 301
Wenatchee, WA 98801

FROM: Ryan Walker, Environmental Department Manager
Pacific Engineering & Design P.L.L.C.

SUBJECT: Michael Hellickson Application for Comprehensive Plan Map Amendment

Chelan County Code 14.14.050 Application for Comprehensive Plan Map Amendment Review Criteria.

1. **A detailed statement of what is proposed to be changed and why. Identify the specific Comprehensive Plan Land Use Designation map number and Zoning map number that would be amended.**

This proposal is to change the zoning and comprehensive plan land use designation and zoning map of approximately 22.0 acres from Commercial Forest (FC) to Rural Residential/Resource 10 (RR 10). The property is located at 10705 Fox Road, Leavenworth, within Section 32, T 25N, R 18E.W.M.

The official Chelan County Zoning and Comprehensive Plan map is no. 39.

The zoning and comprehensive plan designations are proposed to be changed to align the property with nearby zoning and existing residential use. The adjacent properties to the west and south are zoned RR 10, which is the zone that the subject property is proposed to be changed to. Further, the property to the west has been approved for a cluster subdivision with lot sizes less than one acre.

Chelan County's land-use history includes longstanding patterns of rural residential living, small-scale agriculture, and mixed rural uses—not just forest production. Rural residential use is already occurring on the subject property and nearby. Changing from FC to RR 10 is consistent with these established patterns when the land is no longer primarily suited for long-term commercial forest production and instead better matches rural residential use. The economic vitality of commercial forestry has decreased, most significantly on small parcels where the scale of merchantable timber costs more to harvest than it produces in revenue.

Because RR 10 is part of the Rural Residential/Resource zoning designations, it fits within the GMA's requirement to maintain rural character while still accommodating:

- Rural housing needs (1 unit per 10 acres),
- Low-density development compatible with natural landscapes, and
- Land uses that do not require full urban services.

Thus, rezoning to RR 10 is consistent with the Comprehensive Plan's rural element.

2. Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (RCW 36.70A.020 as amended) and any applicable County Wide Planning Policies.

Growth Management Act Goals

RCW 36.70A specifies 15 Planning Goals for the State of Washington. When reviewing compatibility with these stated goals, it is important to acknowledge the unique circumstances in Chelan County. Eighty-eight percent (88%) of Chelan County is in public ownership, either state or federal. That leaves twelve percent (12%) of the County in private ownership. Of the property remaining in private ownership, approximately 10% is reserved for roads and utilities. An additional reduction is taken for those areas in private ownership, but encumbered by protected critical areas, such as steep slopes, wetlands, riparian areas, flood plain, and shoreline. This leaves a very small overall percentage of Chelan County available for rural residential use, while the demand for residential properties in the Leavenworth area is high.

RCW 36.70A.020(1) encourages urban growth. The property is not located in an urban growth area.

RCW 36.70A.020(2) aims to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

RR 10 maintains very low rural density (1 unit per 10 acres), which avoids suburban sprawl. When FC-designated land is no longer viable as commercial forestland, RR 10 provides a controlled, low-impact rural development path without fragmenting the landscape.
The County Comprehensive Plan notes that parts of the county have transitioned over time to a mix of rural residential and small-scale agricultural/recreational uses, reflecting organic rural development rather than sprawl.

RCW 36.70A.020(4) Aims to plan for housing, including accommodating housing affordable to all economic segments of the population of this state and promotes a variety of residential densities and housing types. RR 10 provides rural housing opportunities at very low densities, helping the county offer a spectrum of housing choices—from urban to rural—consistent with the GMA.

RR 10 zoning accommodates rural households without demanding urban services, consistent with GMA rural planning.

RCW 36.70A.020(5) encourages economic development throughout the state that is consistent with adopted comprehensive plans, promotes economic opportunity for all citizens of this state including recruitment of new businesses and encourages growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

When land is no longer suited to economically viable commercial forestry, maintaining it in FC zoning no longer supports natural resource industries. Transitioning to RR 10 can support small-scale agricultural, home-based, or recreation-oriented rural uses, which the County Comprehensive Plan recognizes as emerging rural economic sectors.

RCW 36.70A.020(8) emphasizes natural resource industries. The parcel no longer meets criteria for productive forestland, therefore re-designating it does not undermine forestry

resource goals. It avoids conflicts where residential expectations and industrial forestry activities would clash, thereby protecting truly productive forestlands elsewhere.

RCW 36.70A.020(9) urges to retain open space and green space, enhance recreational opportunities, enhance fish and wildlife habitat, increase access to natural resource lands. RR 10's very low density preserves large parcels, maintains rural open space character, and protects environmental features—including wildlife habitat recognized in Chelan County's diverse landscapes. The subject property is already developed with one single family residence which limits the potential for new residences to only one thereby continuing to provide important attributes associated with open space.

RCW 36.70A.020(10) notes the importance to protect and enhance the environment and enhance the state's high quality of life, including air and water quality, and the availability of water. RR 10's low density reduces impacts compared to more intense zoning. Large lots help preserve vegetation, maintain infiltration, and reduce impervious surfaces

The proposal is consistent with applicable county-wide planning policies because it aligns zoning with actual land suitability, helps differentiate real resource lands from transitional rural lands, honors countywide rural character and environmental objectives, and implements the County's Comprehensive Plan vision.

3. A statement of how the proposed map amendment complies with or supports the Chelan County Comprehensive Plan's goals and policies.

The Comprehensive Plan documents Chelan County's historic and ongoing mixture of uses in rural areas, including rural residential living, forest practices, agriculture, and recreation-supported rural development. The Plan notes that over the last twenty years, portions of the county have transitioned toward vineyards, wineries, smaller-scale agriculture, and recreational tourism, reflecting a diversified rural economy and land-use pattern.

RR 10 is designed specifically for rural residential and resource-compatible uses on large lots. When a parcel is no longer suited for commercial forestry, RR 10 better matches the actual rural conditions and emerging land-use trends documented in the Comprehensive Plan.

RR 10's 1-unit-per-10-acre density is consistent with rural development patterns envisioned in the Rural Element. By maintaining large parcels, RR 10 preserves open space, visual character, and natural landscapes, supporting the Comprehensive Plan's rural goals.

The Resource Element of the Comprehensive Plan emphasizes that land designated as resource land should reflect its actual long-term viability for commercial timber, agriculture, or mineral extraction. When lands—because of location, soils, slope, fragmentation, or surrounding non-forest uses—are not truly productive forestlands, they are more appropriately placed in a rural residential designation.

The Housing Element of the Comprehensive Plan identifies a need to plan for a range of housing types and densities, including low-density rural housing that fits Chelan County's settlement patterns. RR 10 provides low-density rural housing opportunities, consistent with the Housing Element's direction to maintain rural living options while balancing environmental and infrastructure constraints. The proposed amendment broadens the county's available rural residential land base without promoting sprawl because RR 10 remains a large-lot designation.

Chelan County's planning framework acknowledges the county's diverse natural landscapes—including shrub-steppe, ponderosa forest, wetlands, and alpine meadows—and emphasizes maintaining these habitats as part of rural character and ecosystem function. RR 10 supports these values because large lots (10 acres+) preserve open space, wildlife habitat, and natural features and maintains environmental integrity more effectively than more intense residential zoning would.

The following goals and policies are directly supported by the proposed map amendment

Land Use Element

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Rationale: An adequate supply of housing available to all income levels is necessary to meet the housing needs of the County

GOAL LU 11: Preserve open space for the enjoyment of County residents and visitors.

Rationale: Open space is a valuable resource for the enjoyment of residents and visitors. The retention of open space helps to maintain the natural beauty and rural character of the County.

Rural Element

Goal RE 1: Maintain a balance between human uses and the natural environment in rural areas of the County.

Rationale: Residents who choose to live in the rural areas need to realize that their lifestyle has an impact on the natural environment and efforts need to be made to find and maintain a balance between human activity and the natural environment.

Goal RE 2: Maintain natural environment features that support and enhance natural resource-based economic activities, wildlife habitats, traditional rural lifestyles, outdoor recreation, and open space.

Rationale: There is value in rural lands that have in the economic vitality, rural lifestyles, and healthy environments.

Goal RE 3: Develop at densities such that demands will not be created for urban levels of public services and facilities in rural areas.

Goal Rationale: Development in rural areas should not be at densities which require urban levels of service. Development at lower densities will also help protect the rural quality of life.

4. A detailed statement on how the land use designation amendment complies with the Chelan County Comprehensive Plan land use designation/siting criteria.

The Comprehensive Plan recognizes Chelan County's historically rural development pattern, including rural residential living alongside resource uses. RR 10 implements this rural form by allowing very low-density residential and resource-compatible uses that maintain open space and rural character.

The Land Use Element directs that designations should reflect actual land suitability and long-term function. Where parcels are not contributing to long-term commercial forestry—due to location, site constraints, parcelization, or surrounding rural residential uses—an RR 10 designation provides a more accurate policy fit than FC, while still preserving a low-intensity rural pattern.

Chelan County Code Title 11 expressly states that zoning districts implement the Comprehensive Plan's goals, policies, and land use designations. RR10's district intent is to allow rural development and resource uses consistent with the Plan's rural provisions and to function as a transition between resource lands and areas of more intense rural/urban development—exactly the role needed where FC is no longer appropriate.

The Resource Element seeks to protect genuine resource lands while accurately designating lands according to their long-term commercial significance. Where a site does not meet the attributes for long-term commercial forestry, reclassifying to RR 10 avoids "over-designation" as FC and prevents incompatibilities between industrial forestry and rural residential use.

Relocating non-viable FC lands into RR 10 reduces friction between rural residents and industrial forestry operations and thereby helps conserve truly productive forestlands elsewhere, consistent with the Plan's resource protection intent. Where the subject site is not suited to long-term commercial forestry, remaining in FC conflicts with FC's stated purpose; RR 10 aligns with the Plan-implementing intent statements.

The following are the locational guidelines for the RR 10 zone which the application complies with.

1. Geographical and Geological Characteristics. The area is predominantly rural in character. Soil characteristics, steep slopes or other physical constraints to development may be present. Significant areas of undeveloped open space may exist.
2. Natural Resources. The area may have agricultural or forest land practices of both small scale and/or commercial significance. The area may also be adjacent to designated resource lands.
3. Public Services. Uses do not require the extension or provision of urban level services. These areas are rural in character and may have access or limited access to rural governmental services and infrastructure. These areas may have the potential to be provided with rural governmental services within the 20 year planning period.
4. Existing Land Uses. Dispersed single family residences, farms or forest management activities and other rural development may be present. Predominant parcel sizes are 10 acres or larger.

5. A detailed statement of how the amendment is consistent with and supported by the Capital Facilities Element and the Transportation Element of the Comprehensive Plan, of if not, what changes to these elements would be required.

Both the Capital Facilities and Transportation elements of the Comprehensive plan speak more to goals and objectives for agencies of jurisdiction when development is proposed. At the time any additional development is proposed, application(s) will have to be in compliance with the concurrency requirements of GMA and the Chelan County comp plan goals and objectives for all elements of the comp plan.

The Capital Facilities Element specifies that capital facilities—such as sewer, water systems, fire protection, and other infrastructure—must be planned and sized according to the intensity of expected development. RR 10 is a low-density rural land-use designation which is specifically intended not to require extension of urban services. RR 10 development patterns are consistent with rural infrastructure expectations and do not place urban-level demands on capital facilities. Because FC and RR 10 are both rural designations, but RR 10 remains low-intensity, the amendment does not create new burdens on capital facilities beyond what the Capital Facilities Element anticipates for rural areas.

The Transportation Element acknowledges that rural transportation networks are designed for low-volume, low-intensity traffic loads. RR 10 development generates significantly fewer trips than urban or suburban designations, and its density is fully compatible with roadway design and capacity expectations for rural areas. By contrast, FC uses—such as timber harvest activities—may require intermittent heavy trucking. RR 10 reduces peak industrial haul traffic and results in a more predictable, low-impact traffic pattern consistent with the Transportation Element's rural mobility standards

The Transportation Element calls for ensuring adequate access, maintaining safety, and avoiding transportation impacts that exceed the capabilities of rural roads. Because RR 10 densities produce minimal increases in traffic, the amendment will not trigger demands for roadway widening, turn lanes, or major upgrades. Thus, the map amendment is consistent with the Transportation Element's goal of maintaining an efficient transportation network without unwarranted capital improvements.

6. For land use map designation amendments, identify the land uses surrounding the affected property, and describe how the proposed change would affect the surrounding land uses. Explain why the proposed amendment is more appropriate than the existing land use designation.

The surrounding land uses are primarily residential. The adjacent property to the north is developed with a residence and accessory dwelling unit. Properties to the west and south are zoned RR 10. The change in the map designation would be indistinguishable from surrounding land uses.

RR 10 Is more appropriate than FC because it reflects actual land suitability because the parcel is not truly "commercial forest land" based on FC's intended purpose.

Chelan County's zoning code defines Commercial Forest Lands (FC) as areas intended for the long-term conservation of commercial forest uses, preserving land that is of long-term commercial significance for timber production and related activities. If a parcel is surrounded by rural residential uses and lacks physical or economic viability for long-term forestry, then it no longer meets FC's intended purpose.

RR 10 is more appropriate because it is explicitly designed as a rural residential/resource zone that accommodates low-density rural housing, small-scale agriculture, forestry at a

non-industrial scale and open space preservation. It is also intended to function as a transition between resource lands and more intensively developed rural areas. Therefore, if the property is not functioning as productive commercial forest, RR 10 is the accurate, policy-supported classification.

RR 10 reduces land-use conflicts that occur when non-forest uses sit within FC zones. Because FC zoning is intended for industrial-scale forestry, it anticipates heavy equipment use, timber haul routes and intensive forest management activity. RR 10 is specifically intended to provide a rural environment with compatible uses—open space, low-density homes, small-scale agriculture, and rural quietude—reducing these conflicts and aligning with the Comprehensive Plan's rural compatibility goals.

7. Will the proposed map amendment affect lands designated as resource lands of long term commercial significance and/or critical areas? If so, how will the proposed amendment impact these areas?

The parcel is designated as Commercial Forestland; however, is no longer economically viable for commercial timber harvest, the amendment corrects a mis-designation. The Comprehensive Plan requires that resource lands be designated based on actual long-term viability and commercial significance. The Resource Element provides that resource designations must be accurate and protect real resource lands, rather than misclassify marginal or unsuitable land.

Critical areas are located on the property but the change to RR 10 does not remove, diminish, or alter critical area protections. The zoning code makes clear that critical area overlay regulations apply in addition to the base zone. The map amendment does not change buffer requirements, development limitations, habitat protections, geologic hazard restrictions or wetland rules. Given RR 10's low intensity, the amendment reduces potential disturbance to critical areas by reducing possibilities for heavy equipment operations, haul routes or new forest management roads.

8. Explain how the proposed amendment would affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.

The proposed amendment increases the supply of rural residential land in a manner consistent With the Comprehensive Plan. RR 10 is one of Chelan County's rural zoning districts intended to support rural housing, small-scale agriculture, open space, and transitional rural land uses. By reclassifying land from FC to RR 10, the County slightly increases the amount of land available for very low-density rural housing. This helps the County meet its obligation under the GMA to provide a variety of rural densities and housing types across the 20-year planning horizon.

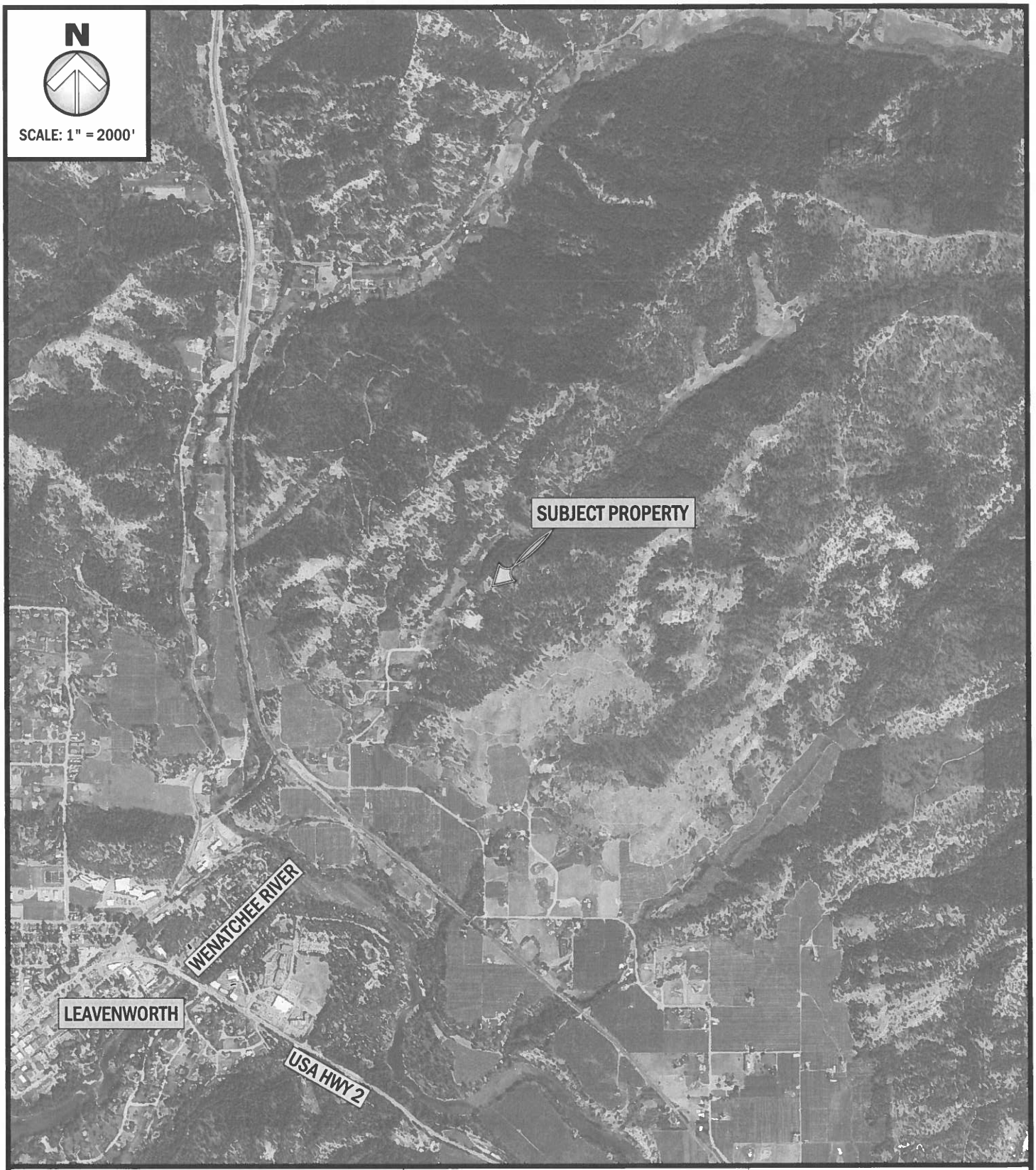
The proposed amendment does not reduce the supply of land needed for urban-level growth. The Comprehensive Plan specifies that urban growth should occur inside Urban Growth Areas. Rural zones—including both FC and RR 10—are not part of the County's urban growth capacity.

The proposed amendment does not reduce land available for future city expansions, for residential subdivisions, or for higher-density development. The property will remain outside the Leavenworth UGA and cannot be urbanized, extended with sewer, or converted to higher-density development unless the UGA is expanded through a formal process. Thus, the amendment does not materially affect the county's 20-year urban growth land supply.

9. Explain how the proposed change would serve the interests of not only the applicant, but also the public as a whole, including health, safety or welfare.

The proposed change would provide the applicant with a designation suitable for reasonable rural use of the property. The public will gain predictable, low-density rural development that does not strain facilities or alter rural character. The County maintains consistency with its long-range planning vision. This strengthens both the welfare of the community and the stability of the County's planning framework.

The Comprehensive Plan's Capital Facilities Element emphasizes avoiding unnecessary expenditures by ensuring that land uses do not require new, costly infrastructure beyond rural service levels. RR 10 does not require urban sewer service, municipal water expansion, urban roads or major capital facility upgrades. This benefits the public by minimizing long-term public financial obligations. It benefits the applicant by providing a clear understanding of service expectations and ensuring their land use aligns with available infrastructure.



PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 10705 FOX ROAD
LATITUDE: 47.6138527°
LONGITUDE: -120.6309279°
PARCEL NO#: 251832330200

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CHELAN COUNTY
Community Development

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200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	01/19/2026
SHEET NO:	1 OF 6
SHEET TITLE:	VICINITY
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	MICHAEL HELLICKSON
NOTES:	

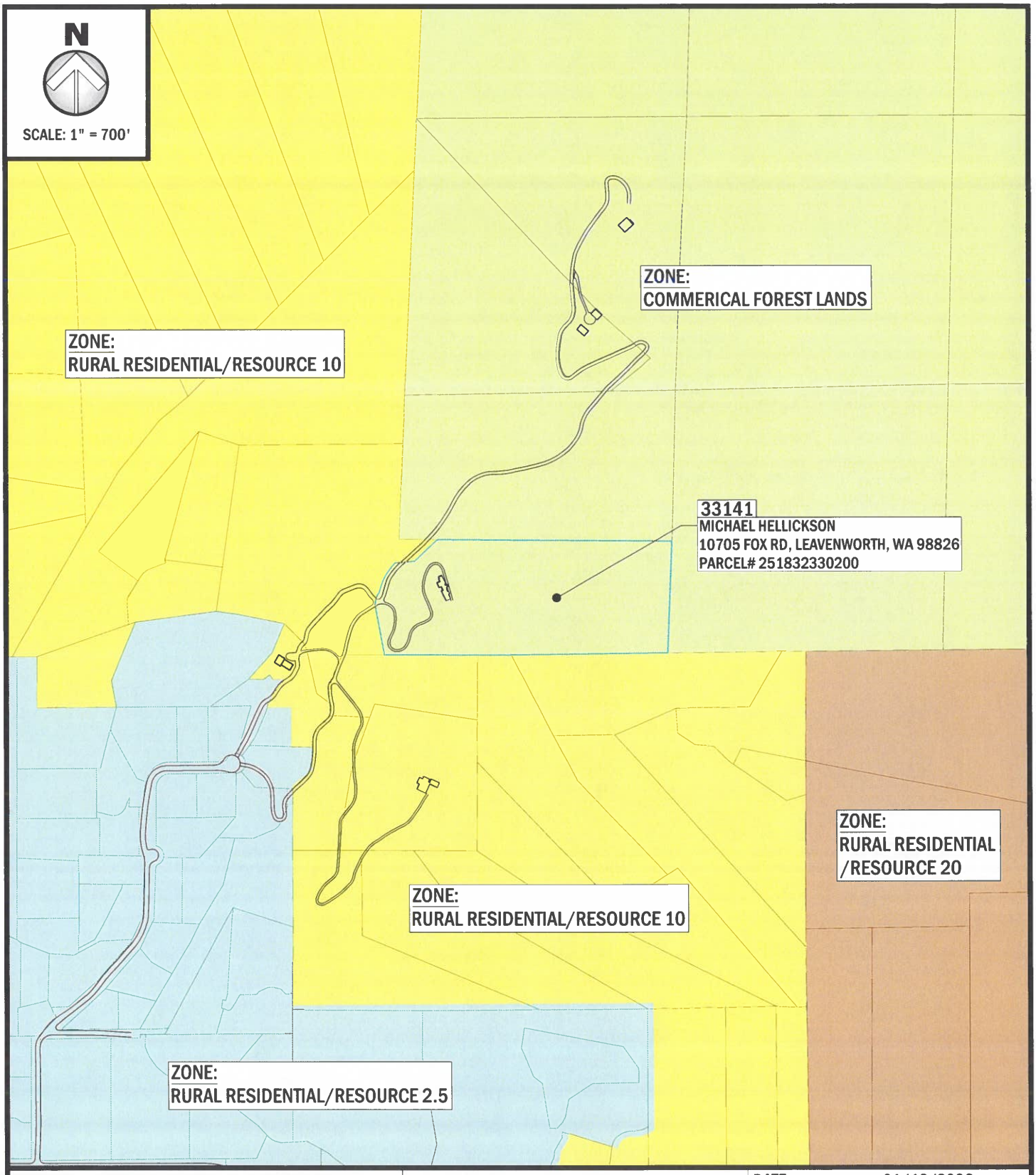


PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 10705 FOX ROAD
LATITUDE: 47.6138527°
LONGITUDE: -120.6309279°
PARCEL NO#: 251832330200

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DATE:	01/19/2026
SHEET NO:	2 OF 6
SHEET TITLE:	PARCEL MAP
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	MICHAEL HELLICKSON
NOTES:	

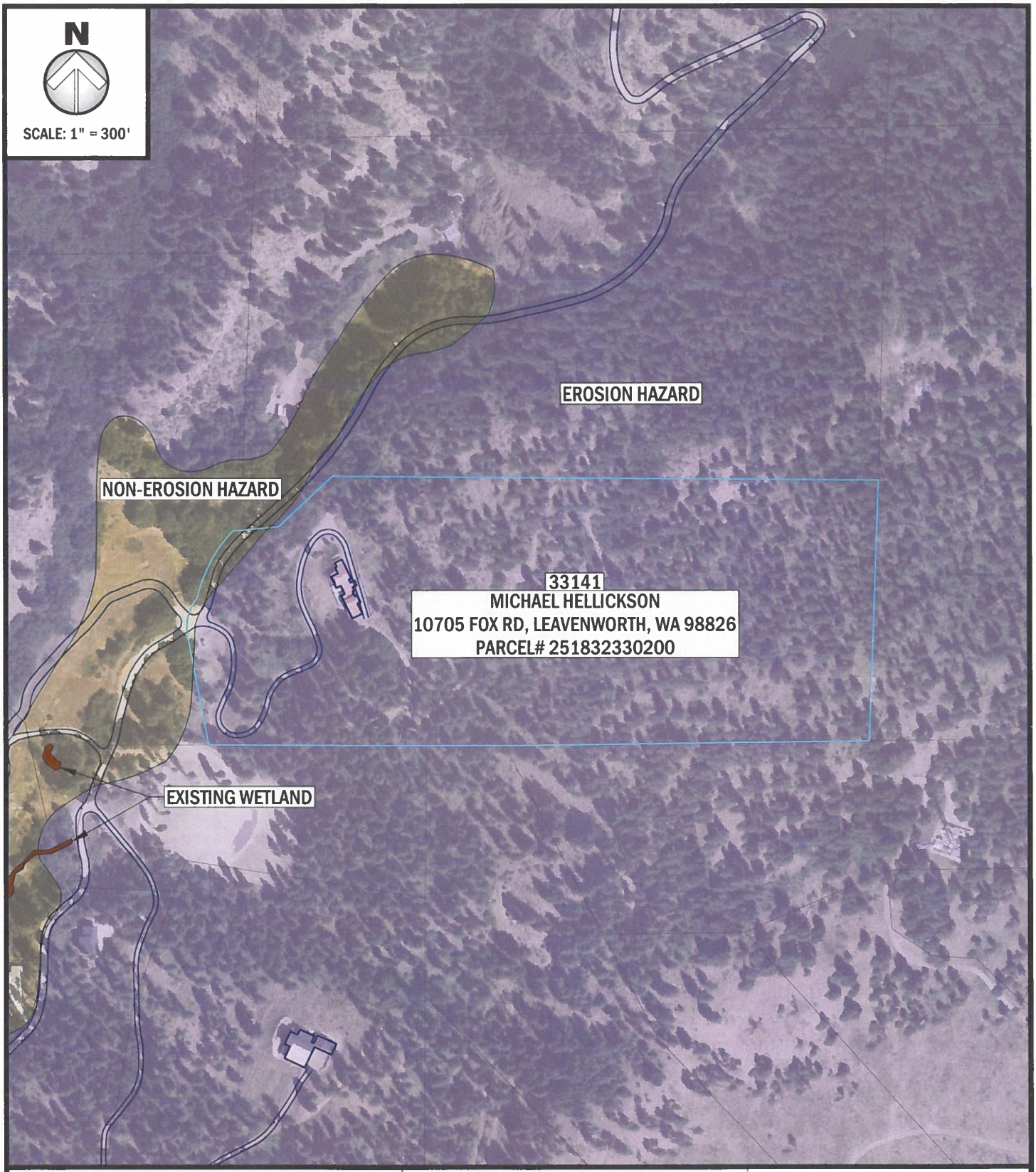


PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 10705 FOX ROAD
LATITUDE: 47.6138527°
LONGITUDE: -120.6309279°
PARCEL NO#: 251832330200

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DATE:	01/19/2026
SHEET NO:	3 OF 6
SHEET TITLE:	ZONING MAP
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	MICHAEL HELLICKSON
NOTES:	

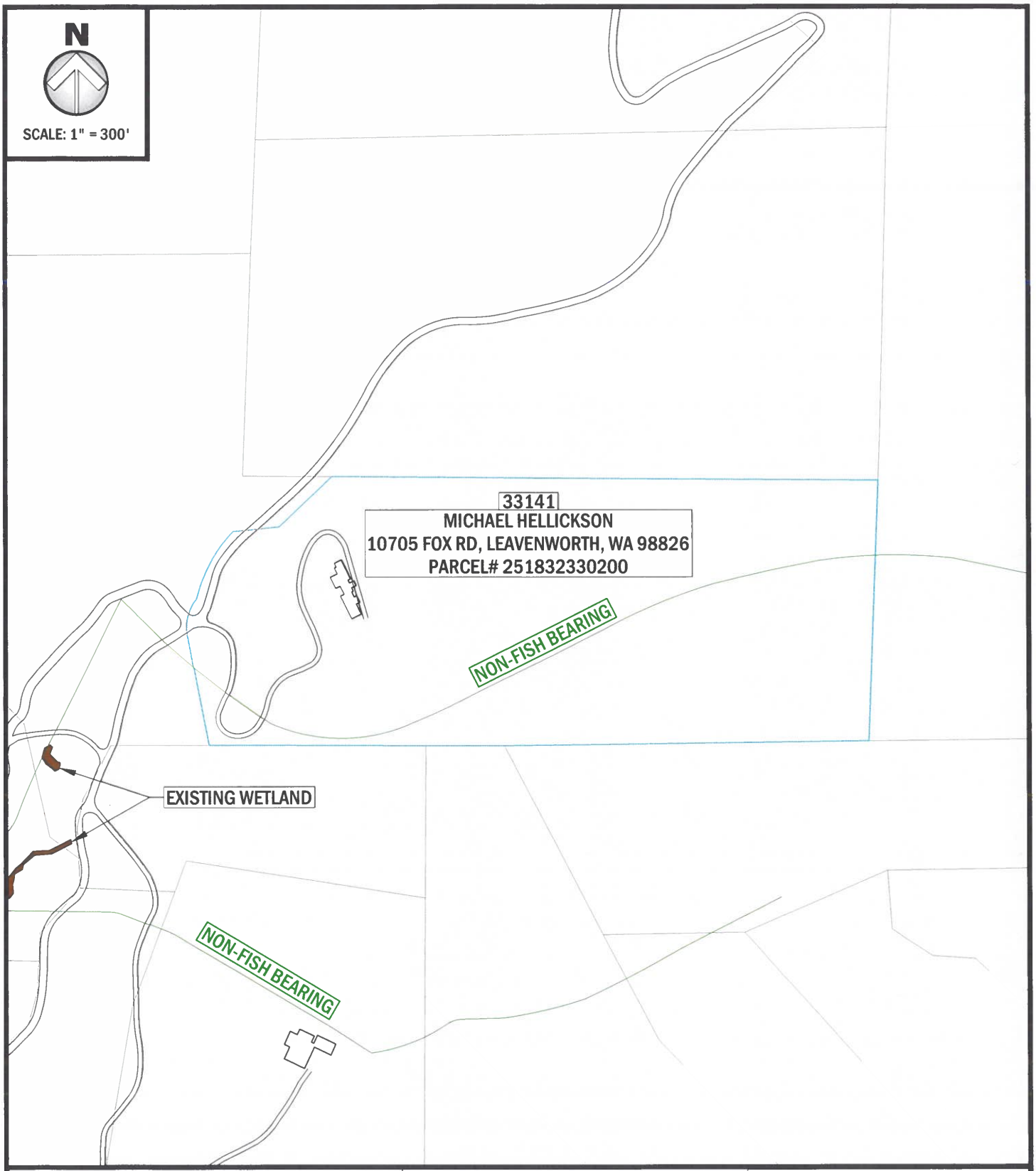


PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 10705 FOX ROAD
LATITUDE: 47.6138527°
LONGITUDE: -120.6309279°
PARCEL NO#: 251832330200

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DATE:	01/19/2026
SHEET NO:	4 OF 6
SHEET TITLE:	EROSIVE SOIL MAP
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	MICHAEL HELLICKSON
NOTES:	

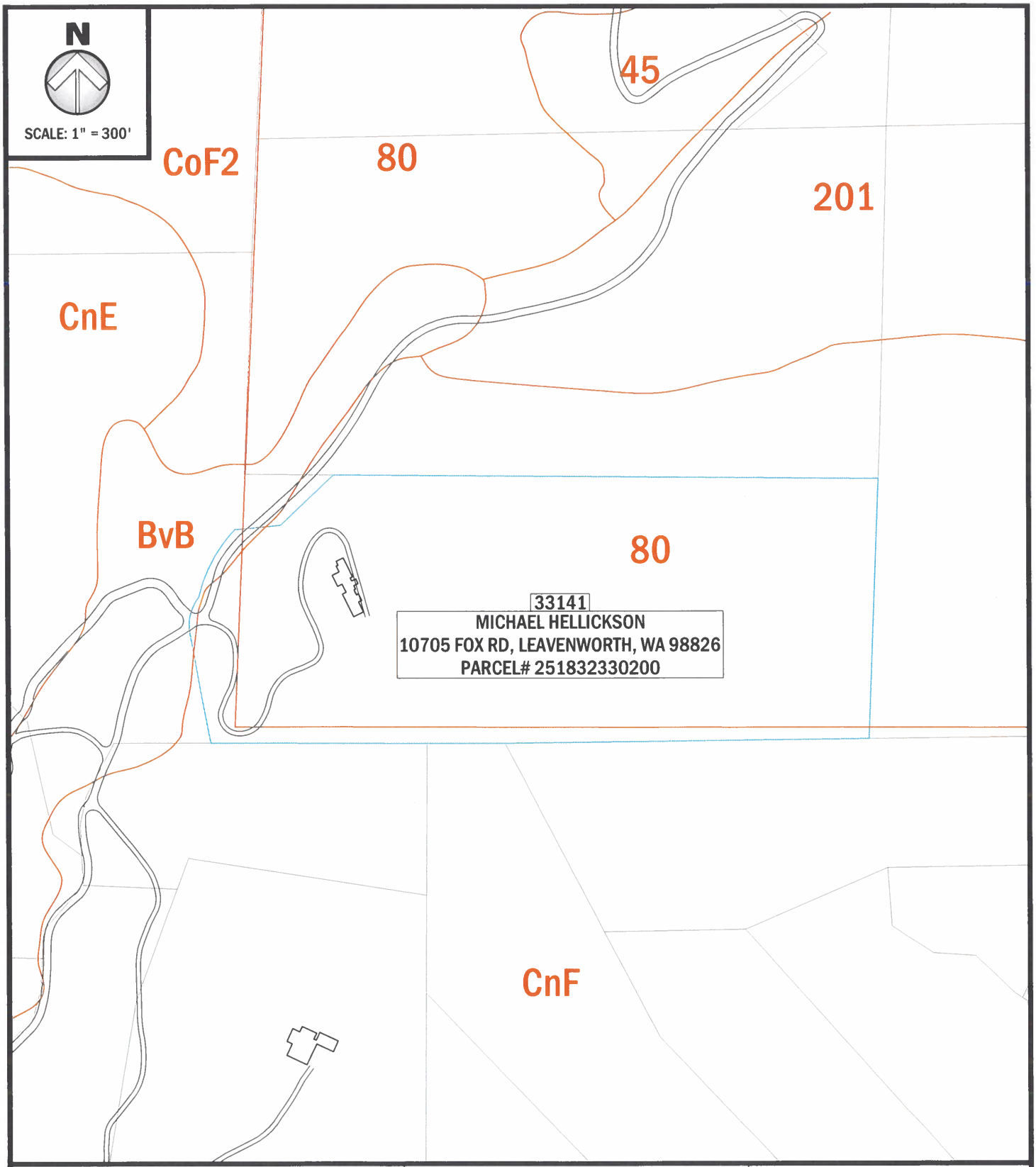


PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 10705 FOX ROAD
LATITUDE: 47.6138527°
LONGITUDE: -120.6309279°
PARCEL NO#: 251832330200

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DATE:	01/19/2026
SHEET NO:	5 OF 6
SHEET TITLE:	STREAM FIGURE
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	MICHAEL HELLICKSON
NOTES:	



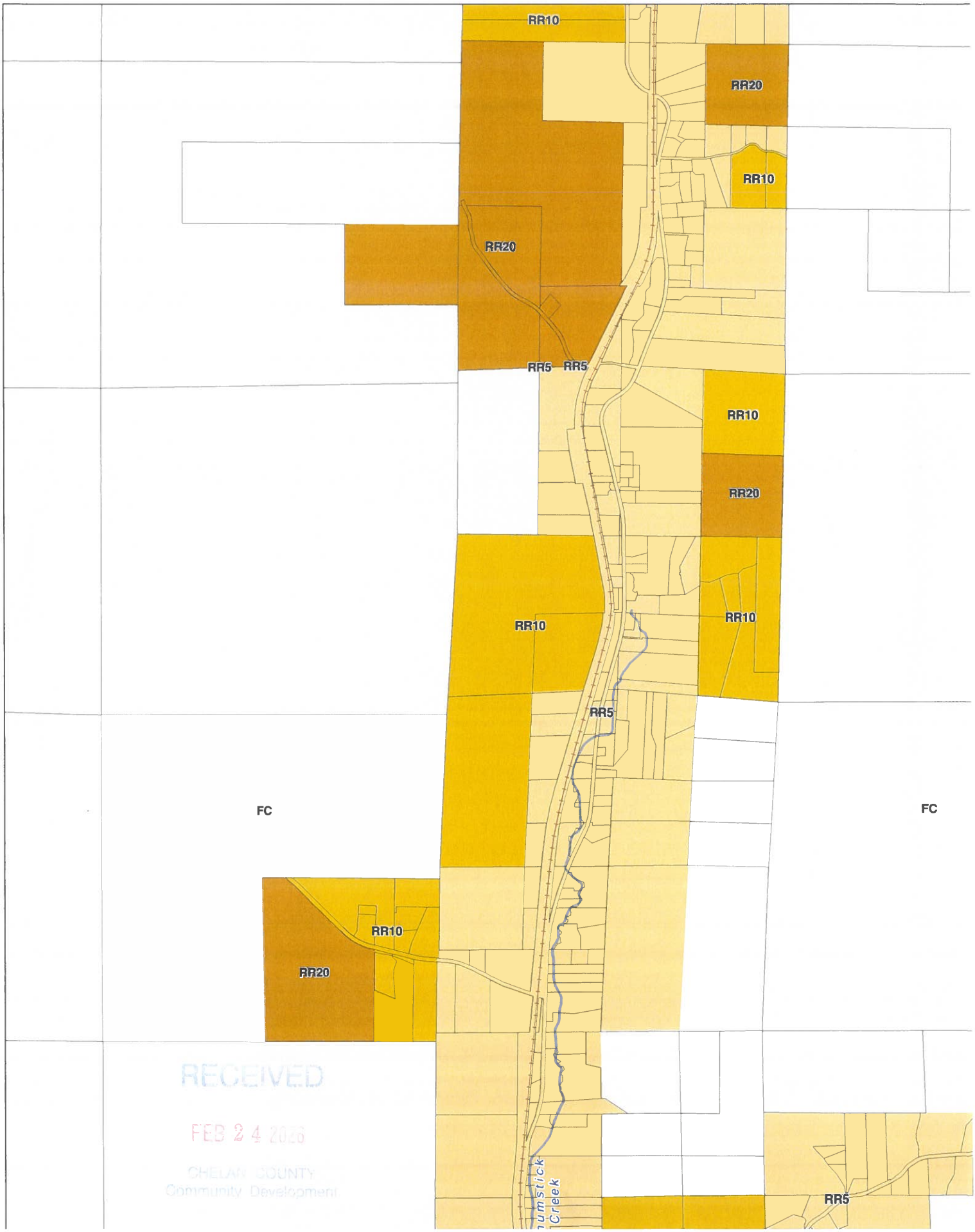
PROPOSED: COMPREHENSIVE PLAN MAP AMENDMENT
ADDRESS: 10705 FOX ROAD
LATITUDE: 47.6138527°
LONGITUDE: -120.6309279°
PARCEL NO#: 251832330200

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FEB 24 2026
CHELAN COUNTY
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(509) 662-1161 www.pacificengineering.net

DATE:	01/19/2026
SHEET NO:	6 OF 6
SHEET TITLE:	SOIL SURVEY FIGURE
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	MICHAEL HELLICKSON
NOTES:	

Chelan County Land Use Designation



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CHELAN COUNTY
Community Development

ELECTRONICALLY RECORDED in Chelan County WA. Skip Moore, Auditor, Chelan County, WA. AFN # 2582544 Recorded 06/13/2023 at 09:38 AM, D Page: 1 of 5, $207.50, SIMPLIFILE LLC FIG TITLE LLC

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FEB 24 2026
CHELAN COUNTY
Community Development

When recorded return to:

Fig Title LLC
1133 Hwy 2, Suite A
Leavenworth, WA 98826

199577
REAL ESTATE EXCISE TAX
PAID $31730.00
Chelan County Treasurer
06/13/2023

File No.:	36155-KH
Abbreviated Legal:	PTN of South half of the Southwest quarter of the Southwest quarter of Section 32, Township 25 North, Range 18, E.W.M., Chelan County
Tax Parcel Number:	251832330200
Date:	June 1, 2023

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Gordon L. Welsh and Suzanne B. Benson, husband and wife**

for and in consideration of **Ten Dollars ($10.00) and other good and valuable consideration**, in hand paid, conveys, and warrants to **Michael Hellickson and Tara Hellickson, a married couple**

the following described real estate, situated in the County of Chelan, State of Washington:

The South half of the Southwest quarter of the Southwest quarter of Section 32, Township 25 North, Range 18, E.W.M., Chelan County, Washington,

EXCEPT that portion described as follows:

Beginning at the Northwest corner of said South half; thence South 89°48'06" East 195.08 feet, along the North line thereof; thence South 37°44'20" West 180.06 feet; thence South 47°53'02" West 113.79 feet; thence along a curve to the left with a radius of 300.00 feet, a length of 13.77 feet to a point on the West line of said South half; thence North 2°23'12" East 229,05 feet to the Point of Beginning,

TOGETHER WITH that portion of the Southeast quarter of Section 31, Township 25 North, Range 18, E.W.M., described as follows:

Beginning at the Southeast corner of said Southeast quarter; thence South 89°48'10" West 50,00 feet, along the South line of said Southeast quarter; thence North 10°57'22" West 259.24 feet; thence along a non-tangent curve to the left with a radius of 100.00 feet, a length 82.60 feet the chord bearing North 34°05'06" East 62.90 feet; thence North 15°45'17" East 20.48 feet; thence along a curve to the right with a radius of 300.00 feet a length of 154.46 feet to the East line of said Southeast quarter; thence South 2°23'12" West 458.16 feet to the Point of Beginning.

Subject to All encumbrances, rights, restrictions, reservations, covenants and easements, apparent or of

record.

And Subject to those items specifically set forth on Exhibit "A"

Gordon L. Welsh

Gordon L. Welsh

Suzanne B. Benson

Suzanne B. Benson

STATE OF WASHINGTON
COUNTY OF CHELAN

This record was acknowledged before me on 31st day of May, 2023 by Gordon L. Welsh and Suzanne B Benson.

Signature

Notary

Title

My commission expires: 11/12/2026

TYLER WIDDIFIELD
Notary Public
State of Washington
Commission # 23000503
My Comm. Expires Nov 12, 2026

Exhibit "A"

1. This land is included in the Federal Fire Patrol District and is subject to the laws and regulations of the United States and the State of Washington applicable to the project and is liable for further assessments, if any, levied by the district.

2. This land is included in the Icicle Irrigation District and is subject to the laws and regulations of the United States and the State of Washington applicable to the project and is liable for further assessments, if any, levied by the district, and subject to easements for lateral ditches and pipelines used in connection with the district's irrigation system.

3. Reservation of water rights and right-of-way for pipeline as imposed by instrument recorded as document #738854.

4. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Private Road recorded as document #350098.

5. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Ingress, Egress and Utilities recorded as document #8412040045.

6. Affidavit for legal description to clarify the boundaries between tax parcels as imposed by instrument recorded as document #2013748.

7. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Ingress, Egress and Utilities recorded as document #2152291.

8. All COVENANTS, CONDITIONS, RESTRICTIONS, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, reservations, easements or other servitudes, if any, disclosed by Boundary Line Adjustment 2003-074 recorded as document #2152330.

9. DECLARATION OF COVENANTS and the terms and conditions thereof, preventing certain practices in the use of that portion of the land lying within 200 feet from a well, as disclosed by instrument recorded as document #2153139.

10. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Well Field Agreement and Easement recorded as document #2153138.

11. COVENANTS, CONDITIONS, RESTRICTIONS imposed by instrument recorded as document #2153140 and corrected under recording #2247995, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

12. EASEMENT and the terms and conditions thereof affecting a portion of said premises for Underground Utility recorded as document #2263806.

13. All COVENANTS, CONDITIONS, RESTRICTIONS, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, reservations, easements or other servitudes, if any, disclosed by Survey recorded as document #2301713.

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

2026 Comprehensive Plan Map Amendment
Staff Report

TO:	Chelan County Planning Commission
FROM:	Chelan County Community Development
HEARING DATE:	October 14, 2026
FILE NUMBER:	CPA 26-060 McMahon

RECOMMENDED MOTION

The Chelan County Planning Commission may make a motion to recommend approval or denial of the proposed Comprehensive Plan Amendments to the Chelan County Board of County Commissioners, pursuant to Chelan County Code Section 14.10.050. Suggested Findings of Fact and Conclusions of Law, which may be modified, are included in this staff report. Staff finds:

A. Re-designation of the site from Rural Resource/Residential 10 (RR10) to Rural Residential 2.5 (RR2.5) would not comply with applicable Chelan County goals and policies pursuant to the findings of fact and conclusions of law cited below.

GENERAL INFORMATION

Planning Commission Workshop	August 26, 2026
Notice of Application to Surrounding Properties	March 5, 2026
Planning Commission Notice of Hearing Published	October 3, 3026
Planning Commission Hearing	October 14, 2026
60-day State agency review	July 20, 2026
SEPA Determination	April 30, 2026

SEPA Environmental Review

A Determination of Non-Significance (DNS) was issued under WAC 197-11-340(2) for CPA 26-007 on April 30, 2026 (Attachment 1). The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2)(c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency.

Agency Comments:

The Chelan Douglas Health District submitted comments indicating they have no objection to the approval of this proposal.

City of Leavenworth provided the following comments: “Page 2 of the application form indicates that the water source for this property is/will be a single private well; however, the City of Leavenworth currently provides service to the residence on this property. If the purpose of the proposed map amendment is to

allow for additional units on this property, the owner should be aware that consideration for the projection of water use for properties within the city is a priority and paramount prior to granting water outside of the city. Granting water connections outside of the city UGA is not a right, and the intent is to ensure water is available to the citizens of Leavenworth. The city does not guarantee any availability of public water for future development of this lot."

The Icicle Creek Watershed Council, a community-based organization, provided comments March 18 and May 13, 2026 relaying their concerns regarding potential impacts of increased residential density and development within the Icicle Creek floodplain. These concerns focus on impacts to floodplain function, watershed resilience, habitat, and long term community flood risk due to the majority of the subject parcel being located in said floodplain.

Public Comment:

Comments were received from a number of citizens. Their comments have been summarized below; the full text of each comment letter can be found in Attachment 2.

Bruce Williams:
Opposes the approval of the designation based on the following

- Proposal is inconsistent with the Growth Management Act as well as the purposes of the Chelan County Frequently Flooded Overlay District.
- The proposal is inconsistent with the policies for the Rural Element in the comprehensive plan
- The proposal is inconsistent with the zoning for the rest of the riparian and floodplain areas near Icicle Creek which are RR-10
- The change in zoning would allow the parcel to be subdivided, increasing the density of development in the floodplain
- The increase in density would degrade opportunities for improving salmon habitat and would exacerbate flooding in the area
- The proposal has the potential to be an important precedent that could affect the entire lower icicle
- The subject parcel was inundated by flood in 2025, 2006, 1995, 1990 and partially underwater during lesser flooding periods

In addition to the above concerns, Mr. Williams provide a link to a Reach Assessment commissioned by the Yakama Nation which encouraged preservation and protection of the floodplain.

Mara and Brian Boham:

- Do not support the designation change due to location in floodplain
- Concerned regarding displacement of floodwaters onto adjacent property if site should be developed under RR2.5 zoning
- Would set a precedent putting pressure on neighboring properties

Christine and Jeffrey Parsons:
Object to the comprehensive plan map amendment due to the following:

- Location in the floodplain
- Future development under the proposed designation could result in a "rise" to the floodplain with the potential to impact neighboring properties
- The area is not safe for fill and development due to past flooding incidents
- Could impact salmon habitat

Residents Coalition of Chelan County RC_3:
Indicated their group has significant concerns due to the following reasons:

- The proposal is inconsistent with the zoning for the rest of the riparian and floodplain areas near Icicle Creek which are RR-10
- The change in zoning would allow the parcel to be subdivided, increasing the density of development in the floodplain

- The increase in density would degrade opportunities for improving salmon habitat and would exacerbate flooding in the area
- The proposal has the potential to be an important precedent that could affect the entire lower Icicle
- The subject parcel was inundated by flood in both 2025 and 2006.

PROJECT DESCRIPTION – CPA 26-060 McMahon

Proposal: The applicant is requesting a comprehensive plan map amendment to change the designation of a 5-acre parcel from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5). The property is developed with one single family residence taking access off East Leavenworth Road. The site is also known as parcel number 241723510480.

Chelan County Land Use Designations



Density: The existing Rural Residential/Resource 10 (RR10) zoning allow one dwelling unit per 10 acres. The proposed Rural Residential/Resource 2.5 (RR2.5) designation would allow the development of 1 additional lot.

Comprehensive Plan
Chelan County conducts an annual concurrent review of proposals to amend the Comprehensive Plan. The Plan represents the long-term vision for future land uses and development. Applicants must demonstrate the merits of the requested change as being consistent with adopted goals and policies.

The following Comprehensive Plan and Shoreline Master Program goals, policies and objectives are relevant to the proposed request:

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Goal RE 2: Maintain natural environment features that support and enhance natural resource-based economic activities, wildlife habitats, traditional rural lifestyles, outdoor recreation, and open space.

GOAL CL 1: Identify and protect critical areas from adverse environmental impacts while providing for reasonable use of private property

Policy CL 1.3: Classify, designate and protect all critical areas, including frequently flooded areas, wetlands, fish and wildlife habitat conservation areas, aquifer recharge areas and geologically hazardous areas using best available science, pursuant to RCW 36.70A.172 and WAC 365-190.

Policy CL 1.4: Regulate development in floodplains to protect property and mitigate the loss of floodplain storage capacity.

Policy CL 1.5: Discourage development on unstable soils or steep slopes and in areas susceptible to landslide, flood, or avalanche.

Policy CL 1.14: In designating and protecting critical areas, the County shall use best available science to develop policies and development regulations. The County should also give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries.

Policy CL 1.16: The goals and policies of the Chelan County Shoreline Master Program, as amended, are considered an element of the comprehensive plan, and are included by reference as if fully set forth herein.

Policy CL 1.17: Support ongoing watershed planning efforts.

Goal H 1: Encourage the availability of affordable housing to all economic segments of the population of the county.

Goal H 2: Promote a variety of residential densities and housing types.

Chelan County Shoreline Master Program Flood Hazard Prevention Goals and Objectives

Goal FLOOD-1. Recognize the hydrologic functions of floodplains, and protect frequently flooded areas.

Objective FLOOD-1.1. Avoid or mitigate land use practices that may impede the flow of floodwater or cause danger to life or property. Mitigate the loss of floodplain storage capacity to avoid greater impact of flooding downstream.

Objective FLOOD-1.2. Implement the 100-year floodplain designations of the Federal Emergency Management Agency and the National Flood Insurance Program.

Objective FLOOD-1.5. Coordinate shoreline jurisdiction flood hazard prevention policies and regulations with Growth Management Act provisions to protect critical areas including frequently flooded areas.

Review Criteria
The map amendment was analyzed based on information provided by the applicant or when readily available, within existing County resources. Agency and public comment also play a role in understanding how the amendment may advance the Comprehensive Plan goals and policies and how it may serve the general public's interest.

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

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

Finding of Fact: The Growth Management Act under RCW 36.70A.020 contains planning goals that include, but are not limited to, 2) Reduce Sprawl, 4) Housing, and 5) Economic Development, 9) Open Space and Recreation and 14) Climate Change and Resiliency. The Growth Management Act (GMA) encourages the provision of a variety of densities in order to accommodate projected growth while maintaining the rural character.

The requested map amendment to RR 2.5 would provide for the site to be divided into one additional lot. The parcel is also located within the floodplain of the Icicle Creek and the existing residence on the site is located in the southwest corner of the property which is the only part of the lot that is not in the floodplain. Amending the designation of the site could result in additional development in the floodplain.

Conclusion: The proposal would not be consistent with the goals of the Growth Management Act and the applicable county-wide planning policies as it could result in additional development in the floodplain.

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

Finding of Fact: The proposed land use change would support the comprehensive plan goals and policies which encourage a variety of housing densities in the rural area, however, it would be in direct conflict with goals and objectives which support the preservation of natural functions of critical areas.

Conclusion: The proposal would not be consistent with the GMA goals and with County-wide Planning Policies.

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

Finding of Fact: The comprehensive plan states that the purpose of the RR 2.5 designation is intended to act as a buffer or transition area between higher and lower densities. Properties west of the site are designated RR2.5. Most, if not all properties north, east and southeast of the site are designated RR10 and are located wholly or partially within the floodplain.

Conclusion: The amendment would not comply with comprehensive plan land use designation/siting criteria.

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

Finding of Fact: The subject parcel has frontage along East Leavenworth Road.

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

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

Finding of Fact: The areas surrounding the subject property are developed with single family residences with exception of a fish hatchery due south across East Leavenworth Road.

Conclusion: The designation of the site from RR10 to RR2.5 could adversely affect the surrounding area by the introduction of additional development within a floodplain.

(F) The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

Finding of Fact: The RR2.5 designation is intended to be located in areas with limited resource management potential. The subject site is located in the floodplain of Icicle Creek which is a significant resource in the area and management of the floodplain could be hindered by additional development.

Conclusion: The amendment could adversely affect designated critical areas in ways that cannot be mitigated.

(G) The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan.

Finding of Fact: The proposed amendment would allow the applicant to potentially develop one additional lot.

Conclusion: The proposed amendment would not have an adverse impact on projected growth; and would not contribute to the possibility of sprawl.

(H) The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

Finding of Fact: The proposed amendment could increase the availability of additional housing at rural densities. However, the interests of the public would not be served by the possibility of additional development in the floodplain.

Conclusion: The proposed amendment could provide additional housing opportunities while retaining the rural character of the area. The proposal would not serve the public health, safety and welfare.

FINDINGS OF FACT

1. Chelan County adopted Title 14, Development Permit Procedures and Administration outlining provisions relating to the amendment of the Comprehensive Plan consistent with RCW 36.70A. The County followed the procedures required for amendment of the Comprehensive Plan.
2. Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and Chelan County Code outline provisions relating to the adoption and amendments to the Comprehensive Plan. The County used the applicable guidelines and regulatory review criteria for each amendment.
3. RCW 36.70A.210 requires that the Comprehensive Plan be consistent with the provisions of the adopted County-Wide Planning Policies.
4. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11, SEPA Rules, have been satisfied. To comply with the requirements of the State Environmental Policy Act for environmental review of a non-project action, the County, as lead agency issued a Determination of Non-significance for the application on April 30, 2026.
5. The required State agency review with the Department of Commerce (COM) and other State agencies was initiated on July 30, 2026 (Attachment 3), pursuant to RCW 36.70A.106.
6. The location and characteristics of the site proposed for re-designation are not consistent with Chelan County Comprehensive Plan designation for Rural Residential/Resource 2.5 as outlined in this staff report.

CONCLUSIONS OF LAW

1. The amendment to the Chelan County Comprehensive Plan would not be consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.
2. The amendment would not comply with the Comprehensive Plan designation/siting criteria.
3. The amendment would adversely affect the surrounding land uses.
4. The amendment would adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
5. The amendment would not adversely affect the supply of land for various purposes available to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.

6. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.
7. The amendment is not consistent with Chelan County Code Title 14 Development Permit Procedures and Administration.
8. The requirements of RCW 43.21C, the State Environmental Policy Act and WAC 197-11, SEPA Rules have been satisfied.

STAFF Finding

The Chelan County Planning Commission may make a motion to recommend approval or denial of the proposed Comprehensive Plan Amendments to the Chelan County Board of County Commissioners, pursuant to Chelan County Code Section 14.10.050. Suggested Findings of Fact and Conclusions of Law, which may be modified, are included in this staff report. Staff finds:

The proposed Comprehensive Plan Map Amendment Rural Residential/Resource 2.5 (RR2.5) given file number CPA 2026-046, based upon the findings of fact and conclusions of law contained would not comply with relevant with adopted county goals and policies.

ATTACHMENTS

1. SEPA Determination
2. Comment Letters
3. 60-day Review Acknowledgment Letter from WA Dept. of Commerce
4. File of Record for CPA 26-026

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

SEPA NOTICE ISSUANCE OF
DETERMINATION OF NON-SIGNIFICANCE (DNS)

Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential Resource 2.5 (RR2.5).

File Number:	CPA 26-060
Parcel Numbers:	24-17-23-510-480
Site Address:	7948 East Leavenworth Rd. Leavenworth, WA 98826
Owner:	Dwayne McMahon 729 Gellatly St. Wenatchee, WA 98801
Agent:	Ryan Walker, Pacific Engineering and Design, 200 S. Columbia St Ste 300 Wenatchee, WA 98801
Lead Agency:	CHELAN COUNTY

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This Determination of Non-Significance is issued under WAC 197-11-340, DNS. The lead agency will not act on this proposal for fourteen (14) days from the date of publication. Comments must be submitted by May 14, 2026 for consideration.

Responsible Official:	Deanna Walter, Director / SEPA Responsible Official
Address:	Chelan County Department of Community Development 316 Washington Street, Suite 301 Wenatchee, WA 98801
Phone:	(509) 667-6225

Signature: Deanna Walter Date: 4/30/26

Deanna Walter, SEPA Responsible Official

From: Bruce Williams
To: Susan Dretke
Subject: Re: CPA 26-060
Date: Saturday, April 11, 2026 11:14:34 AM
Attachments: image001.png

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Hi Susan,

Two things:

1. In my comment I referred to the draft of the Reach Assessment commissioned by the Yakama Nation.
    1. It has now been finalized and is at: https://yakamafish-nsn.gov/sites/default/files/projects/Icicle%20RA%20-%20Main%20Report%20February%202026%20Final%20-%20Reduced.pdf
    2. The final version continues to say, regarding the reach near the McMahon property, "There are also some important conservation measures to consider for this reach. Because of the high fish use and restoration potential of these reaches, any undeveloped parcels within riparian zones or floodplains in this reach should be viewed as high priority for protection, including the large inside meander bend between RM 1.6 and 2.1 (river-right), and other undeveloped parcels."
2. This past week I neighbor saw the land use sign and asked me what I knew about it. She was very concerned about the proposed change and asked me if she could still comment. I told her I think she has to wait until the issue goes to the Planning Commission. Is that correct?

Thanks.

Bruce

Bruce Williams
bwseattle@gmail.com
landline: 509.888.1935
mobile: 206.972.6865

On Wed, Apr 1, 2026 at 2:14 PM Bruce Williams <bwseattle@gmail.com> wrote:

> Thanks!!'
> Sent from Gmail Mobile Bruce Williams bwseattle@gmail.com 509.888.1935 206.972.6865
>
> On Wed, Apr 1, 2026 at 11:05 Susan Dretke <Susan.Dretke@co.chelan.wa.us> wrote:
>
> > Absolutely, I've attached all the comments I've received to date.

Susan Dretke

Senior Planner

Chelan County Community Development

316 Washington Street, Suite 301

Wenatchee, WA 98801

Main Office: (509) 667-6225

Direct Line: (509) 667-6586

Susan.Dretke@CO.CHELAN.WA.US

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey: https://www.surveymonkey.com/r/XP7NYJZ

From: Bruce Williams <bwseattle@gmail.com>
Sent: Wednesday, April 1, 2026 1:46 PM
To: Susan Dretke <Susan.Dretke@CO.CHELAN.WA.US>
Subject: Re: CPA 26-060

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Hi Susan,

Thanks for your response!

Are the public comments made so far available for the public to view?

Thanks.

Bruce

Sent from Gmail Mobile Bruce Williams bwseattle@gmail.com 509.888.1935 206.972.6865

On Wed, Apr 1, 2026 at 10:37 Susan Dretke <Susan.Dretke@co.chelan.wa.us> wrote:

> Hello-
>
> I am providing answers to your questions, please accept my apologies if this is a duplicate response.
>
> 1. After the comment period ends, the county may either request additional information of the applicant or issue an environmental determination for the proposal which would include an additional comment period. A public hearing will then be scheduled before the Chelan County Planning Commission before going before the Chelan County Board of Commissioners. Comprehensive Plan Amendments are only allowed to be processed one time per year so typically action isn't taken until closer to the end of the year. Both the Planning Commission and County Commissioner hearings are public.
> 2. Public comments can be made any time until the public record has closed which is usually after the County Commissioner hearing has been held.
>
> Please feel free to contact me with any further questions or comments you may have.
>
> Regards,
>
> **Susan Dretke**
>
> Senior Planner
>
> Chelan County Community Development
>
> 316 Washington Street, Suite 301
>
> Wenatchee, WA 98801
>
> Main Office: (509) 667-6225
>
> Direct Line: (509) 667-6586

Susan.Dretke@CO.CHELAN.WA.US

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey: https://www.surveymonkey.com/r/XP7NYJZ

From: Bruce Williams <bwseattle@gmail.com>
Sent: Wednesday, March 11, 2026 7:50 AM
To: Susan Dretke <Susan.Dretke@CO.CHELAN.WA.US>
Subject: CPA 26-060

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Hi Susan,

Thank you for the notice of this that I received yesterday. (I am a neighbor.) I understand that I can comment on this until March 19.

I have two related questions:

1. What is the process for this application after March 19? (Who reviews and/or decides whether to approve? Approximate timing? etc)
2. Will there be other opportunities for public comment after March 19? (I have neighbors who are out of town and may not be able to comment before then.)

Thanks!

Bruce

Bruce Williams
bwseattle@gmail.com
landline: 509.888.1935

mobile: 206.972.6865

From: Barbara Rossing
To: Susan Dretke
Subject: We oppose re-zoning McMahon lot (7948 E. Leavenworth Rd)
Date: Tuesday, March 17, 2026 10:18:37 PM
Attachments: image.png

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To: Susan Dretke, susan.dretke@co.chelan.wa.us

We write to oppose the proposal to re-zone 7948 East Leavenworth Rd from RR10 to RR2.5.
This property, while not riverfront itself, is definitely part of the flood plain of the Icicle River.
All the properties in the flood plain of the Icicle River are currently zoned RR10. That should not be changed.
Rezoning would set a bad precedent, since others along the river could also apply for smaller minimum lot size-- in a domino effect.
For the sake of salmon and more, we need to preserve the riparian character of the entire Icicle River flood plain.
As recently as December 10, 2025 the McMahon property was all flooded except for their house-- see attached drone photo, with the property outlined in red.
The river needs to be able to flood in times of heavy rain; flooding would make subdividing into two lots catastrophic. Even if subsequent owners were to bring in lots of fill dirt to raise the elevation of a proposed house on the floodplain, that should not be legal; it only shoves flooding off onto other neighbors.
Neighboring properties are RR2.5, but they are not in the official flood plain. The buffer zone of the McMahon property needs to stay at RR10 zoning. No other lots in the flood plain are zoned RR2.5. Let's keep it that way.
Please do not grant the re-zoning request.
Sincerely,
--Barbara Rossing and Lauren Johnson, 7785 E. Leavenworth Rd



Barbara Rossing
Professor of New Testament and Environmental Ministry Coordinator
Lutheran School of Theology at Chicago

Bruce Williams
8050 E Leavenworth Road
Leavenworth WA 98826

March 17, 2026

Department of Community Development
316 Washington Street, Suite 301
Wenatchee WA 98801
Attention: Susan Dretke

RE: CPA 26-060

Dear Ms. Dretke,

I strongly oppose the Comprehensive Plan Map Amendment proposed in CPA-26-060 for the following reasons:

- The proposal is inconsistent with the Washington Growth Management Act and the purposes of the Chelan County Frequently Flooded Overlay District.
- The proposal is inconsistent with the policies for the Rural Element in the Chelan County Comprehensive Plan.
- The proposal is inconsistent with the zoning for the rest of the riparian and floodplain areas near Icicle Creek which are RR-10.
- The change in zoning would allow the parcel to be subdivided, increasing the density of development in the floodplain.
- The increase in density would degrade opportunities for improving salmon habitat and would exacerbate flooding in the area.
- The proposal has the potential to be an important precedent that could affect the entire lower Icicle.
- The subject parcel was inundated by flood in both 2025, 2006, 1995 and 1990 and partially underwater during lesser flooding periods.

I live near the subject property and have personal knowledge of that property and how it was inundated in December 2025 and in 2006. I also have personal knowledge of how the December 2025 flood affected many houses in this neighborhood and caused E. Leavenworth Road to be closed. I am also familiar with the salmon and other wildlife that live in Icicle Creek.

Washington's Growth Management Act

The Growth Management Act (GMA) requires all counties to adopt development regulations that protect critical areas, and floodplains are explicitly designated as "frequently flooded areas" — one of the five statutory types of critical areas under RCW 36.70A.030. A rezone that increases density in a floodplain may be challenged before the **Eastern Washington Growth**

Management Hearings Board as inconsistent with GMA requirements. This is not hypothetical — the Growth Management Hearings Board previously overturned a Chelan County decision to rezone land near Leavenworth and Peshastin for 2.5-acre lots, finding a clear inconsistency between the reclassification and the planning goals and policies of the County Comprehensive Plan.

Conflict with the Frequently Flooded Areas Overlay District (FFOD)

Chelan County's own zoning code establishes the Frequently Flooded Areas Overlay District specifically to protect the important hydrologic functions of the county's 100-year floodplains — including floodways and floodway fringe areas — in order to protect human health and safety and minimize damage to property. Rezoning to smaller lots actively works against this stated purpose by intensifying development density in exactly the areas the FFOD was designed to protect.

Inconsistency with Chelan County Comprehensive Plan Goals

The County's own Comprehensive Plan contains policies protecting critical areas and rural character. Here are some of the policies:

- "Policy RE 1.1: Rural development shall avoid and mitigate impacts to critical areas, which have value as wildlife habitat and open space."
- "Policy RE 2.4: Encourage the preservation and protection of unique, rare and fragile natural features, scenic vistas, unstable bluffs, and culturally significant features."

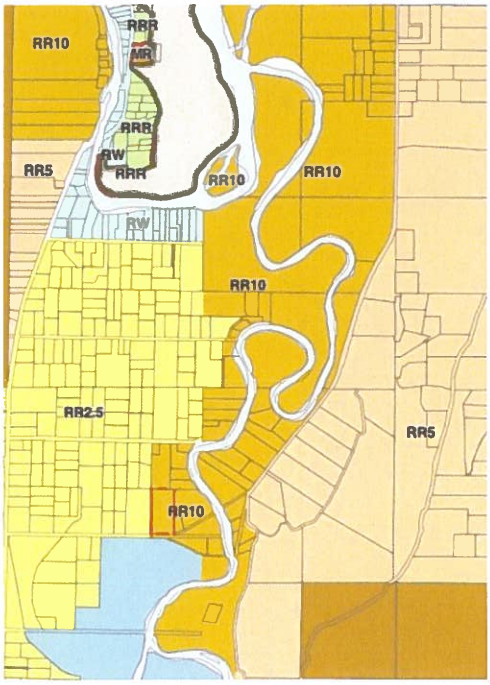
These policies are reflected in the differences between RR10 and RR 2.5 zoning.

- RR10: "These areas also provide opportunities for protecting sensitive environmental areas and creating open space typical of a rural setting."
- RR2.5: "The area has limited resource management potential."

A rezone creating greater density in a floodplain would need to demonstrate consistency with those policies — a difficult bar to clear, as the Riverstone Ranch decision showed.

Comprehensive Plan and Zoning Along the Icicle Creek

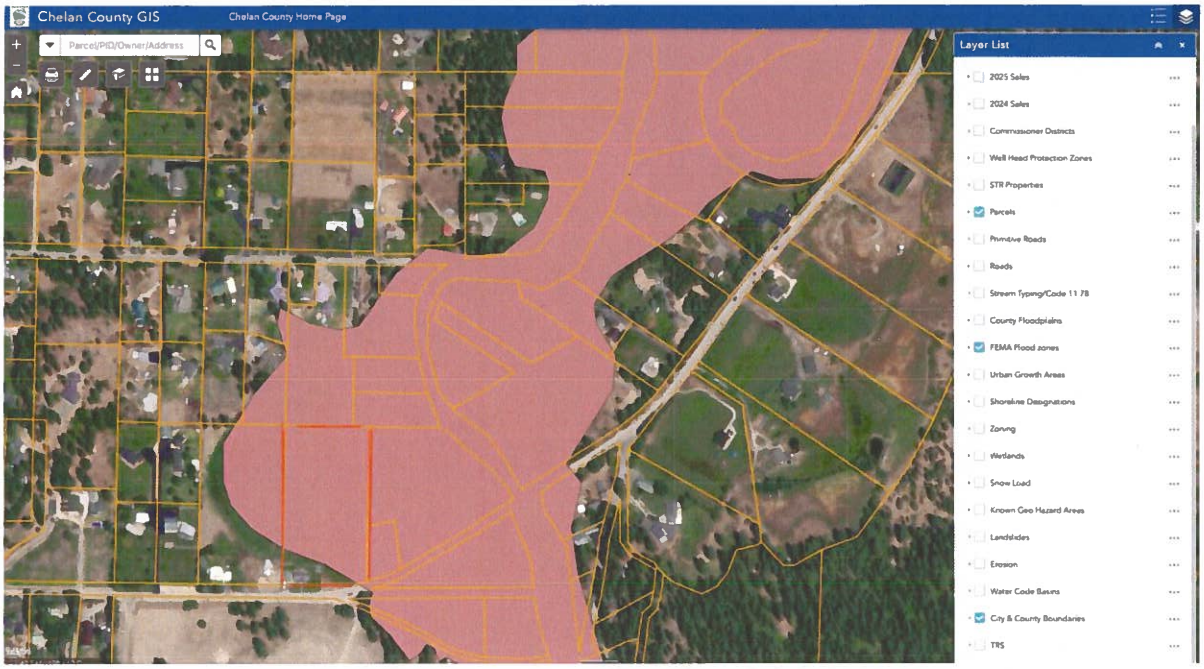
The current zoning along Icicle Creek for the properties in the riparian areas and the floodplain is RR-10. Here is a map of the zoning in the area. The subject parcel is outlined in red.



- Note that there are some large parcels along the Icicle that are currently zoned RR10. Keeping them zoned that way, and not allowing a precedent of changing the zoning to allow higher density, will be important to protecting the habitat and mitigating flood risk along the Icicle.
- The parcels to the west of the subject property are on a bench that is higher in elevation and out of the floodplain. The RR2.5 zoning makes sense for those areas. (The parcel immediately to the left is partly in and partly out of the floodplain).

Floodplain

- Wetlands, streams, and floodplains help with flood attenuation, improve water quality, recharge the water table, and are a food chain support for flora and fauna. More development means more fill, grading, and impervious cover, which reduces the floodplain's capacity to absorb and attenuate floods — increasing flood peaks for downstream properties.
- The Chelan County GIS map shows that the subject property, outlined faintly in red, is almost entirely in the floodplain. Only a small piece of it, where the existing house is located, is above the floodplain.



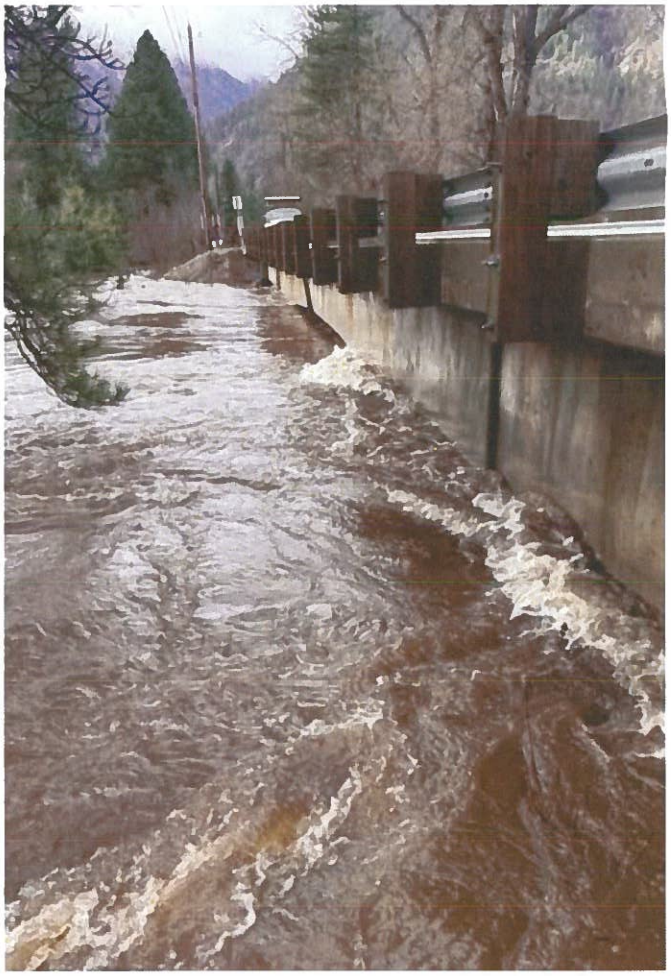
- This also demonstrates that the RR10 zoning closely follows the floodplain. Changing the zoning of the subject property would be inconsistent with this approach.
- The properties to the west of the subject property that are zoned RR2.5 are mostly or entirely out of the floodplain.

<u>Actual flooding</u>

- The picture below from December 2025 shows that the subject property was almost completely inundated by flooding. Only the area immediately around the existing house, out of the floodplain, stayed above the floodwaters. Some of the fences were completely underwater.



- The property was also inundated in 2006 and commonly believed to have been inundated in 1990 and 1995.
- This demonstrates that although the subject property isn't immediately adjacent to the normal course of the Icicle, it is part of the Icicle system in high water.
- In December 2025 the Icicle also flooded the crawl spaces of numerous houses. It reached the bottom of the county's East Leavenworth Road bridge as seen in the picture below.



- If the flood had been a little higher, it could have caused much more damage to houses and county infrastructure.
- It is important that the county not allow development that potentially increases flood risk.

Salmon and Fish Habitat Impacts

- Floodplains provide vital habitat for salmon and other important species, and local governments have responsibility under the Endangered Species Act to prevent harm to listed fish and other species commonly inhabiting floodplains. The Wenatchee River and Icicle Creek drainages in Chelan County are critical salmon corridors. Increased lot density means more impervious surfaces, septic systems, and riparian disturbance — all direct threats to listed species.
- The Yakama Nation is working on a Reach Assessment of the Icicle. *https://interfluve.filecamp.com/s/o/hfsR5BoNYEUAYwCR*
- The purpose of the Reach Assessment "is to document aquatic habitat conditions and hydrologic, geomorphic, and ecological processes in the lower Icicle Creek basin and to

present a comprehensive reach-based restoration strategy to address habitat limiting factors for salmon, steelhead, and bull trout. "

- The Yakama Nation is already working to re-introduce coho salmon to the Icicle. With the recommendations of the Reach Assessment, there is a potential to significantly improve salmon habitat.
- In addition to salmon, the Icicle is currently home to river otter, beaver and other wildlife. With protection, it can be a vibrant riparian community.
- In the section about the stretch of the river nearest to the subject property, the Reach Assessment states, "There are also some important conservation measures to consider for this reach. Because of the high fish use and restoration potential of these reaches, any undeveloped parcels within riparian zones or floodplains in this reach should be viewed as high priority for protection." (emphasis added)
- This is consistent with the features of RR10 zoning listed above: "opportunities for protecting sensitive environmental areas.'
- Maintaining the current zoning, and not allowing additional subdivisions and development in the floodplain, supports this "high priority" from the Reach Assessment.

Conclusion

- The current zoning of the subject property is consistent with a county policy of zoning riparian and floodplain parcels along the Icicle in RR10. The current zoning is consistent with protecting habitat along the Icicle. It is also consistent with preventing further development from exacerbating future floods. This zoning should be maintained.
- If the zoning of this floodplain property were changed to RR2.5, other large landowners are likely to ask for similar treatment. This could lead to more habitat damage and exacerbated flooding.

Thank you for considering this.

Bruce Williams

Icicle Creek Watershed Council
P. O. Box 773
Leavenworth, WA 98826

Icicle Creek Watershed Council
March 18, 2026

Chelan County Department of Community Development
Attn: Susan Dretke

RE: Comments on Comprehensive Plan Amendment CPA-26-060

Dear Ms. Dretke,

The Icicle Creek Watershed Council (ICWC) appreciates the opportunity to provide comments on the proposed Comprehensive Plan Amendment (CPA-26-060). Based on concerns related to floodplain function, protection of critical areas, and consistency with the Chelan County Comprehensive Plan and Washington State's Growth Management Act, ICWC recommends maintaining the current zoning designation for the parcel identified in CPA-26-060.

ICWC is a community-based organization dedicated to protecting and restoring the ecological integrity of the Icicle Creek watershed through collaboration with residents, land managers, and public agencies. From this watershed stewardship perspective, ICWC is concerned about the potential impacts of increased residential density and development that could result from the proposed zoning change within the Icicle Creek floodplain.

The property is almost entirely within the Icicle Creek floodplain (Figure 1, page 3) and has been documented underwater during recent high-water events, including two floods in the early 1990s, one in 2006, and most recently in 2025 (Figure 2, page 3). These events demonstrate that much of the parcel functions as part of the active floodplain during high flows.

Under Washington State's Growth Management Act (RCW 36.70A), counties and cities are required to designate and protect "frequently flooded areas" as critical areas and adopt development regulations that protect their ecological and hydrologic functions. Floodplains are recognized not only as areas subject to flooding, but as areas that provide essential ecological functions such as floodwater storage, groundwater recharge, and fish and wildlife habitat.

Allowing additional subdivision or development within this floodplain could place future property owners at increased risk during high-water events and, more importantly, may affect the natural processes that allow floodplains to store and convey floodwaters. The stated purpose in the application is residential development. The only land out of the floodplain is occupied by the existing home, so any new development will have to occur in the floodplain. Floodplains along Icicle Creek provide important space for water to spread out during high flows, helping reduce downstream flooding while supporting riparian areas and fisheries that depend on a healthy river system.

Recognizing the importance of these natural functions, Chelan County's Comprehensive Plan places strong emphasis on protecting natural systems and limiting development impacts in rural areas. The Rural Element establishes goals to maintain a balance between human uses and the natural environment and to protect natural environmental features that support wildlife habitat, open space, and outdoor recreation. It further states that rural development should avoid and mitigate impacts to critical areas and reduce the inappropriate conversion of undeveloped land into sprawling or more intensive development patterns.

Allowing increased residential density within an active floodplain is inconsistent with these policies because floodplains function as critical environmental features that support habitat, natural hydrologic processes, and open space within the rural landscape.

Changing the zoning to allow higher density development within the floodplain could also set a precedent for similar requests along the Icicle Creek corridor, where many parcels remain zoned to reflect floodplain conditions and the importance of maintaining natural floodplain function.

Importantly, the current Rural Residential 10 (RR10) zoning designation aligns with the mapped floodplain along the lower Icicle Creek corridor, reflecting a broader planning approach to limit development in areas subject to flooding and to protect associated ecological functions. Allowing increased density on this parcel would represent a departure from this established pattern and could undermine the consistency of the County's zoning framework in managing floodplain areas.

Maintaining the current zoning framework helps preserve floodplain function, protect vital habitat, and reduce the potential for increased flood impacts along Icicle Creek.

For these reasons, ICWC recommends that the parcel remain under its current zoning designation. Thank you for the opportunity to provide comments.

Sincerely,

Sharon Lunz

Sharon Lunz
Icicle Creek Watershed Council Chair

See the following page for supporting figures, including the FEMA floodplain map and recent flood imagery for the subject parcel.

Floodplain Context and Site Conditions

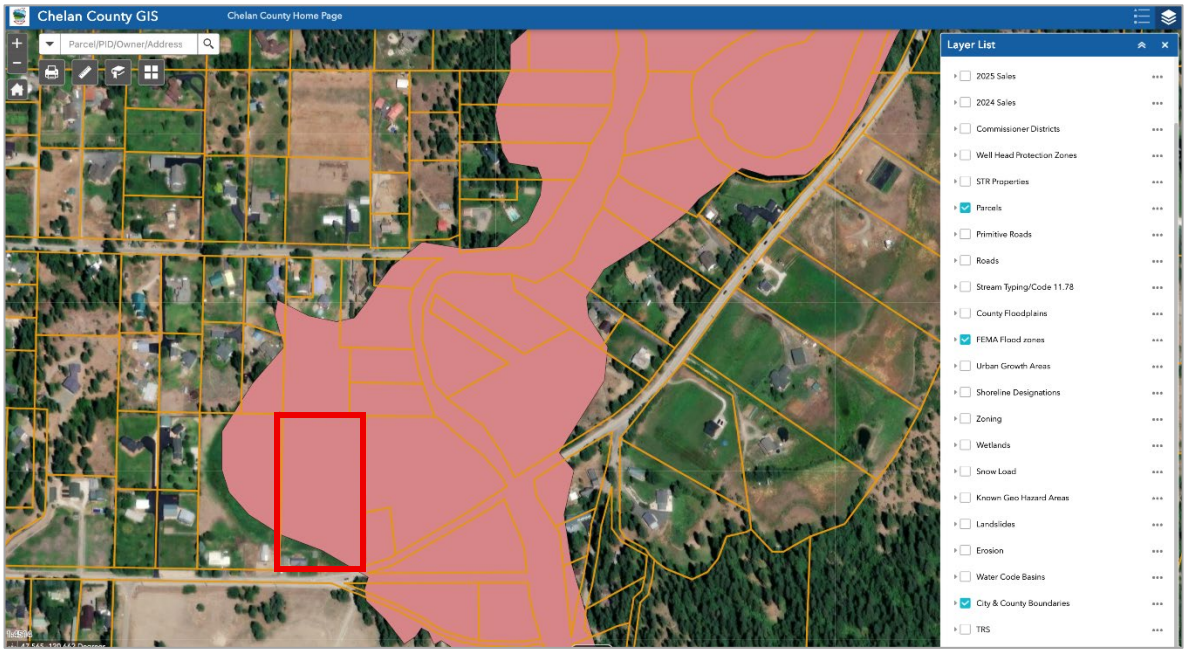


Figure 1. Chelan County GIS FEMA Floodplain Map with Subject Parcel Identified



Figure 2. Icicle Creek Flooding at Subject Parcel (2025 High-Water Event)

Mara and Brian Bohman
7840 E. Leavenworth Rd.
Leavenworth, WA 98826

March 17, 2026

Dear Ms. Dretke,

Thank you for the opportunity to comment on the proposed amendment to the Comprehensive Plan Map for parcel 24-17-23-510-480 from RR10 to RR2.5.

Considering the fact that this parcel is located in the floodplain for Icicle Creek, we do not support this down zoning. The below photo from the December 2025 flood illustrated this clearly, as well as historic records (subject property outlined in red).



Our property lies just outside of this zone, shown in the upper right. Allowing for development of this parcel, assumes fill for elevated driveways and structure pads. The water during a flooding event would have to go somewhere, and would likely put pressure on property that currently sits outside of this flood zone.

Allowing for this zoning change would set a precedent for future downzoning in the floodplain of which would continue to put pressure on neighboring properties.

We urge Chelan County to maintain the current zoning of RR10 for the subject property.

Thank you for your attention to this.
Sincerely,

Mara and Brian Bohman

Icicle Creek Watershed Council
P. O. Box 773
Leavenworth, WA 98826

Icicle Creek Watershed Council
May 13, 2026

Chelan County Department of Community Development
Attn: Susan Dretke

RE: Comments on Comprehensive Plan Amendment CPA-26-060

Dear Ms. Dretke,

The Icicle Creek Watershed Council (ICWC) appreciates the opportunity to provide these follow-up comments regarding the Determination of Non-Significance (DNS) associated with Comprehensive Plan Amendment CPA-26-060.

As noted in our March 18, 2026 comment letter, ICWC remains concerned about the potential impacts of increased residential density and development within the Icicle Creek floodplain, including impacts to floodplain function, watershed resilience, habitat, and long-term community flood risk.

While we understand that more detailed environmental review may occur during future zoning, subdivision, and permitting stages, ICWC remains concerned that once planning designations are changed and legal lots are created, opportunities to meaningfully prevent environmental impacts become increasingly limited.

For this reason, we believe it is important to consider not only the impacts of a future individual structure, but also whether increased residential density within the floodplain is appropriate in the first place. The proposed Comprehensive Plan amendment creates the pathway for additional development intensity within the floodplain, and we believe those broader implications warrant careful consideration during this stage of the SEPA process.

We respectfully request additional clarification regarding the anticipated environmental review process and future opportunities for community input as this proposal moves through potential zoning, subdivision, and permitting stages.

Thank you again for your time and consideration.

Sincerely,

The Icicle Creek Watershed Council

Icicle Creek Watershed Council
P. O. Box 773
Leavenworth, WA 98826

Icicle Creek Watershed Council
March 18, 2026

Chelan County Department of Community Development
Attn: Susan Dretke

RE: Comments on Comprehensive Plan Amendment CPA-26-060

Dear Ms. Dretke,

The Icicle Creek Watershed Council (ICWC) appreciates the opportunity to provide comments on the proposed Comprehensive Plan Amendment (CPA-26-060). Based on concerns related to floodplain function, protection of critical areas, and consistency with the Chelan County Comprehensive Plan and Washington State's Growth Management Act, ICWC recommends maintaining the current zoning designation for the parcel identified in CPA-26-060.

ICWC is a community-based organization dedicated to protecting and restoring the ecological integrity of the Icicle Creek watershed through collaboration with residents, land managers, and public agencies. From this watershed stewardship perspective, ICWC is concerned about the potential impacts of increased residential density and development that could result from the proposed zoning change within the Icicle Creek floodplain.

The property is almost entirely within the Icicle Creek floodplain (Figure 1, page 3) and has been documented underwater during recent high-water events, including two floods in the early 1990s, one in 2006, and most recently in 2025 (Figure 2, page 3). These events demonstrate that much of the parcel functions as part of the active floodplain during high flows.

Under Washington State's Growth Management Act (RCW 36.70A), counties and cities are required to designate and protect "frequently flooded areas" as critical areas and adopt development regulations that protect their ecological and hydrologic functions. Floodplains are recognized not only as areas subject to flooding, but as areas that provide essential ecological functions such as floodwater storage, groundwater recharge, and fish and wildlife habitat.

Allowing additional subdivision or development within this floodplain could place future property owners at increased risk during high-water events and, more importantly, may affect the natural processes that allow floodplains to store and convey floodwaters. The stated purpose in the application is residential development. The only land out of the floodplain is occupied by the existing home, so any new development will have to occur in the floodplain. Floodplains along Icicle Creek provide important space for water to spread out during high flows, helping reduce downstream flooding while supporting riparian areas and fisheries that depend on a healthy river system.

Recognizing the importance of these natural functions, Chelan County's Comprehensive Plan places strong emphasis on protecting natural systems and limiting development impacts in rural areas. The Rural Element establishes goals to maintain a balance between human uses and the natural environment and to protect natural environmental features that support wildlife habitat, open space, and outdoor recreation. It further states that rural development should avoid and mitigate impacts to critical areas and reduce the inappropriate conversion of undeveloped land into sprawling or more intensive development patterns.

Allowing increased residential density within an active floodplain is inconsistent with these policies because floodplains function as critical environmental features that support habitat, natural hydrologic processes, and open space within the rural landscape.

Changing the zoning to allow higher density development within the floodplain could also set a precedent for similar requests along the Icicle Creek corridor, where many parcels remain zoned to reflect floodplain conditions and the importance of maintaining natural floodplain function.

Importantly, the current Rural Residential 10 (RR10) zoning designation aligns with the mapped floodplain along the lower Icicle Creek corridor, reflecting a broader planning approach to limit development in areas subject to flooding and to protect associated ecological functions. Allowing increased density on this parcel would represent a departure from this established pattern and could undermine the consistency of the County's zoning framework in managing floodplain areas.

Maintaining the current zoning framework helps preserve floodplain function, protect vital habitat, and reduce the potential for increased flood impacts along Icicle Creek.

For these reasons, ICWC recommends that the parcel remain under its current zoning designation. Thank you for the opportunity to provide comments.

Sincerely,

Sharon Lunz

Sharon Lunz
Icicle Creek Watershed Council Chair

See the following page for supporting figures, including the FEMA floodplain map and recent flood imagery for the subject parcel.

Floodplain Context and Site Conditions

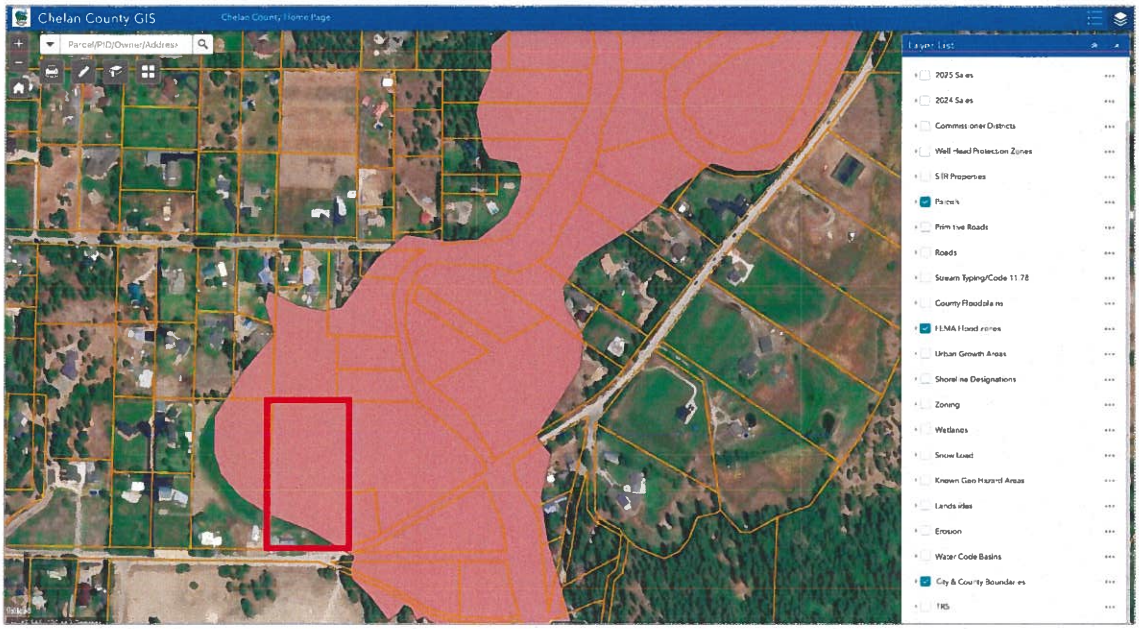


Figure 1. Chelan County GIS FEMA Floodplain Map with Subject Parcel Identified



Figure 2. Icicle Creek Flooding at Subject Parcel (2025 High-Water Event)

RESIDENTS COALITION
of Chelan County

March 13, 2026

Department of Community Development
316 Washington Street, Suite 301
Wenatchee WA 98801
Attention: Susan Dretke

RE: CPA 26-060

Dear Ms. Dretke,

The Board of Directors of the Residents Coalition of Chelan County has significant concerns about the Comprehensive Plan Map Amendment proposed in CPA-26-060. Our reasoning is explained below.

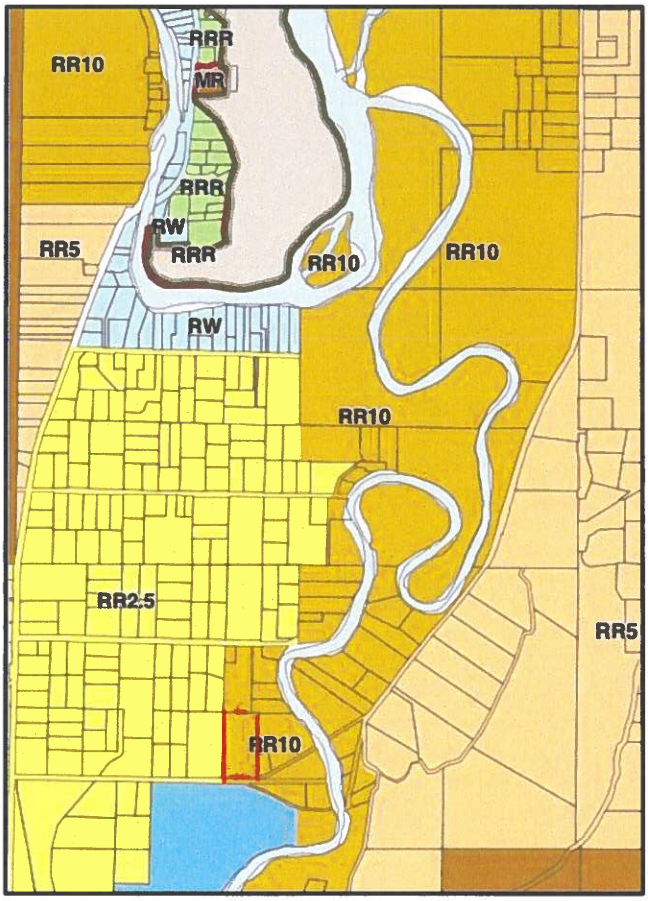
- The proposal is inconsistent with the zoning for the rest of the riparian and floodplain areas near Icicle Creek which are RR-10.
- The change in zoning would allow the parcel to be subdivided, increasing the density of development in the floodplain.
- The increase in density would degrade opportunities for improving salmon habitat and would exacerbate flooding in the area.
- The proposal has the potential to be an important precedent that could affect the entire lower Icicle.
- The subject parcel was inundated by flood in both 2025 and 2006.

<u>The Residents Coalition of Chelan County (RC_3)</u>

- The mission of the Residents Coalition of Chelan County is: "to work with residents to ensure that future growth and development in Chelan County preserves and enhances the qualities that residents value the most—rural character, a strong sense of community, and a healthy and beautiful natural environment." See generally, https://coalitionofchelancounty.org
- We believe that maintaining the existing zoning in the floodplain of Icicle Creek is important to our mission.

Comprehensive Plan and Zoning Along the Icicle Creek

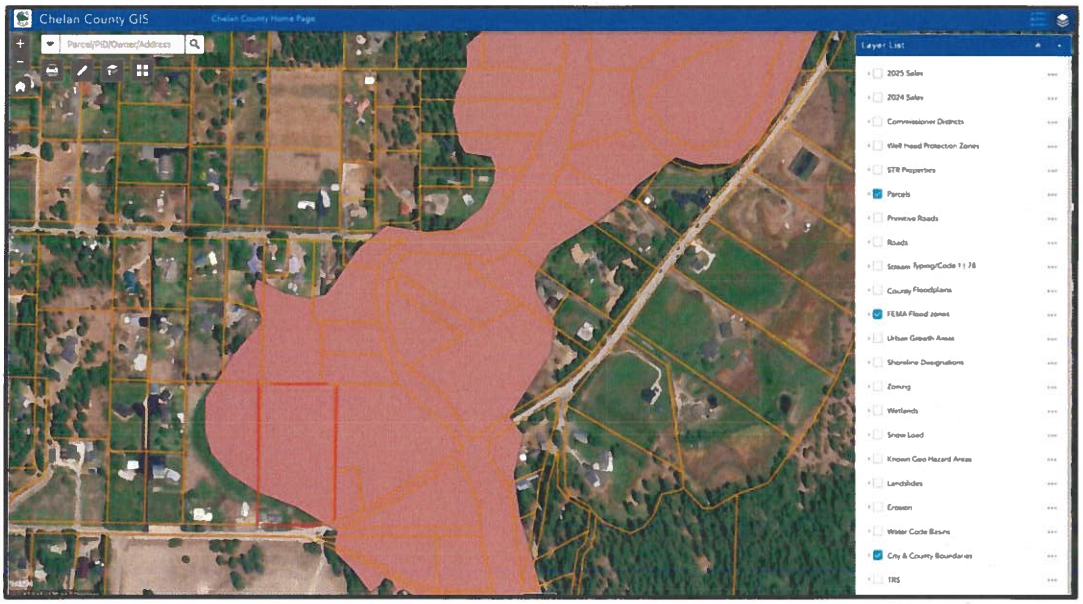
- The current zoning along Icicle Creek for the properties in the riparian areas and the floodplain is RR-10. Here is a map of the zoning in the area. The subject parcel is outlined in red.



- Note that there are some large parcels along the Icicle that are currently zoned RR10. Keeping them zoned that way, and not allowing a precedent of changing the zoning to allow higher density, will be important to protecting the habitat and mitigating flood risk along the Icicle.
- The parcels to the west of the subject property are on a bench that is higher in elevation and out of the floodplain. The RR2.5 zoning makes sense for those areas. (The parcel immediately to the left is partly in and partly out of the floodplain).

Floodplain

- The Chelan County GIS map shows that the subject property, outlined faintly in red, is almost entirely in the floodplain. Only a small piece of it, where the existing house is located, is above the floodplain.



- This also demonstrates that the RR10 zoning closely follows the floodplain. Changing the zoning of the subject property would be inconsistent with this approach.
- The properties to the west of the subject property are mostly or entirely out of the floodplain.

<u>Actual flooding</u>

- The picture below from December 2025 shows that the subject property was almost completely inundated by flooding. Only the area immediately around the house, out of the floodplain, stayed above the floodwaters. Some of the fences were completely underwater.



- The property was also inundated in 2006 and reportedly also in 1990 and 1995.
- This demonstrates that although the subject property isn't immediately adjacent to the normal course of the Icicle, it is part of the Icicle system in high water.

Yakama Nation Reach Assessment (draft)

- The Yakama Nation is working on a Reach Assessment of the Icicle.[1]
- The purpose of the Reach Assessment "is to document aquatic habitat conditions and hydrologic, geomorphic, and ecological processes in the lower Icicle Creek basin and to present a comprehensive reach-based restoration strategy to address habitat limiting factors for salmon, steelhead, and bull trout. "
- In the section about the stretch of the river nearest to the subject property, it states, "There are also some important conservation measures to consider for this reach. Because of the high fish use and restoration potential of these reaches, any undeveloped parcels within riparian zones or floodplains in this reach should be viewed as high priority for protection." (emphasis added)
- Maintaining the current zoning, and not allowing additional subdivisions and development in the floodplain, supports this "high priority" from the Reach Assessment.

Conclusion

- The current zoning of the subject property is consistent with a county policy of zoning riparian and floodplain parcels along the Icicle in RR10. The current zoning is consistent with protecting habitat along the Icicle. It is also consistent with preventing further development from exacerbating future floods. This zoning should be maintained.
- If the zoning of this floodplain property were changed to RR2.5, other large landowners are likely to ask for similar treatment. This could lead to more habitat damage and exacerbated flooding.

For the above reasons RC_3 opposes the proposed comprehensive plan amendment. Thank you for considering our comments.

Board of Directors
Residents Coalition of Chelan County (RC_3)

[11] See https://yakamafish-nsn.gov/sites/default/files/projects/Lower%20Wenatchee%20Reach%20Assessment%20%28Final-2017%29_0.pdf.

March 12, 2026

Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Attention: Susan Dretke

RE: Project File No.: CPA 26-060, Comprehensive Plan Map Amendment for
Dwayne McMahon, 7948 East Leavenworth Rd, Leavenworth, WA. 98826

We are writing to object to the Comprehensive Plan Map Amendment to change parcel # 24-17-23-510-480 from Rural Residential/Resource (RR) 10 to RR 2.5 acres because it is likely to increase the risk of flooding to neighboring properties.

The property is currently agricultural and is within a regulatory floodplain and must be classified as a frequently flooded critical area based on the latest FEMA maps (attached) and recent evidence of flooding. The ten acres serve functionally as an infiltration zone, important for conveying floodwaters away from built structures.

This area is located within the one percent chance of flooding and a special flood hazard area, as defined by the Federal Emergency Management Agency (FEMA) and the National Flood Insurance Program (NFIP), known as the "special flood hazard area" or zone (WAC 365-190-110 (1)). The preliminary flood hazard zone map issued by FEMA on 4/30/2025 designate this property as "AE", for a High Flood Hazard zone. The ten acres is within a Regulatory Floodway (Chelan County Code (CCC), Chapter 11.84). This property is necessary to contain and discharge the base flood flow at buildout.

If subdivided and developed into potentially four building lots, the fill necessary to develop building sites and road access would impact adjoining properties by increasing the risk of flooding to these properties and impact the "No Rise" standards within the County's development code (CCC, section 3.20.300, Regulatory Floodway). In addition, the potential for public health impacts from infiltration from floodwaters into utilities, such as septic and water supply pollution would likely occur. Avoidance of these impacts is an imperative and cannot be adequately mitigated.

Beginning on December 11, 2025, virtually the entire subject property plus adjoining properties were inundated by flood waters (see photos) from the Icicle River, clearly demonstrating that this area is not safe for fill and development. As well, the property should not be granted a Reasonable Use Exception and cannot comply with all criteria necessary to allow development to occur. The proposal will result in a net loss of frequently flooded area functions and values, consistent with the best available science (Washington Administrative Code 365-195).

Christine and Jeffrey Parsons

50 Oxbow Lane

Leavenworth, WA 98826

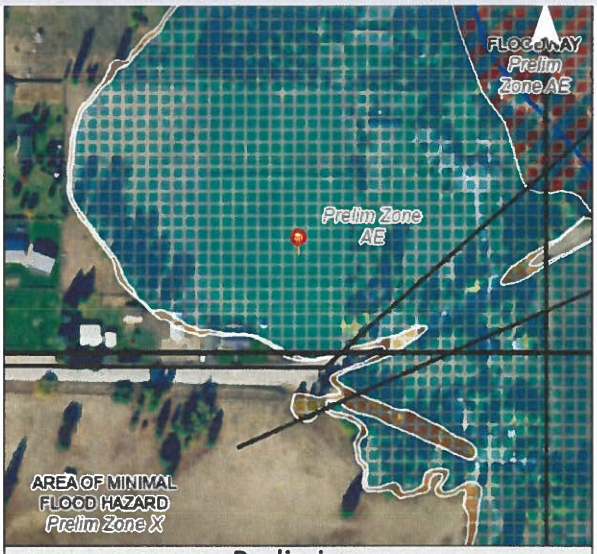




msc.fema.gov



Effective	
POI Longitude/Latitude	47.5631, -120.6709
Effective FIRM Panel	5300150787B
Effective Date	7/2/2002



Preliminary	
POI Longitude/Latitude	47.5631, -120.6709
Preliminary FIRM Panel	53007C1683E
Preliminary Issue Date	4/30/2025

10:49 AM Thu Mar 12

Effective FIRM Panel	5300150787B
Effective Date	7/2/2002

There is no modernized effective data to determine the flood hazard for the selected location, please refer to the static legacy FIRM which can be accessed by selecting the following link:

Preliminary FIRM Panel	53007C1683E
Preliminary Issue Date	4/30/2025
Flood Zone	AE
Estimated Static BFE	Not Available
Estimated Flood Depth	Not Available
Vertical Datum	Not Available

Hazard Level — Flood Hazard Zone

High Flood Hazard — **AE, A, AH, AO, VE and V Zones.** Properties in these flood zones have a 1% chance of flooding each year. This represents a 26% chance of flooding over the life of a 30-year mortgage.

Moderate Flood Hazard — **Shaded Zone X.** Properties in the moderate flood risk areas also have a chance of flooding from storm events that have a less than 1% chance of occurring each year. Moderate flood risk indicates an area that may be protected flood risk reduction due to a flood control system or an area that is prone to flooding during a 0.2% annual chance storm event. These areas may have been indicated as areas of shallow flooding by your community.

Unshaded Zone X. Properties on higher ground and away from local flooding sources have a reduced flood risk when compared to the Moderate and High Flood Risk categories. Structures in these areas may be affected by larger storm events in excess of the 0.2% annual chance storm event.

Low Flood Hazard — Insurance Note: High Risk Areas are called "Special Flood Hazard Areas" and flood insurance is mandatory for federally backed mortgage holders. Properties in Moderate and Low Flood Risk areas may purchase flood insurance at a lower-cost rate, known as Preferred Risk Policies. See your list of insurance agents or visit https://www.fema.gov/national-flood-insurance-program for more information.

Disclaimer: This report is for informational purposes only and is not authorized for official use. The positional accuracy may be compromised in some areas. Please contact your local floodplain administrator for more information or go to msc.fema.gov to view an official copy of the Flood Insurance Rate Maps.

Service Layer Credits: USDA

1/12/2024 5:48 PM



From: Christine Parsons
To: Rhiana Herman
Cc: Susan Dretke
Subject: Re: Comp. Plan Map Amendment comment letter-McMahon
Date: Friday, March 13, 2026 10:34:08 AM
Attachments: image001.png

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

Thanks for the link. I tried before but it didn't work. The proposal states that no development is being proposed, but by changing the zoning to 2.5 acres, future development of two residential properties could occur. I stated four potential lots, obviously I was assuming a ten-acre site. As this is a flooded area, future buildings would violate the zero rise policies and Frequently flooding policies based on the FEMA map designation from 2025 and evidence of flooding. The property is used exclusively for agriculture now.

From: Rhiana Herman <Rhiana.Herman@CO.CHELAN.WA.US>
Sent: Friday, March 13, 2026 10:16:43 AM
To: Christine Parsons <CBParsons@outlook.com>
Cc: Susan Dretke <Susan.Dretke@CO.CHELAN.WA.US>
Subject: RE: Comp. Plan Map Amendment comment letter-McMahon

Christine,

There is a link to view the application materials outlined on the Notice of Application itself.

Also, linked below:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome

Best,

Rhiana Herman
Planner II
Community Development Department

316 Washington Street, Suite 301
Wenatchee, WA 98801
Main Office: (509) 667-6225 ¦ Direct Line : (509) 667-6229
Rhiana.Herman@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment

to complete our Public Experience Survey: https://www.surveymonkey.com/r/XP7NYJZ

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

From: Christine Parsons <CBParsons@outlook.com>
Sent: Friday, March 13, 2026 10:11 AM
To: Rhiana Herman <Rhiana.Herman@CO.CHELAN.WA.US>
Cc: Susan Dretke <Susan.Dretke@CO.CHELAN.WA.US>
Subject: Re: Comp. Plan Map Amendment comment letter-McMahon

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

Is the only way to review the posted materials in person? If not, can these be shared electronically? Especially the SEPA checklist.

From: Rhiana Herman <Rhiana.Herman@CO.CHELAN.WA.US>
Sent: Friday, March 13, 2026 10:00:40 AM
To: Christine Parsons <CBParsons@outlook.com>
Cc: Susan Dretke <Susan.Dretke@CO.CHELAN.WA.US>
Subject: RE: Comp. Plan Map Amendment comment letter-McMahon

Absolutely! The subject property is 5 acres according to Assessor information. The posted application materials also includes more site-specific information as needed.

Best regards,

Rhiana Herman
Planner II
Community Development Department

316 Washington Street, Suite 301
Wenatchee, WA 98801
Main Office: (509) 667-6225 ¦ Direct Line : (509) 667-6229
Rhiana.Herman@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey: https://www.surveymonkey.com/r/XP7NYJZ

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From: Christine Parsons <CBParsons@outlook.com>
Sent: Friday, March 13, 2026 9:51 AM
To: Rhiana Herman <Rhiana.Herman@CO.CHELAN.WA.US>
Cc: Darci Eggert <Darci.Eggert@CO.CHELAN.WA.US>
Subject: Re: Comp. Plan Map Amendment comment letter-McMahon

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

Quick question: is the subject property 7948 East Leavenworth road located on ten acres or five acres?

From: Christine Parsons <CBParsons@outlook.com>
Sent: Friday, March 13, 2026 9:49:01 AM
To: Rhiana Herman <Rhiana.Herman@CO.CHELAN.WA.US>
Cc: Darci Eggert <Darci.Eggert@CO.CHELAN.WA.US>
Subject: Re: Comp. Plan Map Amendment comment letter-McMahon

Thanks for the update. I'll share updated contact information with others.

From: Rhiana Herman <Rhiana.Herman@CO.CHELAN.WA.US>
Sent: Friday, March 13, 2026 8:34:06 AM
To: Christine Parsons <CBParsons@outlook.com>
Cc: Darci Eggert <Darci.Eggert@CO.CHELAN.WA.US>
Subject: RE: Comp. Plan Map Amendment comment letter-McMahon

Thanks Darci!

Christine, just to double-down on what Darci said, feel free to send me any follow-up as needed!

I would ask that everyone continue to include Susan on any emails and continue to send their comments directed to her as well, just to make sure she stays up-to-date. Anything received by the Department during her absence will be included in the record through the commenting period due to date stamps on emails, and on physical mail we receive. No extensions or corrections to the public notice, or commenting period would be necessary because processing will continue as

normal. If people would like to include me on the emails, I can have them printed and in her inbox to ensure she gets a second look.

I hope this answers any questions you may have, if you have questions regarding processing, feel free to give me a call.

Best,

Rhiana Herman
Planner II
Community Development Department

316 Washington Street, Suite 301
Wenatchee, WA 98801
Main Office: (509) 667-6225 ¦ Direct Line : (509) 667-6229
Rhiana.Herman@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey: https://www.surveymonkey.com/r/XP7NYJZ

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

From: Darci Eggert <Darci.Eggert@CO.CHELAN.WA.US>
Sent: Friday, March 13, 2026 8:19 AM
To: Christine Parsons <CBParsons@outlook.com>; Rhiana Herman <Rhiana.Herman@CO.CHELAN.WA.US>
Cc: Rhiana Herman <Rhiana.Herman@CO.CHELAN.WA.US>
Subject: RE: Comp. Plan Map Amendment comment letter-McMahon

Good morning!

I have added Rhiana Herman to this email. if there are property owners that need to send comments or any other follow-up while Susan is out they can send to Rhiana @ Rhiana.Herman@CO.CHELAN.WA.US.

Thank you!

Darci Eggert

Chelan Community Development Permit Clerk
316 Washington Street, Suite 301
Wenatchee, WA 98801
Office: (509) 667-6225
Direct Phone: (509) 667-6334
Darci.eggert@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey:
https://www.surveymonkey.com/r/XP7NYJZ

From: Christine Parsons <CBParsons@outlook.com>
Sent: Thursday, March 12, 2026 4:53 PM
To: Darci Eggert <Darci.Eggert@CO.CHELAN.WA.US>
Subject: Re: Comp. Plan Map Amendment comment letter-McMahon

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

Please notify property owners with the notification of the other contact for comments on this amendment and deadline. Thank you.

From: Darci Eggert <Darci.Eggert@CO.CHELAN.WA.US>
Sent: Thursday, March 12, 2026 12:38:42 PM
To: Christine Parsons <cbparsons@outlook.com>
Subject: RE: Comp. Plan Map Amendment comment letter-McMahon

Thank you! I forwarded to the appropriate staff covering for Susan.

Darci Eggert

Chelan Community Development Permit Clerk
316 Washington Street, Suite 301

Wenatchee, WA 98801
Office: (509) 667-6225
Direct Phone: (509) 667-6334
Darci.eggert@co.chelan.wa.us

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey:
https://www.surveymonkey.com/r/XP7NYJZ

From: Christine Parsons <cbparsons@outlook.com>
Sent: Thursday, March 12, 2026 12:35 PM
To: Darci Eggert <Darci.Eggert@CO.CHELAN.WA.US>
Subject: Fwd: Comp. Plan Map Amendment comment letter-McMahon

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

Begin forwarded message:

From: Christine Parsons <cbparsons@outlook.com>
Subject: Comp. Plan Map Amendment comment letter-McMahon
Date: March 12, 2026 at 12:17:52 PM PDT
To: <susan.dretke@co.chelan.wa.us>
Cc: Chris Parsons <cbparsons@outlook.com>, <jparsons0241@gmail.com>

Please see attached comment letter regarding Project File No.: CPA 26-060. We live adjacent to this property.

March 16, 2026

Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Attention: Susan Dretke

RE: Project File No.: CPA 26-060, Comprehensive Plan Map Amendment for
Dwayne McMahon, 7948 East Leavenworth Rd, Leavenworth, WA. 98826

We are writing to object to the Comprehensive Plan Map Amendment to change parcel # 24-17-23-510-480 from Rural Residential/Resource (RR) 10 to RR 2.5 acres because it is likely to increase the risk of flooding to neighboring properties and impact salmon habitat. The proposal is inconsistent with the zoning for the rest of the riparian and floodplain areas near Icicle Creek, which are RR-10.

The property is currently agricultural and is within a regulatory floodplain and must be classified as a frequently flooded critical area based on the latest FEMA maps (attached) and historical evidence of flooding. The ten acres serve functionally as an infiltration zone, important for conveying floodwaters away from built structures.

This area is located within the one percent chance of flooding and a special flood hazard area, as defined by the Federal Emergency Management Agency (FEMA) and the National Flood Insurance Program (NFIP), known as the "special flood hazard area" or zone (WAC 365-190-110 (1)). The preliminary flood hazard zone map issued by FEMA on 4/30/2025 designate this property as "AE", for a High Flood Hazard zone. The property is within a Regulatory Floodway (Chelan County Code (CCC), Chapter 11.84). This property is necessary to contain and discharge the base flood flow at buildout.

If subdivided and developed, the fill necessary to develop a building site and road access would impact adjoining properties by increasing the risk of flooding to these properties and impact the "No Rise" standards within the County's development code (CCC, section 3.20.300, Regulatory Floodway). In addition, the potential for public health impacts from infiltration from floodwaters into utilities, such as septic and water supply pollution would likely occur. Avoidance of these impacts is an imperative and cannot be adequately mitigated.

The property was flooded in both 2006 and on December 11, 2025. Virtually the entire subject property plus adjoining properties were inundated by flood waters (see photos) from the Icicle River, clearly demonstrating that this area is not safe for fill and development. As well, the property should <u>not</u> be granted a Reasonable Use Exception and cannot comply with all criteria necessary to allow development to occur. The proposal will result in a net loss of frequently flooded area functions and values, consistent with the best available science (Washington Administrative Code 365-195).

Christine and Jeffrey Parsons, 50 Oxbow Lane, Leavenworth, WA. 98826

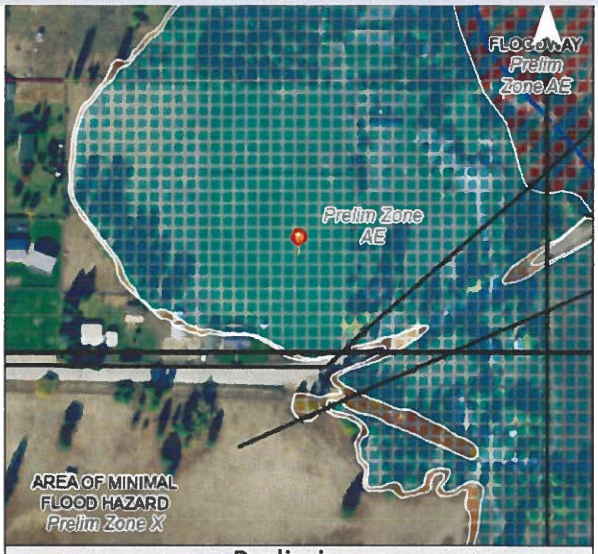




msc.fema.gov



Effective	
POI Longitude/Latitude	47.5631, -120.6709
Effective FIRM Panel	5300150787B
Effective Date	7/2/2002



Preliminary	
POI Longitude/Latitude	47.5631, -120.6709
Preliminary FIRM Panel	53007C1683E
Preliminary Issue Date	4/30/2025

10:49 AM Thu Mar 12

Effective FIRM Panel	5300150787B
Effective Date	7/2/2002

There is no modernized effective data to determine the flood hazard for the selected location, please refer to the static legacy FIRM which can be accessed by selecting the following link:

Preliminary FIRM Panel	53007C1683E
Preliminary Issue Date	4/30/2025
Flood Zone	AE
Estimated Static BFE	Not Available
Estimated Flood Depth	Not Available
Vertical Datum	Not Available

Hazard Level | **Flood Hazard Zone**

High Flood Hazard — **A, A, AH, AO, VE and V Zones.** Properties in these flood zones have a 1% chance of flooding each year. This represents a 26% chance of flooding over the life of a 30-year mortgage.

Moderate Flood Hazard — **Shaded Zone X.** Properties in the moderate flood risk areas also have a chance of flooding from storm events that have a less than 1% chance of occurring each year. Moderate flood risk indicates an area that may be provided flood risk reduction due to a flood control system or an area that is prone to flooding during a 0.2% annual chance storm event. These areas may have been indicated as areas of shallow flooding by your community.

Unshaded Zone X. Properties on higher ground and away from local flooding sources have a reduced flood risk when compared to the Moderate and High Flood Risk categories. Structures in these areas may be affected by larger storm events, or events of the 0.2% annual chance storm event.

Low Flood Hazard — Insurance Note: High Risk Areas are called 'Special Flood Hazard Areas' and flood insurance is mandatory for federally backed mortgage holders. Properties in Moderate and Low Flood Risk areas may purchase flood insurance at a lower cost rate, known as Preferred Risk Policies. See your local insurance agent or visit https://www.fema.gov/national-flood-insurance-program for more information.

Disclaimer: This report is for informational purposes only and is not authorized for official use. The positional accuracy may be compromised in some areas. Please contact your local floodplain administrator for more information or go to msc.fema.gov to view an official copy of the Flood Insurance Rate Maps.

3/12/2026 1:48 PM



Chelan-Douglas Health District
200 Valley Mall Parkway, East Wenatchee, WA 98802

Memorandum

To: Susan Dretke, Chelan County

From: Richmond Petty, REHS

Date: 03/12/26

RE: McMahon (CPA 26-060) Comments

I have reviewed the above development proposal for a Comprehensive Plan Map Amendment. The request to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5). The subject property is located at 7948 East Leavenworth Rd., Leavenworth, WA (county tax parcel: 241723510480)

As proposed, I have no objections to further approval of this project.

- Existing home has permitted septic system (86-0330) and connection to City of Leavenworth for water source.

Any changes to the project may require additional Health District review.

Fees for review of land-use applications have been established by the Chelan-Douglas Health District Board of Health. The District will bill the applicant upon receipt of our comments (attached).

Project	CDHD 2026 fees
Other Land Use review (per hour)	$125
Administration Fee	$5

From: Chris Pedersen
To: Susan Dretke
Subject: CPA 26-060
Date: Monday, March 9, 2026 3:49:07 PM

Susan,

The fire marshals office has no comment on the above mentioned project.

Chris Pedersen, CFI²
Chelan County Fire Marshal
Department of Fire Prevention and Investigation
400 Douglas St.
Wenatchee, WA 98801
Cell: 509-630-9259
Email: chris.pedersen@co.chelan.wa.us

Rhiana Herman

From: Maggie Boles <mboles@cityofleavenworth.com>
Sent: Thursday, March 19, 2026 1:00 PM
To: Susan Dretke
Cc: Rhiana Herman
Subject: CPA 26-06 McMahon 7948 E Leavenworth Rd

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

Good morning,

On behalf of the City of Leavenworth, I am providing the following comments on project CPA 26-06

1. Page 2 of the application form indicates that the water source for this property is/will be single private well; however, the City of Leavenworth currently provides service to the residence on this property. If the purpose of the proposed map amendment is to allow for additional units on this property, the owner should be aware that consideration for the protection of water use for properties *within* the city is a priority and paramount prior to granting water outside of the city. Granting water connections outside of the city UGA is a not a right, and the intent is to ensure water is available to the citizens of Leavenworth. The city does not guarantee any availability of public water for future development of this lot.

Thank you for the opportunity to review and comment on this proposal.

Respectfully

Maggie Boles, AICP (she/her/hers)
Community Development Director

City of Leavenworth
700 US Hwy 2 | PO Box 287
Leavenworth, WA 98826
(509) 548-5275 ext. 132
(509) 300-8446 cell
cityofleavenworth.com

Pursuant to Chapter 42.56 RCW, email communications with City employees are public records and may be subject to disclosure.

Washington State Department of Commerce

THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2026-S-13072

Submittal Date Time: 07/20/2026

Submittal Information

Jurisdiction	Chelan County
Submittal Type	60-day Notice of Intent to Adopt Amendment
Amendment Type	Comprehensive Plan Amendment

Amendment Information

Brief Description
Proposed comprehensive plan amendment for the GMA periodic update

- **Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.**
- **Yes, this is action includes changes to Urban Growth Boundaries.**

Planning Commissions Date 07/22/2026
Planning Commissions Date 08/26/2026

Anticipated/Proposed Date of Adoption 12/31/2026

Categories

Submittal Category
Comprehensive Plan

Attachments

Attachment Type	File Name	Upload Date
Comprehensive Plan Amendment - Draft	Chelan County 2026-2046 Comp Plan_Appx K_20260715.pdf	07/20/2026 10:53 AM
Comprehensive Plan Amendment - Draft	Chelan County 2026-2046 Comp Plan_Appx L_20260716.pdf	07/20/2026 10:53 AM
Comprehensive Plan Amendment - Draft	Chelan County 2026-2046 Comp Plan_Redlines_20260717.pdf	07/20/2026 10:53 AM
Comprehensive Plan Amendment - Draft	Chelan County Citizen Initiated Comp Plan Amendments.pdf	07/20/2026 10:57 AM

Contact Information

Prefix Ms.
First Name Deanna
Last Name Walter
Title Director
Work (509) 667-6225
Cell
Email deannac.walter@co.chelan.wa.us

☐ **Yes, I would like to be contacted for Technical Assistance.**

Certification

■ **I certify that I am authorized to submit this Amendment for the Jurisdiction identified in this Submittal and all information provided is true and accurate to the best of my knowledge.**

Full Name Ashley Fernandez
Email ashley.fernandez@co.chelan.wa.us

File: CPA 26-060

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

I, Ashley Fernandez, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on April 28, 2026, I personally mailed true and correct copies of the attached SEPA DETERMINATION OF NON-SIGNIFIGANCE to the following parties:

****SEE ATTACHED EMAIL****

Signature

4.28.2026
Date

ACKNOWLEDGEMENT

This is to certify that on 28th day of April, 2026.

Ashley Fernandez to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Breanne Hensley
Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: jdL8NbWKaxgbkhXGXlae | **Proof Updated: Apr. 27, 2026 at 08:31am PDT**
Notice Name: CPA - SEPA - DNS

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Ashley Fernandez	Wenatchee World
ashley.fernandez@co.chelan.wa.us	
(509) 667-6225	

Columns Wide: 2 **Ad Class:** Legals

Total Column Inches: 9.14

Number of Lines: 47

4/30/2026: Custom notice (Thursday Rate)	231.55
Subtotal	$231.55
Tax	$0.00
Processing Fee	$23.16
Total	**$254.71**

See Proof on Next Page

DETERMINATION OF NON-SIGNIFICANCE

PURSUANT to R.C.W 43.21C, NOTICE IS HEREBY GIVEN THAT on April 30, 2026 Chelan County Community Development (LEAD AGENCY) did issue a determination of non-significance relative to the environmental impact for the applications listed below. The lead agency for these proposals has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.C.030 (2)(c). This decision was made after review of completed environmental checklist and other information on file with the lead agency.

CPA 26-063 Sanderson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential Resource 5 (RR5). **Site Address:** 172 Whitetail Way Chelan, WA 98816; **Parcel Numbers:** 28-22-34-410-100

CPA 26-067 WA DNR- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 20 (RR20) to Rural Residential Resource 10 (RR10). **Site Address:** Unassigned, Wenatchee, WA 98801; **Parcel Numbers:** 23-20-16-100-000

CPA 26-060 McMahon - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential Resource 2.5 (RR2.5). **Site Address:** 7948 East Leavenworth Rd. Leavenworth, WA 98826; **Parcel Numbers:** 24-17-23-510-480

CPA 26-054 Hellickson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). **Site Address:** 10705 Fox Rd. Leavenworth, WA 98826; **Parcel Numbers:** 25-18-32-330-200

CPA 26-041 Campbell- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5) **Site Address:** 24 Hugo Rd. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-330-175

CPA 26-048 HMJD-Collins LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 to Rural Residential/Resource 2.5 (RR2.5) **Site Address:** Unassigned. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-430-050

CPA 26-026 G&B Properties East LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) to Rural Commercial (RC). **Site Address:** 18625 Beaver Valley Rd., Plain, WA 98826; **Parcel Numbers:** 26-17-13-720-007

CPA 26-007 Heart for Homes - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC). **Site Address:** 85 Chestnut St., Chelan Falls, WA 98817; **Parcel Numbers:** 27-23-32-515-096

This information is available to the public on request and may be reviewed at Chelan County Community Development, 316 Washington Street, #301, Wenatchee, WA, during normal business hours. **Comments on these determinations should be sent to the above listed address and must be received by May 14, 2026 at 5:00 PM.**

Date: April 30, 2026

#######

Ashley Fernandez

From: Ashley Fernandez
Sent: Tuesday, April 28, 2026 11:39 AM
To: FMO; 'ehsupport@cdhd.wa.gov'; 'realestateservices@chelanpud.org'; Cindy Grubb; 'aquaticleasing.rivers@dnr.wa.gov'; 'ECYreSEAsmp@ecy.wa.gov'; 'azontek@cityofleavenworth.com'; 'bbain@cityofleavenworth.com'; 'cflorea@cityofleavenworth.com'; 'selby@cityofleavenworth.com'; 'enviroreview@yakama.com'; 'amelia.stanger.hsy@colvilletribes.com'; 'tracey.peone.hsy@colvilletribes.com'; 'brossing@lstc.edu'; 'mboles@cityofleavenworth.com'; 'dwaynemcmahon@msn.com'; 'ryanw@pacificengineering.net'
Cc: Susan Dretke
Subject: Additional comment period for a SEPA Determination regarding CPA 26-060- McMahon - Chelan County Dept. of Community Development
Attachments: CPA 26-060 - McMahon - SEPA - DNS.pdf

Good morning,

Please see the attached SEPA Determination of Non-significance regarding Dwayne McMahon's application, File# CPA 26-060. This is a notification of a decision that was made regarding the application. The comment period ends on May 14, 2026.

If you have any questions pertaining to this application please feel free to contact the Chelan County Planner associated with this file, Susan Dretke, at 509-667-6225 or susan.dretke@co.chelan.wa.us.

Have a great week!

Cheers,

Ashley Fernandez
Noticing Clerk
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
Ashley.Fernandez@co.chelan.wa.us

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

Additional Comment Letters for CPA 26-060 – McMahon – SEPA DNS

Mailed 4/28/2026

Bruce Williams – 8050 E Leavenworth Rd, Leavenworth, WA 98826

Mara & Brian Bohman- 7840 E Leavenworth Rd, Leavenworth, WA 98826

Icicle Creek Watershed Council – PO Box 773, Leavenworth, WA 98826

Christine & Jeffrey Parsons- 50 Oxbow Ln, Leavenworth, WA 98826

Skip navigation

DEPARTMENT OF ECOLOGY State of Washington

SEPA Record Submittal

My agency records | Add a SEPA record | Help | My account

Resources

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit | Copy | Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-060

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:
7948 E Leavenworth Rd
Leavenworth WA 98826

Parcel number:
24-17-23-510-480

Coordinates (Lat, Long):
47.562577 , -120.671528

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:
Nonproject

Related Ecology SEPA numbers:
202600816

Important dates

Issued date:
4/30/2026

Comments due to lead agency:
5/14/2026

SEPA Number: 202600816

Applicant name:
Dwayne McMahon

Applicant contact information:

Document type:
CONSULT

Document sub type:
DNS

Proposal name:
McMahon Comprehensive Plan Map Amendment

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Ashley Fernandez

Date submitted to Ecology:
4/28/2026

Published date:

Attached files

File name	File description
CPA 26-060 - Application Materials.pdf	Application Materials
CPA 26-060 - McMahon - SEPA - DNS.pdf	Issuance of DNS

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CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
)
COUNTY OF CHELAN)

CPA 26-060

Ryan Walker, being first duly sworn, deposes and says: That at all times mentioned herein she/he was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That the general notice of land use action containing the permit #, applicant name and a description of the proposal for a **Comprehensive Plan Amendment, CPA 26-060**, was maintained on the subject property, in accordance with the records of property ownership of the Chelan County Assessor, in good conditions from 2/25/26 (date of posting on the project site by the Chelan County Department of Community Development), through 3/19/26 (the end of the public comment period), and affidavit returned to the Chelan County Department of Community Development on 4/15/26.

Signature

4/15/26
Date

ACKNOWLEDGEMENT

This is to certify that on 15 day of April, 2026.

Ryan Walker to me known to be the person(s), who executed the foregoing Affidavit of Posting and acknowledged to me that they signed the same as their free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing in Chelan County

My commission expires 9-5-29

JENNIFER HINSON
Commission Expires
09-05-2029
NOTARY
PUBLIC
License Number 193513
STATE OF WASHINGTON

File: CPA 26-060

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

Jessica Thompson, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on 3/4/2026, I personally mailed true and correct copies of the hereto attached:

- ☐ Notice of Shoreline Application
- ☑ Notice of Application
- ☐ Other _____

to all property owners within 300 feet (excluding 60 feet of Street rights of way pursuant to Section 14.08.060 (1)(B), Chelan County Code) of the project boundary in accordance with the records of property ownership of the Chelan County Assessor and any other interested parties. A copy of the mailing list is attached to this affidavit.

Jessica Thompson
Signature

3/4/26
Date

ACKNOWLEDGEMENT

This is to certify that on 4th day of March, 2026

Jessica Thompson to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Breanne Hensley
Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

Owner_Name CPA 26-060 McMahon	Address_1	Address_2	City	State	Zip
AASGARD HOLDINGS LLC	12704 PROWELL ST		LEAVENWORTH	WA	98826
ARMSTRONG LYNN M	8002 OLD BRIDGE RD		LEAVENWORTH	WA	98826
BABIAR LEIGH S	22 GLACIER VALLEY LN		LEAVENWORTH	WA	98826
BABIAR MARC W	110 GLACIER VALLEY LN		LEAVENWORTH	WA	98826
BACKSTROM INGRID E & JAMES DELZER	8029 E LEAVENWORTH RD		LEAVENWORTH	WA	98826
BACKSTROM STEPHEN V & ANN E	PO BOX 2241		LEAVENWORTH	WA	98826
BALDIE JON B & RONELLE C	14719 NE 184TH PL		WOODINVILLE	WA	98072
BANKS ROBERT & MARCIA	101 OUTRIGGER LN		LEAVENWORTH	WA	98826
BAUMANN JOHN	13910 242ND AVE NE		WOODINVILLE	WA	98072
BERGREN CARL A	12796 CEMETERY RD		LEAVENWORTH	WA	98826
BOHMAN BRIAN	7840 E LEAVENWORTH RD		LEAVENWORTH	WA	98826
BOUGHEY ENDRE	7714 FISH HATCHERY RD		LEAVENWORTH	WA	98826-9317
BREWSTER FAMILY LLC	19423 W CAMPBELL RD		BEND	OR	97702
BROADDUS DUANE L & CAROL L	8189 E LEAVENWORTH RD		LEAVENWORTH	WA	98826-9315
BROWN DOUGLAS D	10 LATIGO LN		LEAVENWORTH	WA	98826
BUDDINGTON RICHARD C & KATHELEEN TRVTRT ETAL	& RICHARDC & KATHLEEN BUDDINGTON TRTEES	172 SUBURBIA AVE	SANTA CRUZ	CA	95062-1250
BURDICK DAVID & EMILY LANG	12689 PROWELL ST		LEAVENWORTH	WA	98826
CHELAN COUNTY	COMMISSIONERS OFFICE	400 DOUGLAS ST	WENATCHEE	WA	98801
CITY OF LEAVENWORTH	PO BOX 287		LEAVENWORTH	WA	98826
COCKERHAM CLAUDIA & GARY D	7502 ICICLE RD		LEAVENWORTH	WA	98826
COPPER NOTCH FAMILY LLC	C/O WENDA O REILLY	7560 OLD BRIDGE RD	LEAVENWORTH	WA	98826
COPPER NOTCH OWNERS ASSOCIATION	7560 OLD BRIDGE RD		LEAVENWORTH	WA	98826
CREEK HAUS LLC	7867 56TH PL NE		SEATTLE	WA	98115
DAM LIVING TRUST	7917 E LEAVENWORTH RD		LEAVENWORTH	WA	98826
DARLING DAWN REBECCA	9310 ANDERSON CANYON RD		PESHASTIN	WA	98847
DARLINGTON ROD B	PO BOX 1092		LEAVENWORTH	WA	98826
DAVIES LEANNA R & VANDEL JONATHAN R	65 PRUSIK PEAK LN		LEAVENWORTH	WA	98826
DE FOREST STEPHEN E	4319 W DRAVUS ST		SEATTLE	WA	98199-2440
DELZER JAMES ETAL	8029 E LEAVENWORTH RD		LEAVENWORTH	WA	98826
ELLIS RYAN R	7828 E LEAVENWORTH RD		LEAVENWORTH	WA	98826
EPPERLY JESSE J	12605 PROWELL		LEAVENWORTH	WA	98826
FARLEY ELLEN A REVOCABLE LIVING TRUST ETAL	58 EDMONDS LN		LEAVENWORTH	WA	98826
FLOYD FRANCIS S & JOYCE K	717 33RD AVE S		SEATTLE	WA	98144
FRERICHS JONATHAN & ATWOOD FRERICHS MARIAN JOINT RVCBLE TRST	536 ROUTE D'EXCENEAUX	74140	YVOIRE		
FROMM LAND CO LLC	1511 ANTON PL		WENATCHEE	WA	98801
GATE HOUSE LLC	C/O WENDA & JAMES O'REILLY	7560 OLD BRIDGE RD	LEAVENWORTH	WA	98826
GILBERT TODD M	12669 PROWELL ST		LEAVENWORTH	WA	98826-9015
GLAZKO ANZHELA	8179 E LEAVENWORTH RD		LEAVENWORTH	WA	98826
GRIFFITH STEPHEN	DEBRA GRIFFITH	311 N DUNHAM AVE	ARLINGTON	WA	98223
HOLLINGSWORTH CLINT L	7675 ICICLE RD		LEAVENWORTH	WA	98826
HOLLON GREGORY J & BRENDA W	7867 56TH PL NE		SEATTLE	WA	98115
HOLMES JOHN F & KATHERINE A	12740 CEMETERY RD		LEAVENWORTH	WA	98826
ICICLE FUND PROPERTIES LLC	PO BOX 2025		LEAVENWORTH	WA	98826
JENKINS WILLIAM JR	8076 OLD BRIDGE RD		LEAVENWORTH	WA	98826
JOHAHNSON MARK W & JENNIFER A	8158 E LEAVENWORTH RD		LEAVENWORTH	WA	98826
JOHNSON LAUREN & ROSSING BARBARA	7785 E LEAVENWORTH RD		LEAVENWORTH	WA	98826
JOHNSON ROBERT K & NANCY J	590 US HWY 2		LEAVENWORTH	WA	98826
JOSLIN JAMES B & VIRGINIA EMERY	55 OXBOW LN		LEAVENWORTH	WA	98826
KAMPEN WILLIAM & SANDRA	12826 BAYNE RD		LEAVENWORTH	WA	98826
KEELEY PHILIP G	12814 FISH HATCHERY RD		LEAVENWORTH	WA	98826-9032
KOPET CRAIG	18229 TERRACE CT SW		NORMANDY PARK	WA	98166-3859
KORSGAARD MATT ETAL	215 N GARFIELD AVE		WENATCHEE	WA	98801
KRAMER GREGORY J	COLLEEN S KRAMER	3845 TRIBUTE CIR E	FIFE	WA	98424
LAMON MICHAEL S & ERIN K	12630 PROWELL ST		LEAVENWORTH	WA	98826
LEAVENWORTH LZ RANCH LLC	10710 NE 60TH ST		KIRKLAND	WA	98033
LUNZ SHARON	7848 OLD BRIDGE RD		LEAVENWORTH	WA	98826
MC MAHON DWAYNE A & DEBORAH M	729 GELLATLY ST		WENATCHEE	WA	98801-9315
MITCHELL SCOTT & SUSAN	7895 E LEAVENWORTH RD		LEAVENWORTH	WA	98826
PARSONS JEFFREY D & CHRISTINE B	50 OXBOW LN		LEAVENWORTH	WA	98826
PRATT JODIE K	947 HAYFIELD LN		HAMILTON	MT	59840
RANKIN ROBERT & NANCY	12711 PROWELL RD		LEAVENWORTH	WA	98826
RAYFIELD DAVID N	PO BOX 344		LEAVENWORTH	WA	98826
RIGGS CLIFFORD	12590 PROWELL ST		LEAVENWORTH	WA	98826
SAUER JANA & SCOTT PITMAN	PO BOX 274		PESHASTIN	WA	98847
SCENARD TERRIE LYNN & CARA CHRISTINE	PO BOX 954		LEAVENWORTH	WA	98826
SCHIERSCH KARL G	PO BOX 969		LEAVENWORTH	WA	98826
SOLAZZI RICHARD	8132 E LEAVENWORTH RD		LEAVENWORTH	WA	98826
STOKES LUCAS & HOLLY	68 PRUSIK PEAK LN		LEAVENWORTH	WA	98826
STROUP ROBERT R	12482 PROWELL ST		LEAVENWORTH	WA	98826
SUNRISE PHOENIX REV TRUST	DANIELLE PLANTEC, TRUSTEE	2711 SEE CANYON RD	SAN LUIS OBISPO	CA	93403
THOMAS MICHAEL J & JAYLENE J	15411 29TH AVE SE		MILL CREEK	WA	98012
UNITED STATES DEPT OF INTERIOR	FISH & WILDLIFE SERVICE	911 NE 11TH AVE	PORTLAND	OR	97232
WAKEFIELD JANICE	1902 BIGELOW AVE N APT 301		SEATTLE	WA	98109
WARD JAMES W JR	PO BOX 2098		LEAVENWORTH	WA	98826
WATSON TRAVIS E & MONICA D	12640 PROWELL ST		LEAVENWORTH	WA	98826
WELCH DON	69 JAYBIRD LN		LEAVENWORTH	WA	98826-9018
WEST ALEXANDER G & KRISTA L	69 EDMONDS LN		LEAVENWORTH	WA	98826
WEST FORREST	47 EDMONDS LN		LEAVENWORTH	WA	98826
WILLIAMS BRUCE ETAL	8050 E LEAVENWORTH RD		LEAVENWORTH	WA	98825
YETI CHALET LLC	C/O DEBORAH HARTL	PO BOX 2821	LEAVENWORTH	WA	98826

Date Referral Sent: _____ File Number: CPA 26-060

Agency Referrals	Date Received	Comments Received
☐ Assessor		Yes/No
☑ Fire Marshal		Yes/No
☐ Building Official		Yes/No
☑ CD Health District		Yes/No
☐ Water		Yes/No
☐ Septic		Yes/No
☐ Solid Waste		Yes/No
☐ Food Service		Yes/No
☑ Public Works		Yes/No
☑ PUD		Yes/No
☐ Power/Water		Yes/No
☐ Property		Yes/No
☐ Sewer		Yes/No
☑ WA State Dept of Natural Resources		Yes/No
☐ Aquatic		Yes/No
☐ Forest		Yes/No
☑ WA State Dept of Ecology		Yes/No
☐ Shorelines/Wetlands		Yes/No
☐ FEMA		Yes/No
☐ WA Dept of Fish & Wildlife		Yes/No
☐ US Fish & Wildlife		Yes/No
☐ WA State Dept of Transportation		Yes/No
☐ US Army Corps of Engineers		Yes/No
☐ Fire District # _____		Yes/No
☐ Sewer Purveyor: _____		Yes/No
☐ Water Purveyor: _____		Yes/No
☐ Irrigation District: _____		Yes/No
☐ Water District: _____		Yes/No
☐ School District: _____		Yes/No
☐ Hospital District: _____		Yes/No
☑ City of: Leavenworth		Yes/No
☐ Community Council: _____		Yes/No
☑ WA State Archaeology		Yes/No
☑ Yakima Nation		Yes/No
☐ Confederated Tribes of Colville		Yes/No
☐ Noxious Weed Control Board		Yes/No
☐ Port of Chelan County		Yes/No
☑ SEPA Register		Yes/No
☐ Bureau of Land Management		Yes/No
☐ Other: _____		Yes/No

Jessica K. Thompson

From: Jessica K. Thompson
Sent: Tuesday, March 3, 2026 2:24 PM
To: 'dwaynemcmahon@mas.com'; 'Ryan Walker'
Cc: Susan Dretke
Subject: Notice of Application for CPA 26-060 McMahon - Chelan County Dept. of Community Development
Attachments: CPA 26-060 NOA.pdf; CPA 26-060 - Affidavit of posting.pdf

Greetings,

Please find the attached Notice of Application for a Comprehensive Plan Amendment regarding Dwayne McMahon's property, File# CPA 26-060. This notice should be posted on the *subject property by March 5th, or as soon as possible. Please place in a prominent position on site and maintain it for 14 days,* starting from the first day of posting. If you need a sign for posting, you may pick one up at our office.

Also attached is the affidavit of posting that needs to be filled out with the appropriate information after the 14-day comment period, signed before a notary, and the original returned to your planner. If your affidavit of posting is not returned to your planner, your file may be placed on hold.

If you have any questions pertaining to your application please contact the Chelan County Planner associated with this file, **Susan Dretke**, at 509-667-6225 or **Susan.Dretke@co.chelan.wa.us**.

Thank you,

Jessica Thompson
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

Jessica K. Thompson

From: Jessica K. Thompson
Sent: Tuesday, March 3, 2026 10:58 AM
To: FMO; 'EHSupport'; 'Real Estate Services'; Cindy Grubb; 'AquaticLeasing.Rivers@dnr.wa.gov'; 'ECY RE CRO SEPA Coordinator'; 'Andi Zontek-Backstrum'; Brantley Bain; 'cflorea@cityofleavenworth.com'; 'selby@cityofleavenworth.com'; 'ENVIROREVIEW@YAKAMA.COM'; 'guy.moura@colvilletribes.com'
Cc: Susan Dretke
Subject: Request for Comments – CPA 26-060 McMahon - Chelan County Dept. of Community Development
Attachments: CPA 26-060 NOA.pdf; CPA 26-060 - Application Materials.pdf

Greetings,
Chelan County has a **Comprehensive Plan Amendment** application in which we are requesting comments from agencies and special districts. Attached are all the materials for your review and the Notice of Application. Please respond by **5:00 pm on March 19, 2026.**

Project File No.: CPA 26-060

Project Location: 7948 East Leavenworth Rd, Leavenworth, WA 98826

Parcel Number: 24-17-23-510-480

Applicant/Owner: Dwayne McMahon

Application Date: February 25, 2026

Determination of Complete: February 25, 2026

Notice of Application Date: March 5, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Application Materials: Attached to this email or may be found on the Chelan County Public Notice Portal: https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

Return Comments To: **Susan Dretke**
Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Email: **Susan.Dretke@co.chelan.wa.us**

Sincerely,

Jessica Thompson
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit | Copy | Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-060 McMahon

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:
7948 E Leavenworth Rd
Leavenworth WA 98826

Parcel number:

Coordinates (Lat, Long):
47.562577 , -120.671528

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:
Project

Related Ecology SEPA numbers:

Important dates

Issued date:
3/5/2026

Comments due to lead agency:

Applicant name:
Dwayne McMahon

Applicant contact information:

Document type:
CONSULT

Document sub type:

Proposal name:
CPA 26-060 McMahon

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Jessica Thompson

3/19/2026

Date submitted to Ecology:
3/3/2026

Published date:

Attached files

File name	File description
Application.pdf	Application Materials
CPA 26-060 NOA.pdf	Notice of Application

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Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: buHEAlshXnyv7p3c47kq | **Proof Updated: Mar. 03, 2026 at 07:23am PST**
Notice Name: March 5th NOA NonOp.

See Proof on Next Page

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Jessica Thompson	Wenatchee World
jessicak.thompson@co.chelan.wa.us	
(509) 667-6225	

Columns Wide:	2	**Ad Class:**	Legals
Total Column Inches:	7.77		
Number of Lines:	40		

3/5/2026: Custom notice (Thursday Rate)	124.04
Subtotal	$124.04
Tax	$0.00
Processing Fee	$12.40
Total	**$136.44**

NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

Notice is hereby given that the Chelan County Department of Community Development has received and found the following land use application to be complete and ready for processing, public review, and comment. We have further determined that this proposal is unlikely to have a significant adverse impact on the environment. The department expects to issue a Determination of Non-Significance (DNS) in accordance with the DNS process found in WAC 197-11-340(2). The proposal may include mitigation measures under applicable codes and public review processes. Mitigation measures may be required regardless of whether an EIS is prepared; however, possible mitigation measures are unknown at the issuance of this notice. A copy of the subsequent threshold determination for this proposal may be obtained upon request to this department. **This may be the only opportunity to comment on the environmental impact of this proposal.**

CPA 26-041 Campbell - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR2.5). 24 Hugo Road, Chelan, WA 98816 also identified as Assessor's Parcel No.: 27-23-03-330-175.

CPA 26-048 HMJD Collins, LLC - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5). Unassigned, Chelan, WA 98816 also identified as Assessor's Parcel No.: 27-23-03-430-050.

CPA 26-054 Hellickson - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). Unassigned, Chelan. WA 98816 also identified as Assessor's Parcel No.: 25-18-32-330-200.

CPA 26-060 McMahon - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5). 7948 East Leavenworth Rd., Leavenworth, WA 98826 also identified as Assessor's Parcel No.: 24-17-23-510-480.

On March 5, 2026, this application was noticed to the public, and no action will be taken on this project until the agency comment period ends March 19, 2026.

All reports and file of record are available at 316 Washington St., Suite 301, Wenatchee, WA 98801 for review. Public comments will be accepted at any time prior to the close of the public record on project permits. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, and original signature, should be as specific as possible, and may be mailed or personally delivered at the address listed above. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision, and appeal the decision as provided by law.

Date: March 5, 2026

######

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225 FAX: (509)667-6475

NOTICE OF APPLICATION

Project File No.:	CPA 26-060
Project Location:	7948 East Leavenworth Rd, Leavenworth, WA 98826
Parcel Number:	24-17-23-510-480
Applicant/Owner:	Dwayne McMahon
Application Date:	February 25, 2026
Determination of Complete:	February 25, 2026
Notice of Application Date:	March 5, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Public Review and Comment Period: PUBLIC COMMENT ON THIS PROPOSAL IS ENCOURAGED and no action will be taken on the project until the Agency comment period ends on **March 19, 2026**. Agencies, tribes, and the public are encouraged to review and comment on the proposed project. Public comments will be accepted at any time prior to the close of the public record. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, original signature, and should be as specific as possible. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision and appeal the decision as provided by law. Written comments must be submitted to the Department of Community Development, 316 Washington St., Suite 301 Wenatchee, WA 98801; Attention: Susan Dretke or email susan.dretke@co.chelan.wa.us for additional information or to review application materials.

The complete case file on this matter is available for review online at https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome; or during normal business hours at the offices of the Chelan County Community Development Department located at 316 Washington St., Suite 301 Wenatchee, WA 98801 Monday-Friday between the hours of 8:00 A.M. and 5:00 P.M. Please contact the on-call planner at (509) 667-6224 to arrange an inspection of the file.

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

VIA EMAIL

DETERMINATION OF APPLICATION STATUS

Pursuant to Title 14, Development Permit Procedures & Administration, Section 14.08.030, Determination of Completeness. (CCBOR Resolution No. 2004-16, as amended)

Project Description: The proposal is a request to amend the current comprehensive plan map designation from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5).

File Number:	CPA 26-060
Related Files:	None
Parcel Address:	7948 East Leavenworth, Leavenworth, WA 98826
Parcel Zoning	Rural Residential/Resource 10 (RR10)
Applicant/Owner:	Dwayne McMahon
Mailing Address:	729 Gellatly St, Wenatchee, WA 98801
Date Submitted:	2/25/26
Date Complete:	2/25/26

Upon Initial Review, The Above Referenced Application is Found To Be: COMPLETE

The required components of an application are present and are judged by the review authority to be technically accurate and contain sufficient information necessary to allow the processing of the application. All submittal fees have been paid.

Your application has been determined to be complete as of the date of this letter. Pursuant to Chelan County Code Section 14.08.030(5), a Determination of Completeness shall not preclude the department for requesting additional information or studies if the need for more information becomes apparent during processing of the proposed development.

Review Authority: Susan Dretke
Chelan County Community Development
316 Washington St., Suite 301, Wenatchee, WA 98801
Email: susan.dretke@co.chelan.wa.us
Phone: (509) 667-6586

Sincerely,

Susan Dretke 2/25/26

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

RECEIVED
FEB 25 2026
CHELAN COUNTY
Community Development

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 241723510480 Lot Size: 5.0 (Acres)
Parcel Address: 7948 East Leavenworth Road City/Zip Code: Leavenworth, 98826
Property Owner(s): Dwayne McMahon Zoning: RR 10
Mailing Address: 729 Gellatly St
City/State/Zip Code: Wenatchee, WA 98801
Phone: 509-679-8649 E-mail: dwaynemcmahon@msn.com

Applicant/Agent (if different than owner): Ryan Walker
Company and Mailing Address: Pacific Engineering and Design / 200 South Columbia St, Suite 300
City/State/Zip: Wenatchee, WA. 98801 Phone: 509-630-7917
E-mail: ryanw@pacificengineering.net
For multiple owners, applicants, or agents, provide additional sheets.

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ❑ Administrative Modification
- ❑ Administrative Determination
- ❑ Administrative Interpretation
- ❑ Binding Site Plan
- ☒ Comprehensive Plan Map Amendment
- ❑ Comprehensive Plan Text Amendment
- ❑ Conditional Use Permit
- ❑ Forest Practice/Conversion
- ❑ Open Space: Public Benefit Rating System
- ❑ Major Subdivision
- ❑ Master Planned Development
- ❑ Planned Development
- ❑ Plat Alteration or Vacation
- ❑ Short Plat
- ❑ Variance (zoning or critical areas)
- ❑ Zoning Change-Text Amendment/ Map Amendment
- ❑ Critical Area Determination
- ❑ Other: _____

APPLICABILITY SECTION

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership (Title holder signature is required on all applications. Properties being purchased on a Real Estate Contract require title holder signature.)
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

File(s) No. _____

GENERAL INFORMATION

Please provide a narrative of the proposed project including, but not limited to, all proposed activities, uses and development (attach additional sheets if needed):

This proposal is to change the zoning and comprehensive plan land use designation map and zoning map of approximately 5 acres from Rural Residential/Resource 10 (RR 10) to Rural Residential/Resource 2.5 (RR 2.5).

☐ Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): _____
2. Is the subject property located within an Urban Growth Area (UGA)? ☒ No ☐ Yes
   If "yes", which UGA? _____
3. Please describe adjacent land uses in all directions around the subject property:
   North: Residential
   South: East Leavenworth Road/Public Park
   East: Residential
   West: Residential
4. What is the current use of the property? Residential
5. Sanitation Disposal: ☐ N/A ☒ Septic Permit ☐ Sewer District: _____
6. Water Source: ☐ N/A ☒ Single Private Well ☐ Shared Private Well ☐ Group B
   ☐ Public Water Supplier: _____
7. Irrigation Water:
   ☒ N/A ☐ Yes (Private) ☐ Yes (Public) Irrigation District/Purveyor: _____
8. Fire District: CCFD #3 School District: Cascade
9. Power Service: CCPUD
10. Are there critical areas or critical area buffers on the property?
    ☐ Airport Overlay: _____
    ☐ Aquifer Recharge Area (see attached)
    ☒ Floodplain / Floodway _____
    Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:
    ☐ Alluvial Fan (250') ☐ Known Historic Hazardous Area (250') ☐ Slopes > 40% (250')
    ☒ Erosive soils (on-site) ☐ Landslide ☐ Snow Avalanche (500')
    ☐ Habitat/Riparian Area, protected species/area: _____
    ☐ Streams / Waterbodies: _____ ☐Shoreline Environment Designation: _____
    ☐ Drainage or Seasonal Stream: _____ ☐ Wetland, if so what category: _____
    ☐ Cultural or Archeological: _____
11. Will landfill be required? ☒ No ☐ Yes, approximate _____(cubic yards)
12. Will excavation be required? ☒ No ☐ Yes, approximate _____(cubic yards)
13. Has site preparation been started on the site? If so, to what extent?
    No
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?
    No

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:

Unknown

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property coverd by this proposal? ☒ No ☐ Yes, please list:

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Pursuant to Chelan County Code (CCC), Section 11.82.030: An applicant seeking to develop property which requires a development permit, not otherwise exempted from the requirements of this chapter, shall submit with the application this certified statement, which lists criteria (5)(A) through (5)(D), (6), and (7) as set forth in CCC, Section 11.82.040 and indicate whether the criteria apply or do not apply to the site or development.

*****Any development application that fails to contain this statement or fails to indicate whether any one of the criteria apply or do not apply shall be rejected and only accepted upon resubmission of the completed statement. "Unknown" or similar responses will not be accepted.*****

If the administrator determines the development meets one or more of criteria (1) through (4) of CCC, Section 11.82.040, or if the administrator determines the development meets criterion (5) of CCC, Section 11.82.040 and the applicant indicates the development meets one or more of criteria (5)(A) through (5)(D), or if the applicant indicates the development meets one or more of criteria (6) or (7) of CCC, Section 11.82.040, the development shall require a hydrogeologic evaluation as described in CCC, Section 11.82.050. If the development has a medium or high vulnerability rating, the development shall be subject to the performance standards of CCC, Section 11.82.060.

If the administrator determines that criteria (1) through (5) of CCC, Section 11.82.040 do not apply to the development and an applicant's statement asserts that criteria (6) and (7) of CCC, Section 11.82.040 do not apply to the development, the administrator will accept the statement and proceed with the permitting or approval process, except if the administrator has or obtains information prior to the permit or approval being finalized, which clearly establishes the applicant's statement is incorrect. In which case, the applicant will be advised in writing of the inconsistent information and advised to either (A) provide an amended statement adding the evaluation criteria as being applicable and complete a hydrogeologic evaluation of the development pursuant to CCC, Section 11.82.050, or (B) present sufficient countering information clearly establishing that the basis for the department's concern is incorrect. If the applicant selects to proceed under (B), upon receipt of the applicant's information, the administrator shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the administrator.

EVALUATION CRITERIA:

The applicant is required to determine the vulnerability rating for any development permit, not otherwise exempted, and meets any one of the criteria below. Please check the boxes that apply to your project:

- ☐ 1.Within a wellhead protection area designated under WAC 246-290-135
- ☐ 2. Within a critical aquifer recharge area mapped and identified by a qualified groundwater professional
- ☐ 3. Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act
- ☐ 4. Within an area established for special protection pursuant to a groundwater management program, Chapters 90.44, 90.48, and 90.54 RCW, and Chapters 173-100 and 173-200 WAC
- ☐ 5. The site contains highly permeable soils, which include types 1 ,2 and 3 under WAC 246-272A-0220, Table V or soils mapped by US Department of Agriculture Natural Resources Conservation Service as having saturated hydraulic conductivity (Ksat) classification of Moderately High or identified as Hydrologic Soil Group "A" and:
  - ☐ A. The site will be utilized for hazardous substance (defined in Chapter 70.105 RCW) processing, storage or handling in applications or quantities larger than is typical of household use; or
  - ☐ B. The site is currently or will be utilized for commercial or industrial activities listed in the US Environmental Protection Agency's Potential Sources of Drinking Water Contamination Index that can be found in Appendix A to Department of Ecology's Critical Aquifer Recharge Area Guidance Document; or
  - ☐ C. The development involves a major subdivision and includes present or future plans to construct dwelling units that will not be connected to a public sewer system and any of the lots are less than one net acre in size; or
  - ☐ D. The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds four thousand square feet;
- ☐ 6. The proposed use is as a commercial feedlot, landfill, junkyard, salvage yard, or auto wrecking yard, or
- ☐ 7. The site will be used for above ground application of sewage or sludge.

Development proposals for a single-family residential dwelling, accessory dwelling unit, or accessory building that is connected to a public sewer system or has a septic permit approved by the Chelan-Douglas health district shall be exempt from hydrogeologic evaluation under CCC, Section 11.82.050.

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there **IS NOT** or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled "**IS NOT**" above, proceed to Sub-Section III of this form.

If you circled "**IS**" above, proceed to Sub-Section II of this form.

File(s) No. _____

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.

____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.

____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.

____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

☒ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis- related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

- ❑ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.
- ❑ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).
- ❑ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.
- ❑ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.
- ❑ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.
- ❑ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

- ❑ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ❑ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ❑ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ❑ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ❑ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- ❑ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ❑ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ❑ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ❑ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ❑ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ❑ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEGEMENT SECTION

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

By submitting this application, I acknowledge and certify the following:

Initials
(Owner and, if applicable, Applicant)

1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.
2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.
3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.
4. Additional permit applications and approvals may be necessary to conduct specific activities.
5. Application fees are non-refundable, except when approve by the Board.
6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

File(s) No. _____

7. Chelan County is hereby given consent to enter the property(ies) listed above.
8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.
9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.
10. I certify that this application has been made with the consent of the lawful property owner(s).
11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.
12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature: Dwayne McMahon **Place:** _____ **Date:** 2-19-26

Print Name: Dwayne McMahon

Owner/Applicant/Agent Signature: Ryan Walker **Place:** Wenatchee **Date:** 2/23/26

Print Name: Ryan Walker

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

SEPA[1] Environmental Checklist

RECEIVED
FEB 25 2026
CHELAN COUNTY
Community Development

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A.Background

Find help answering background questions[2]

1. **Name of proposed project, if applicable:**

   McMahon Comprehensive Plan Map Amendment and Rezone

2. **Name of applicant:**

   Dwayne McMahon

3. **Address and phone number of applicant and contact person:**

   Dwayne McMahon (Applicant)
   729 Gellatly Street
   Wenatchee, WA 98801
   509-679-8649

   Ryan Walker (Agent)
   Pacific Engineering and Design, PLLC
   200 South Columbia St, Suite 300
   Wenatchee, WA 98801
   509-630-7917
   ryanw@pacificengineering.net

4. **Date checklist prepared:**

   February 2026

5. **Agency requesting checklist:**

   Chelan County

6. **Proposed timing of schedule (including phasing, if applicable):**

   The application will follow the Chelan County process for Comprehensive Plan Map Amendments.

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

   Single-family residential development.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

   None.

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

   No.

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

    Comprehensive Plan Map Amendment and Zoning Map Amendment.

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

11. **Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

    This proposal is to change the zoning and comprehensive plan land use designation and zoning map of approximately 5.0 acres from Rural Residential/Resource 10 (RR 10) to Rural Residential/Resource 2.5 (RR 2.5). The property is located at 7948 East Leavenworth Road, Leavenworth, within Section 32, T 25N, R 18E.W.M.

    The official Chelan County Zoning and Comprehensive Plan map is no. 53.

    The zoning and comprehensive plan designations are proposed to be changed to align the property with nearby zoning and existing residential lot sizes. The adjacent property to the west is zoned RR 2.5, which is the zone that the subject property is proposed to be changed to. The subject property is only five acres in size—half of the minimum lot size for RR 10. There are no residential properties over 10 acres in size anywhere in the vicinity of the subject property. Most residential properties in the area are one-acre in size. The revision to RR 2.5 will help create a more consistent rural density pattern.

12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

    The property is located at 7948 East Leavenworth Road, Leavenworth, WA, within Section 32, T 25N, R 18E.W.M.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. **General description of the site:**

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. **What is the steepest slope on the site (approximate percent slope)?**

5%

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

Soil mapped for the property on the USGS soil survey website (https://websoilsurvey.nrcs.usda.gov) is Leavenworth fine sandy loam, 0-3 percent slopes (Lh) and Leavenworth loamy sand, 0-3 percent slopes (Le). Both soil types are listed as prime farmland if irrigated.

None of the soil will be removed.

d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

According to the Chelan County GIS online mapping tool, the subject properties do not contain geologically hazardous soils.

e. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

No filling, excavation or grading is proposed.

f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**

No.

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

There will be no change in impervious surfaces.

h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

None.

2. Air

Find help answering air questions[4]

a. **What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

None.

b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

No.

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air

c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**

None.

3. Water

Find help answering water questions[5]

a. **Surface:**

Find help answering surface water questions[6]

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

   Icicle River is located approximately 300 feet to the east of the property. The DNR stream typing map does not indicate other surface water bodies, and the NWI wetlands mapper does not indicate the presence of wetlands on the subject property. A Wetland Determination will be performed by Pacific Engineering in spring 2026 to investigate the property for wetlands.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

   No.

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

   None.

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

   No.

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

   Yes, the subject property is mapped within the FEMA mapped 100-year floodplain.

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

   No.

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[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water

[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

b. Ground:

Find help answering ground water questions[7]

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

   No.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

   No waste material will be discharged.

c. Water Runoff (including stormwater):

1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

   There will be no change in stormwater runoff.

2. **Could waste materials enter ground or surface waters? If so, generally describe.**

   No.

3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

   No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None.

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

4. Plants

Find help answering plants questions

a. Check the types of vegetation found on the site:

☐ **deciduous tree: alder, maple, aspen, other**

☐ **evergreen tree: fir, cedar, pine, other**

☐ **shrubs**

☒ **grass**

☐ **pasture**

☐ **crop or grain**

☐ **orchards, vineyards, or other permanent crops.**

☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**

☐ **water plants: water lily, eelgrass, milfoil, other**

☐ **other types of vegetation**

b. What kind and amount of vegetation will be removed or altered?

None.

c. List threatened and endangered species known to be on or near the site.

According to the USFWS IPaC online mapping tool the following species may be located within the vicinity of the proposed project:

- Showy Stickseed (*Hackelia venusta*) – Endangered
- Wenatchee Mountains Checkermallow (*Sidalcea oregana var. calva*) – Endangered

However, the comprehensive plan map amendment will not result in direct impacts to the Project Site as no development is proposed.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

None.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. Animals

Find help answering animal questions[8]

a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include:

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

b. **List any threatened and endangered species known to be on or near the site.**

According to the USFWS IPaC online mapping tool the following species may be located within the vicinity of the proposed project:

- Canada Lynx (*Lynx canadensis*) - Threatened
- Gray Wolf (*Canis lupus*) - Endangered
- North American Wolverine (*Gulo gulo luscus*) – Threatened
- Mt. Rainier White-tailed Ptarmigan (*Lagopus leucura rainierensis*) – Threatened
- Northern Spotted Owl (*Strix occidentalis caruina*) - Threatened
- Yellow-billed Cuckoo (*Coccyzus americanus*) -Threatened
- Bull Trout (*Salvelinus confluentus*) - Threatened
- Monarch Butterfly (*Danaus Plexippus*) – Proposed Threatened
- Suckley's Cuckoo Bumble Bee (*Bombus suckleyi*) – Proposed Endangered

However, the comprehensive plan map amendment will not result in direct impacts to the Project Site or affect access or habitat use by the above listed species.

c. **Is the site part of a migration route? If so, explain.**

No.

d. **Proposed measures to preserve or enhance wildlife, if any.**

None.

e. **List any invasive animal species known to be on or near the site.**

None known.

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

   The plan amendment does not have energy needs.

b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

   No.

c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

   None.

7. Environmental health

Health Find help with answering environmental health questions[10]

a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

   No.

   1. **Describe any known or possible contamination at the site from present or past uses.**

      None known.

   2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

      None known.

   3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

      None known.

   4. **Describe special emergency services that might be required.**

      None known.

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou
[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

5. **Proposed measures to reduce or control environmental health hazards, if any.**

   None.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

   East Leavenworth Road is adjacent to the property to the south. It is a primary bypass route between Leavenworth and Icicle Road. The roadway is heavily traveled, particularly during the summer months due to recreational access, which causes vehicle noise.

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

   The comprehensive plan map amendment will not generate noise.

3. **Proposed measures to reduce or control noise impacts, if any:**

   None.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

   The current use of the site is residential and agricultural. The adjacent property to the west is used for residential and agricultural purposes. Properties to the north and east are used for residential purposes.

   To the south, the property is owned by the United States Fish and Wildlife Service and operated as the Leavenworth Fish Hatchery. This parcel also includes Cascade Discovery School, which provides educational programming for high school students, as well as a public boat launch that allows commercial river recreation shuttle services for tubing, kayaking, and stand-up paddleboarding on Icicle Creek. In addition, the property contains public trails that provide access for horseback riding, winter snowshoe tours, cross-country skiing, and fish viewing. The area is heavily utilized by the public, particularly during the summer months, resulting in increased recreational activity and traffic.

   The surrounding area is currently used for residential, agricultural, and commercial purposes and therefore the proposal will not affect existing land uses.

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Yes. The property has been used as a hay farm including growing and harvesting of agricultural products.

1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

   No.

c. Describe any structures on the site.

A single-family residence and detached garage are present on the Project Site.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

Rural Residential/Resource 10 (RR10).

f. What is the current comprehensive plan designation of the site?

Rural Residential/Resource 10 (RR10).

g. If applicable, what is the current shoreline master program designation of the site?

N/A

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

Yes, the Project Site is mapped by the WDFW PHS online mapping tool as containing potential shrubsteppe habitat, caves or cave rich areas, and potential grizzly bear (*Ursus arctos*), little brown bat (*Myotis lucifugus*), northern spotted owl (*Strix occidentalis*), Yuma myotis (*Myotis yumanensis*), and golden eagle (*Aquila chrysaetos*) habitat. All Priority habitats are considered critical areas by Chelan County Code (CCC) 11.78.010(2). The property is partially in the 100-year floodplain which is classified as a critical area. However, the comprehensive plan map amendment will not result in direct impacts to the Project Site or affect access or habitat use by the above listed species.

i. Approximately how many people would reside or work in the completed project?

None.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any.

None proposed.

l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

None proposed.

m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

None proposed.

9. Housing

Find help answering housing questions[12]

a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

None.

b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

None.

c. **Proposed measures to reduce or control housing impacts, if any:**

None proposed.

10. Aesthetics

Find help answering aesthetics questions[13]

a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

No structures proposed.

b. **What views in the immediate vicinity would be altered or obstructed?**

No.

c. **Proposed measures to reduce or control aesthetic impacts, if any:**

None proposed.

11. Light and glare

Find help answering light and glare questions[14]

a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

---

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing
[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics
[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

None.

b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

No.

c. **What existing off-site sources of light or glare may affect your proposal?**

None.

d. **Proposed measures to reduce or control light and glare impacts, if any:**

None proposed.

12. Recreation

Find help answering recreation questions

a. **What designated and informal recreational opportunities are in the immediate vicinity?**

Hiking, bicycling, horseback riding, winter snowshoe tours, cross-country skiing, fish viewing, and rafting occur in the vicinity.

b. **Would the proposed project displace any existing recreational uses? If so, describe.**

No.

c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

None proposed.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

No.

b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

According to the DAHP WISAARD online mapping tool, a GLO trail is located approximately 0.5 miles to the northeast of the subject parcel. No other GLO features are located within the project vicinity.

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

The DAHP WISAARD online mapping tool was used.

d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

None proposed.

14. Transportation

Find help with answering transportation questions[16]

a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

East Leavenworth Road fronts the property on the south side. No new access is proposed.

b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

No. The nearest transit stop is in Leavenworth, approximately 3.5 miles to the north.

c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

No.

d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No.

e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

None.

f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

No.

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation

g. **Proposed measures to reduce or control transportation impacts, if any:**

None proposed.

15. Public services

Find help answering public service questions[17]

a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

No.

b. **Proposed measures to reduce or control direct impacts on public services, if any.**

None proposed.

16. Utilities

Find help answering utilities questions[18]

a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

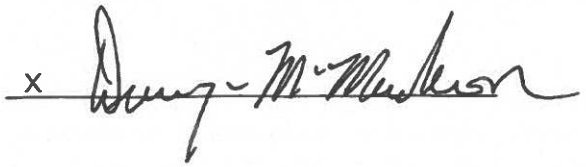
None proposed.

[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services
[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities

C.Signature

Find help about who should sign[19]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

x 

Type name of signee: Dwayne McMahon

Position and agency/organization:

Date submitted:

[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

The proposal may result in construction of a new onsite septic systems in the future. Future construction could increase storm water runoff and emissions during construction.

- **Proposed measures to avoid or reduce such increases are:**

  All future development will comply with local state and federal regulations including critical areas, storm water management and onsite septic requirements.

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

Future development would not affect plants, animals, fish or marine life. The property is currently intensively used for agricultural purposes and is adjacent to commercial uses from the Leavenworth Fish Hatchery and the Icicle Creek public boat launch, which results in increased recreational activity and traffic.

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

  Compliance with Chelan County Critical area regulations at the time of development.

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

The proposal would not deplete energy or natural resources. Leavenworth is served by Chelan County PUD which provides abundant clean, renewable energy.

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

  Future development is likely to use low energy lighting such as LEDs and will comply with the energy code in effect at the time of building.

[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

Future use of the property may occur with the 100-year floodplain.

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

  Compliance with Chelan County Critical area and Flood Hazard regulations at the time of development.

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

The property is not located in the shoreline zone and is not regulated by the Shoreline Management Act or Chelan County Shoreline Master Program.

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

  Future development of the property would meet all county regulations for land use.

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

Future residential development could result in a slight increase in vehicle trips and the potential for more emergency service needs. Additional residences may generate more daily trips to and from the site, including commuter, school, and service-related travel.

However, the anticipated increase in demand is expected to be minimal and consistent with rural residential development patterns in the surrounding area. The subject property is currently only five acres in size and therefore already half of the minimum lot size for RR 10. The property is located in an area already characterized by residential uses at similar or smaller lot sizes, and existing transportation infrastructure and public services currently serve comparable development in the vicinity. Residential development due to the rezone would be more consistent with the surrounding rural density pattern.

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

  Compliance with Chelan County Code at the time of development.

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

The proposal will not conflict with any laws for the protection of the environment.

Evelyn L. Arnold, Auditor, Chelan County, WA. AFN # 2311164 Recorded 09/10/2009 at 02:50 PM, D Page: 1 of 2 Filing Instrument $63.00
NORTH MERIDIAN TITLE & ESCROW llc

RECEIVED
FEB 25 2026
CHELAN COUNTY
Community Development

After recording return to:
Dwayne A. McMahon
Deborah M. McMahon
837 Front St
Leavenworth, WA 98826

0146881

REAL ESTATE EXCISE TAX
PAID $ 5345.00
Chelan County Treasurer
David E. Griffiths, CPA
By 9-10-09
Deputy

Reference: 50002566- -653- -JH6

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Roger L. McMahon, as his separate estate,**

for and in consideration of Ten ($10.00) Dollars and other good and valuable consideration

in hand paid, conveys and warrants to **Dwayne A. McMahon and Deborah M. McMahon, husband and wife**

the following described real estate, situated in the County of **Chelan**, State of **Washington**:

LOT 14, BLOCK 5, CASCADE ORCHARDS, CHELAN COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 81, EXCEPT THEREFROM THAT PORTION CONVEYED TO CHELAN COUNTY, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 382049.

SITUATE IN THE COUNTY OF CHELAN, STATE OF WASHINGTON.

Subject to: ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY PLAT.

Abbreviated Legal: (Required if full legal not inserted above.) Lot 14, Block 5, of Cascade Orchards

Tax Parcel Number(s): 24 17 23 510 480

Reference: Statutory Warranty Deed **50002566 653 JH6**

Dated: 9/4/09
SELLER:

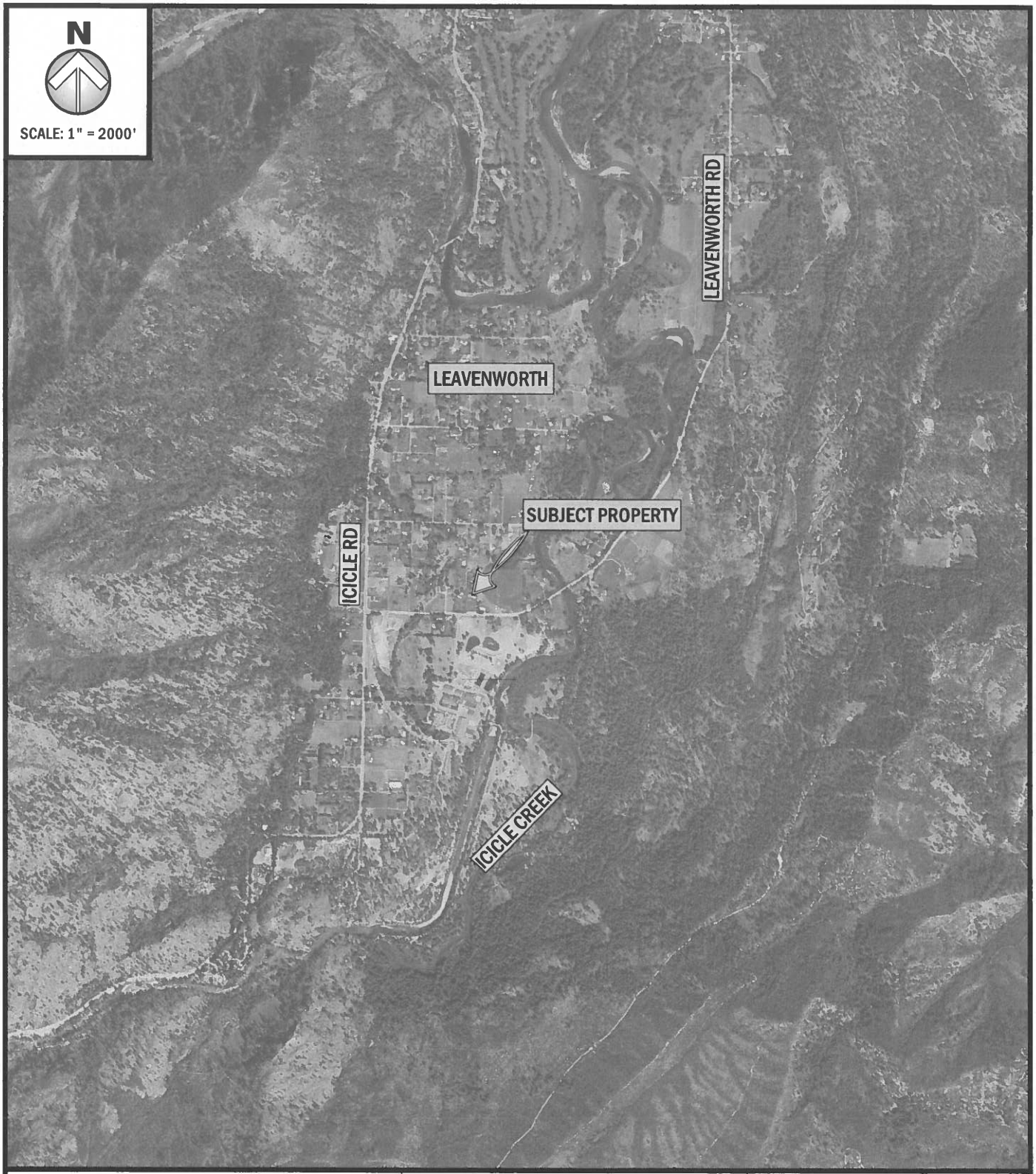
Roger L. McMahon

State of Washington
SS:
County of Chelan

On this 4th day of September, 2009, before me personally appeared Roger McMahon to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.
Given under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington.
Residing at Leavenworth.
My Appointment expires: 1-24-11.

TESS L WATKINS NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES JAN 24 2011



PROPOSED: COMPREHENSIVE PLAN MAP AMANDMENT
ADDRESS: 7948 EAST LEAVENWORTH RD
LATITUDE: 47.5625728°
LONGITUDE: -120.6714949°
PARCEL NO#: 241723510480

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	2/18/2026
SHEET NO:	1 OF 5
SHEET TITLE:	VICINITY
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	DWAYNE MCMAHON
NOTES:	

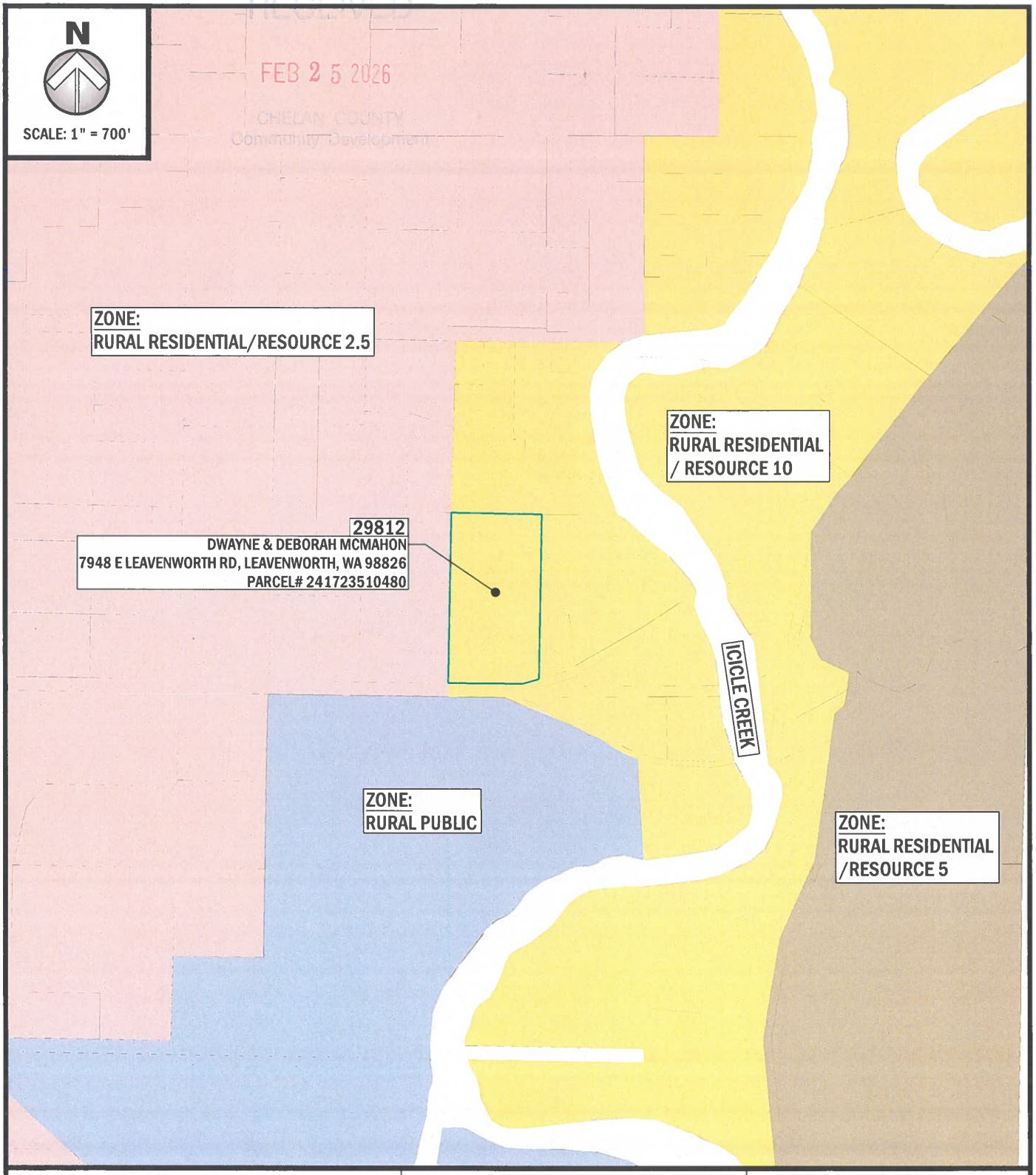


PROPOSED: COMPREHENSIVE PLAN MAP AMANDMENT
ADDRESS: 7948 EAST LEAVENWORTH RD
LATITUDE: 47.5625728°
LONGITUDE: -120.6714949°
PARCEL NO#: 241723510480

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200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
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DATE:	2/18/2026
SHEET NO:	2 OF 5
SHEET TITLE:	PARCEL MAP
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	DWAYNE MCMAHON
NOTES:	

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Community Development



PROPOSED: COMPREHENSIVE PLAN MAP AMANDMENT
ADDRESS: 7948 EAST LEAVENWORTH RD
LATITUDE: 47.5625728°
LONGITUDE: -120.6714949°
PARCEL NO#: 241723510480

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200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
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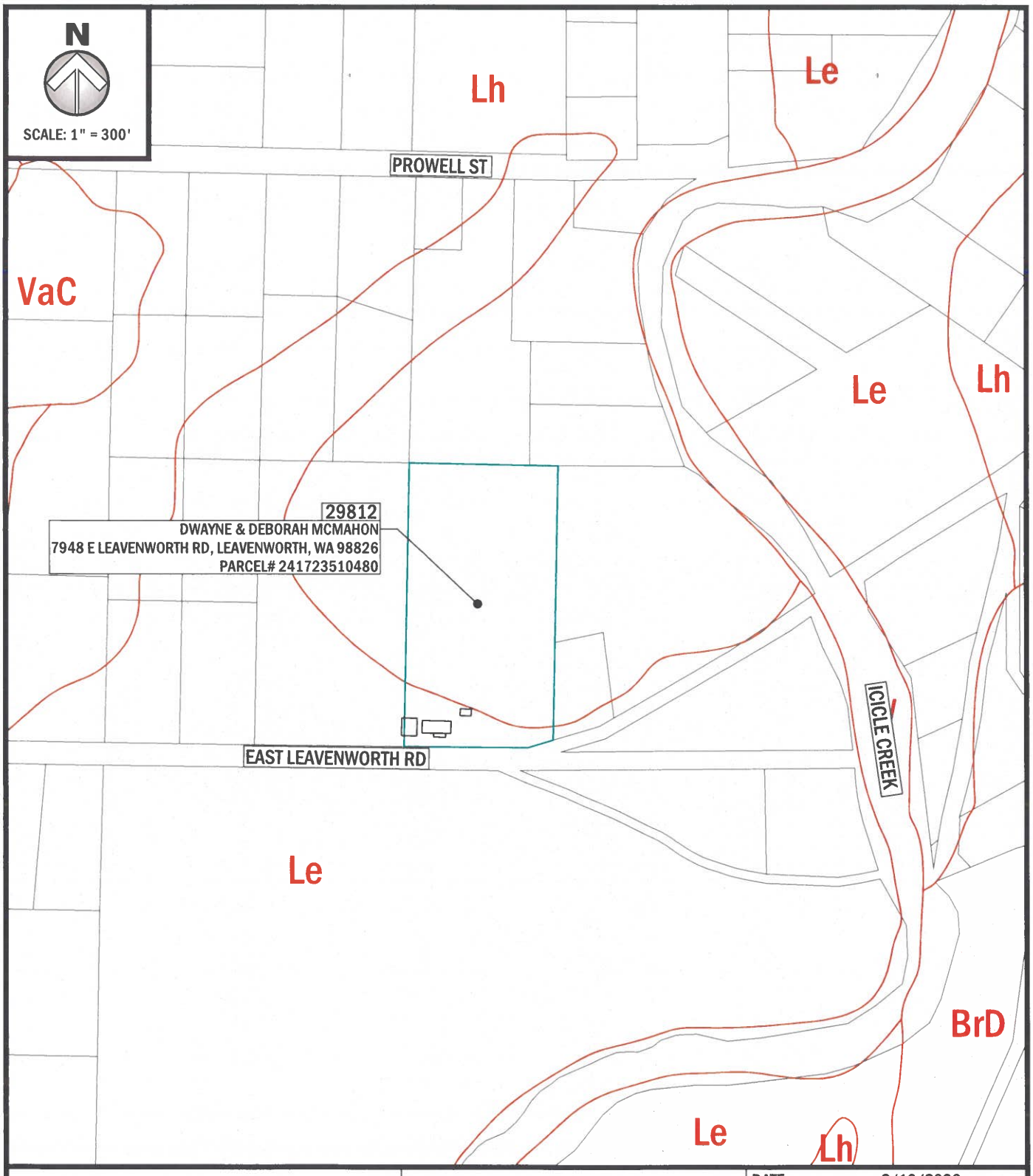
DATE:	2/18/2026
SHEET NO:	3 OF 5
SHEET TITLE:	ZONING MAP
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	DWAYNE MCMAHON
NOTES:	



PROPOSED: COMPREHENSIVE PLAN MAP AMANDMENT
ADDRESS: 7948 EAST LEAVENWORTH RD
LATITUDE: 47.5625728°
LONGITUDE: -120.6714949°
PARCEL NO#: 241723510480

PACIFIC ENGINEERING
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200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	2/18/2026
SHEET NO:	4 OF 5
SHEET TITLE:	EROSIVE SOIL MAP
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	DWAYNE MCMAHON
NOTES:	



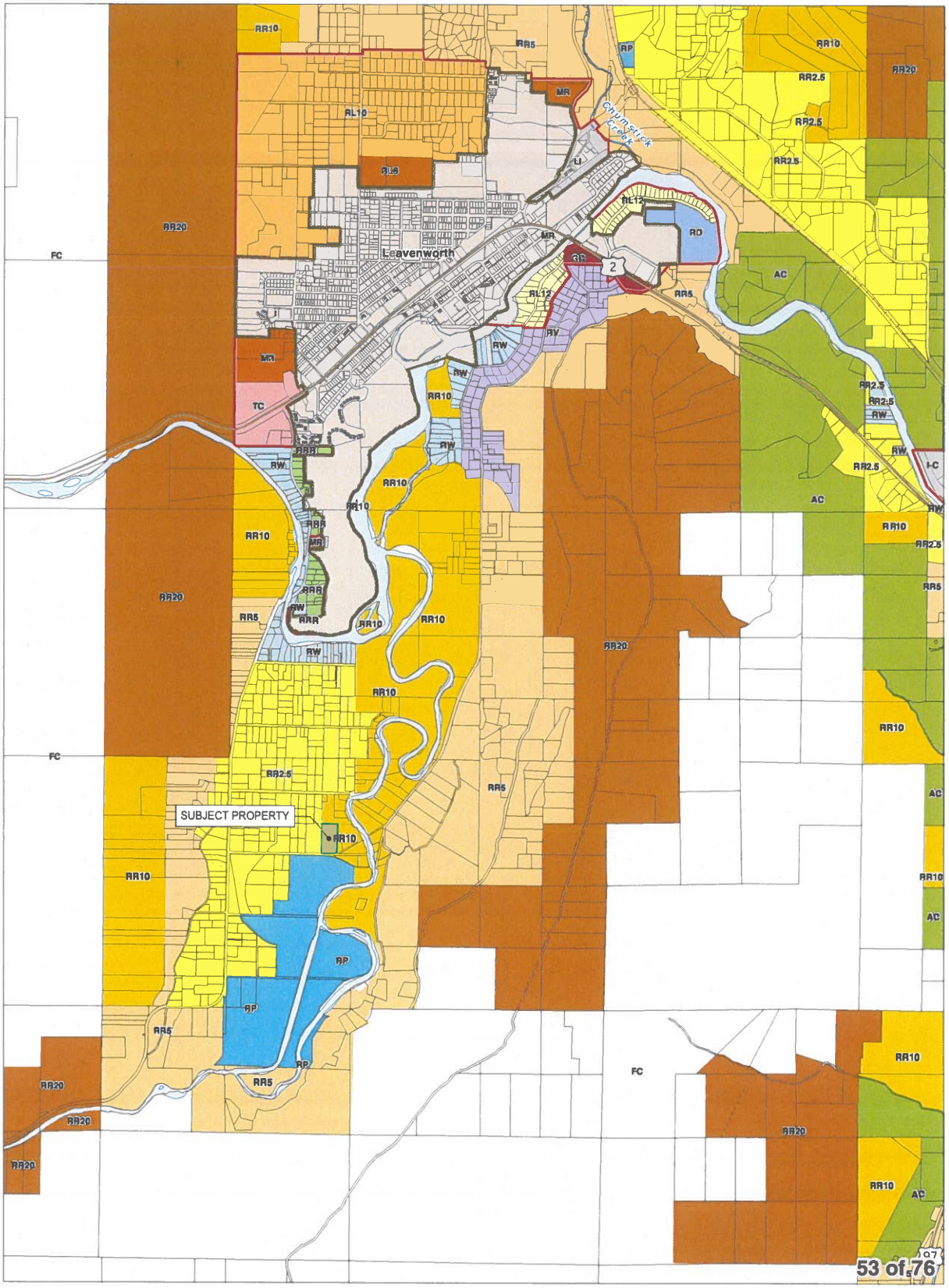
PROPOSED: COMPREHENSIVE PLAN MAP AMANDMENT
ADDRESS: 7948 EAST LEAVENWORTH RD
LATITUDE: 47.5625728°
LONGITUDE: -120.6714949°
PARCEL NO#: 241723510480

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DATE:	2/18/2026
SHEET NO:	5 OF 5
SHEET TITLE:	SOIL SURVEY FIGURE
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	DWAYNE MCMAHON
NOTES:	

Chelan County Land Use Designation



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

Chelan County Comprehensive Plan Appendices
Resolution 2017-119

DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



SEPA[1] Environmental Checklist

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FEB 25 2026
CHELAN COUNTY
Community Development

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A.Background

Find help answering background questions[2]

1. **Name of proposed project, if applicable:**

   McMahon Comprehensive Plan Map Amendment and Rezone

2. **Name of applicant:**

   Dwayne McMahon

3. **Address and phone number of applicant and contact person:**

   Dwayne McMahon (Applicant)
   729 Gellatly Street
   Wenatchee, WA 98801
   509-679-8649

   Ryan Walker (Agent)
   Pacific Engineering and Design, PLLC
   200 South Columbia St, Suite 300
   Wenatchee, WA 98801
   509-630-7917
   ryanw@pacificengineering.net

4. **Date checklist prepared:**

   February 2026

5. **Agency requesting checklist:**

   Chelan County

6. **Proposed timing of schedule (including phasing, if applicable):**

   The application will follow the Chelan County process for Comprehensive Plan Map Amendments.

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

   Single-family residential development.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

   None.

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

   No.

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

    Comprehensive Plan Map Amendment and Zoning Map Amendment.

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

11. **Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

    This proposal is to change the zoning and comprehensive plan land use designation and zoning map of approximately 5.0 acres from Rural Residential/Resource 10 (RR 10) to Rural Residential/Resource 2.5 (RR 2.5). The property is located at 7948 East Leavenworth Road, Leavenworth, within Section 32, T 25N, R 18E.W.M.

    The official Chelan County Zoning and Comprehensive Plan map is no. 53.

    The zoning and comprehensive plan designations are proposed to be changed to align the property with nearby zoning and existing residential lot sizes. The adjacent property to the west is zoned RR 2.5, which is the zone that the subject property is proposed to be changed to. The subject property is only five acres in size—half of the minimum lot size for RR 10. There are no residential properties over 10 acres in size anywhere in the vicinity of the subject property. Most residential properties in the area are one-acre in size. The revision to RR 2.5 will help create a more consistent rural density pattern.

12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

    The property is located at 7948 East Leavenworth Road, Leavenworth, WA, within Section 32, T 25N, R 18E.W.M.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. **General description of the site:**

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. **What is the steepest slope on the site (approximate percent slope)?**

5%

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

Soil mapped for the property on the USGS soil survey website (https://websoilsurvey.nrcs.usda.gov) is Leavenworth fine sandy loam, 0-3 percent slopes (Lh) and Leavenworth loamy sand, 0-3 percent slopes (Le). Both soil types are listed as prime farmland if irrigated.

None of the soil will be removed.

d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

According to the Chelan County GIS online mapping tool, the subject properties do not contain geologically hazardous soils.

e. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

No filling, excavation or grading is proposed.

f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**

No.

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

There will be no change in impervious surfaces.

h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

None.

2. Air

Find help answering air questions[4]

a. **What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

None.

b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

No.

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air

c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**

None.

3. Water

Find help answering water questions[5]

a. **Surface:**

Find help answering surface water questions[6]

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

   Icicle River is located approximately 300 feet to the east of the property. The DNR stream typing map does not indicate other surface water bodies, and the NWI wetlands mapper does not indicate the presence of wetlands on the subject property. A Wetland Determination will be performed by Pacific Engineering in spring 2026 to investigate the property for wetlands.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

   No.

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

   None.

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

   No.

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

   Yes, the subject property is mapped within the FEMA mapped 100-year floodplain.

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

   No.

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[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water

[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

b. Ground:

Find help answering ground water questions[7]

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

   No.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

   No waste material will be discharged.

c. Water Runoff (including stormwater):

1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

   There will be no change in stormwater runoff.

2. **Could waste materials enter ground or surface waters? If so, generally describe.**

   No.

3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

   No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None.

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

4. Plants

Find help answering plants questions

a. Check the types of vegetation found on the site:

☐ **deciduous tree: alder, maple, aspen, other**

☐ **evergreen tree: fir, cedar, pine, other**

☐ **shrubs**

☒ **grass**

☐ **pasture**

☐ **crop or grain**

☐ **orchards, vineyards, or other permanent crops.**

☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**

☐ **water plants: water lily, eelgrass, milfoil, other**

☐ **other types of vegetation**

b. What kind and amount of vegetation will be removed or altered?

None.

c. List threatened and endangered species known to be on or near the site.

According to the USFWS IPaC online mapping tool the following species may be located within the vicinity of the proposed project:

- Showy Stickseed (*Hackelia venusta*) – Endangered
- Wenatchee Mountains Checkermallow (*Sidalcea oregana var. calva*) – Endangered

However, the comprehensive plan map amendment will not result in direct impacts to the Project Site as no development is proposed.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

None.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. Animals

Find help answering animal questions[8]

a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include:

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

b. **List any threatened and endangered species known to be on or near the site.**

According to the USFWS IPaC online mapping tool the following species may be located within the vicinity of the proposed project:

- Canada Lynx (*Lynx canadensis*) - Threatened
- Gray Wolf (*Canis lupus*) - Endangered
- North American Wolverine (*Gulo gulo luscus*) – Threatened
- Mt. Rainier White-tailed Ptarmigan (*Lagopus leucura rainierensis*) – Threatened
- Northern Spotted Owl (*Strix occidentalis caruina*) - Threatened
- Yellow-billed Cuckoo (*Coccyzus americanus*) -Threatened
- Bull Trout (*Salvelinus confluentus*) - Threatened
- Monarch Butterfly (*Danaus Plexippus*) – Proposed Threatened
- Suckley's Cuckoo Bumble Bee (*Bombus suckleyi*) – Proposed Endangered

However, the comprehensive plan map amendment will not result in direct impacts to the Project Site or affect access or habitat use by the above listed species.

c. **Is the site part of a migration route? If so, explain.**

No.

d. **Proposed measures to preserve or enhance wildlife, if any.**

None.

e. **List any invasive animal species known to be on or near the site.**

None known.

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

   The plan amendment does not have energy needs.

b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

   No.

c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

   None.

7. Environmental health

Health Find help with answering environmental health questions[10]

a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

   No.

   1. **Describe any known or possible contamination at the site from present or past uses.**

      None known.

   2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

      None known.

   3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

      None known.

   4. **Describe special emergency services that might be required.**

      None known.

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou
[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

5. **Proposed measures to reduce or control environmental health hazards, if any.**

   None.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

   East Leavenworth Road is adjacent to the property to the south. It is a primary bypass route between Leavenworth and Icicle Road. The roadway is heavily traveled, particularly during the summer months due to recreational access, which causes vehicle noise.

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

   The comprehensive plan map amendment will not generate noise.

3. **Proposed measures to reduce or control noise impacts, if any:**

   None.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

   The current use of the site is residential and agricultural. The adjacent property to the west is used for residential and agricultural purposes. Properties to the north and east are used for residential purposes.

   To the south, the property is owned by the United States Fish and Wildlife Service and operated as the Leavenworth Fish Hatchery. This parcel also includes Cascade Discovery School, which provides educational programming for high school students, as well as a public boat launch that allows commercial river recreation shuttle services for tubing, kayaking, and stand-up paddleboarding on Icicle Creek. In addition, the property contains public trails that provide access for horseback riding, winter snowshoe tours, cross-country skiing, and fish viewing. The area is heavily utilized by the public, particularly during the summer months, resulting in increased recreational activity and traffic.

   The surrounding area is currently used for residential, agricultural, and commercial purposes and therefore the proposal will not affect existing land uses.

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Yes. The property has been used as a hay farm including growing and harvesting of agricultural products.

1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

   No.

c. Describe any structures on the site.

A single-family residence and detached garage are present on the Project Site.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

Rural Residential/Resource 10 (RR10).

f. What is the current comprehensive plan designation of the site?

Rural Residential/Resource 10 (RR10).

g. If applicable, what is the current shoreline master program designation of the site?

N/A

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

Yes, the Project Site is mapped by the WDFW PHS online mapping tool as containing potential shrubsteppe habitat, caves or cave rich areas, and potential grizzly bear (*Ursus arctos*), little brown bat (*Myotis lucifugus*), northern spotted owl (*Strix occidentalis*), Yuma myotis (*Myotis yumanensis*), and golden eagle (*Aquila chrysaetos*) habitat. All Priority habitats are considered critical areas by Chelan County Code (CCC) 11.78.010(2). The property is partially in the 100-year floodplain which is classified as a critical area. However, the comprehensive plan map amendment will not result in direct impacts to the Project Site or affect access or habitat use by the above listed species.

i. Approximately how many people would reside or work in the completed project?

None.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any.

None proposed.

l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

None proposed.

m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

None proposed.

9. Housing

Find help answering housing questions[12]

a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

None.

b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

None.

c. **Proposed measures to reduce or control housing impacts, if any:**

None proposed.

10. Aesthetics

Find help answering aesthetics questions[13]

a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

No structures proposed.

b. **What views in the immediate vicinity would be altered or obstructed?**

No.

c. **Proposed measures to reduce or control aesthetic impacts, if any:**

None proposed.

11. Light and glare

Find help answering light and glare questions[14]

a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

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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

None.

b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

No.

c. **What existing off-site sources of light or glare may affect your proposal?**

None.

d. **Proposed measures to reduce or control light and glare impacts, if any:**

None proposed.

12. Recreation

Find help answering recreation questions

a. **What designated and informal recreational opportunities are in the immediate vicinity?**

Hiking, bicycling, horseback riding, winter snowshoe tours, cross-country skiing, fish viewing, and rafting occur in the vicinity.

b. **Would the proposed project displace any existing recreational uses? If so, describe.**

No.

c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

None proposed.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

No.

b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

According to the DAHP WISAARD online mapping tool, a GLO trail is located approximately 0.5 miles to the northeast of the subject parcel. No other GLO features are located within the project vicinity.

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

The DAHP WISAARD online mapping tool was used.

d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

None proposed.

14. Transportation

Find help with answering transportation questions[16]

a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

East Leavenworth Road fronts the property on the south side. No new access is proposed.

b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

No. The nearest transit stop is in Leavenworth, approximately 3.5 miles to the north.

c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

No.

d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No.

e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

None.

f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

No.

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation

g. **Proposed measures to reduce or control transportation impacts, if any:**

None proposed.

15. Public services

Find help answering public service questions[17]

a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

No.

b. **Proposed measures to reduce or control direct impacts on public services, if any.**

None proposed.

16. Utilities

Find help answering utilities questions[18]

a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

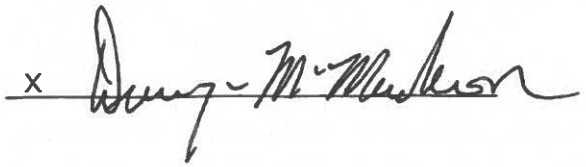
None proposed.

[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services
[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities

C.Signature

Find help about who should sign[19]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

x 

Type name of signee: Dwayne McMahon

Position and agency/organization:

Date submitted:

[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

The proposal may result in construction of a new onsite septic systems in the future. Future construction could increase storm water runoff and emissions during construction.

- **Proposed measures to avoid or reduce such increases are:**

  All future development will comply with local state and federal regulations including critical areas, storm water management and onsite septic requirements.

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

Future development would not affect plants, animals, fish or marine life. The property is currently intensively used for agricultural purposes and is adjacent to commercial uses from the Leavenworth Fish Hatchery and the Icicle Creek public boat launch, which results in increased recreational activity and traffic.

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

  Compliance with Chelan County Critical area regulations at the time of development.

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

The proposal would not deplete energy or natural resources. Leavenworth is served by Chelan County PUD which provides abundant clean, renewable energy.

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

  Future development is likely to use low energy lighting such as LEDs and will comply with the energy code in effect at the time of building.

[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

Future use of the property may occur with the 100-year floodplain.

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

  Compliance with Chelan County Critical area and Flood Hazard regulations at the time of development.

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

The property is not located in the shoreline zone and is not regulated by the Shoreline Management Act or Chelan County Shoreline Master Program.

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

  Future development of the property would meet all county regulations for land use.

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

Future residential development could result in a slight increase in vehicle trips and the potential for more emergency service needs. Additional residences may generate more daily trips to and from the site, including commuter, school, and service-related travel.

However, the anticipated increase in demand is expected to be minimal and consistent with rural residential development patterns in the surrounding area. The subject property is currently only five acres in size and therefore already half of the minimum lot size for RR 10. The property is located in an area already characterized by residential uses at similar or smaller lot sizes, and existing transportation infrastructure and public services currently serve comparable development in the vicinity. Residential development due to the rezone would be more consistent with the surrounding rural density pattern.

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

  Compliance with Chelan County Code at the time of development.

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

The proposal will not conflict with any laws for the protection of the environment.

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

RECEIVED
FEB 25 2026
CHELAN COUNTY
Community Development

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 241723510480 Lot Size: 5.0 (Acres)
Parcel Address: 7948 East Leavenworth Road City/Zip Code: Leavenworth, 98826
Property Owner(s): Dwayne McMahon Zoning: RR 10
Mailing Address: 729 Gellatly St
City/State/Zip Code: Wenatchee, WA 98801
Phone: 509-679-8649 E-mail: dwaynemcmahon@msn.com

Applicant/Agent (if different than owner): Ryan Walker
Company and Mailing Address: Pacific Engineering and Design / 200 South Columbia St, Suite 300
City/State/Zip: Wenatchee, WA. 98801 Phone: 509-630-7917
E-mail: ryanw@pacificengineering.net
For multiple owners, applicants, or agents, provide additional sheets.

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ❑ Administrative Modification
- ❑ Administrative Determination
- ❑ Administrative Interpretation
- ❑ Binding Site Plan
- ☒ Comprehensive Plan Map Amendment
- ❑ Comprehensive Plan Text Amendment
- ❑ Conditional Use Permit
- ❑ Forest Practice/Conversion
- ❑ Open Space: Public Benefit Rating System
- ❑ Major Subdivision
- ❑ Master Planned Development
- ❑ Planned Development
- ❑ Plat Alteration or Vacation
- ❑ Short Plat
- ❑ Variance (zoning or critical areas)
- ❑ Zoning Change-Text Amendment/ Map Amendment
- ❑ Critical Area Determination
- ❑ Other: _____

APPLICABILITY SECTION

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership (Title holder signature is required on all applications. Properties being purchased on a Real Estate Contract require title holder signature.)
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

File(s) No. _____

GENERAL INFORMATION

Please provide a narrative of the proposed project including, but not limited to, all proposed activities, uses and development (attach additional sheets if needed):

This proposal is to change the zoning and comprehensive plan land use designation map and zoning map of approximately 5 acres from Rural Residential/Resource 10 (RR 10) to Rural Residential/Resource 2.5 (RR 2.5).

☐ Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): _____
2. Is the subject property located within an Urban Growth Area (UGA)? ☒ No ☐ Yes
   If "yes", which UGA? _____
3. Please describe adjacent land uses in all directions around the subject property:
   North: Residential
   South: East Leavenworth Road/Public Park
   East: Residential
   West: Residential
4. What is the current use of the property? Residential
5. Sanitation Disposal: ☐ N/A ☒ Septic Permit ☐ Sewer District: _____
6. Water Source: ☐ N/A ☒ Single Private Well ☐ Shared Private Well ☐ Group B
   ☐ Public Water Supplier: _____
7. Irrigation Water:
   ☒ N/A ☐ Yes (Private) ☐ Yes (Public) Irrigation District/Purveyor: _____
8. Fire District: CCFD #3 School District: Cascade
9. Power Service: CCPUD
10. Are there critical areas or critical area buffers on the property?
    ☐ Airport Overlay: _____
    ☐ Aquifer Recharge Area (see attached)
    ☒ Floodplain / Floodway _____
    Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:
    ☐ Alluvial Fan (250') ☐ Known Historic Hazardous Area (250') ☐ Slopes > 40% (250')
    ☒ Erosive soils (on-site) ☐ Landslide ☐ Snow Avalanche (500')
    ☐ Habitat/Riparian Area, protected species/area: _____
    ☐ Streams / Waterbodies: _____ ☐Shoreline Environment Designation: _____
    ☐ Drainage or Seasonal Stream: _____ ☐ Wetland, if so what category: _____
    ☐ Cultural or Archeological: _____
11. Will landfill be required? ☒ No ☐ Yes, approximate _____(cubic yards)
12. Will excavation be required? ☒ No ☐ Yes, approximate _____(cubic yards)
13. Has site preparation been started on the site? If so, to what extent?
    No
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?
    No

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:

Unknown

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property coverd by this proposal? ☒ No ☐ Yes, please list:

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Pursuant to Chelan County Code (CCC), Section 11.82.030: An applicant seeking to develop property which requires a development permit, not otherwise exempted from the requirements of this chapter, shall submit with the application this certified statement, which lists criteria (5)(A) through (5)(D), (6), and (7) as set forth in CCC, Section 11.82.040 and indicate whether the criteria apply or do not apply to the site or development.

*****Any development application that fails to contain this statement or fails to indicate whether any one of the criteria apply or do not apply shall be rejected and only accepted upon resubmission of the completed statement. "Unknown" or similar responses will not be accepted.*****

If the administrator determines the development meets one or more of criteria (1) through (4) of CCC, Section 11.82.040, or if the administrator determines the development meets criterion (5) of CCC, Section 11.82.040 and the applicant indicates the development meets one or more of criteria (5)(A) through (5)(D), or if the applicant indicates the development meets one or more of criteria (6) or (7) of CCC, Section 11.82.040, the development shall require a hydrogeologic evaluation as described in CCC, Section 11.82.050. If the development has a medium or high vulnerability rating, the development shall be subject to the performance standards of CCC, Section 11.82.060.

If the administrator determines that criteria (1) through (5) of CCC, Section 11.82.040 do not apply to the development and an applicant's statement asserts that criteria (6) and (7) of CCC, Section 11.82.040 do not apply to the development, the administrator will accept the statement and proceed with the permitting or approval process, except if the administrator has or obtains information prior to the permit or approval being finalized, which clearly establishes the applicant's statement is incorrect. In which case, the applicant will be advised in writing of the inconsistent information and advised to either (A) provide an amended statement adding the evaluation criteria as being applicable and complete a hydrogeologic evaluation of the development pursuant to CCC, Section 11.82.050, or (B) present sufficient countering information clearly establishing that the basis for the department's concern is incorrect. If the applicant selects to proceed under (B), upon receipt of the applicant's information, the administrator shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the administrator.

EVALUATION CRITERIA:

The applicant is required to determine the vulnerability rating for any development permit, not otherwise exempted, and meets any one of the criteria below. Please check the boxes that apply to your project:

- ☐ 1.Within a wellhead protection area designated under WAC 246-290-135
- ☐ 2. Within a critical aquifer recharge area mapped and identified by a qualified groundwater professional
- ☐ 3. Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act
- ☐ 4. Within an area established for special protection pursuant to a groundwater management program, Chapters 90.44, 90.48, and 90.54 RCW, and Chapters 173-100 and 173-200 WAC
- ☐ 5. The site contains highly permeable soils, which include types 1 ,2 and 3 under WAC 246-272A-0220, Table V or soils mapped by US Department of Agriculture Natural Resources Conservation Service as having saturated hydraulic conductivity (Ksat) classification of Moderately High or identified as Hydrologic Soil Group "A" and:
  - ☐ A. The site will be utilized for hazardous substance (defined in Chapter 70.105 RCW) processing, storage or handling in applications or quantities larger than is typical of household use; or
  - ☐ B. The site is currently or will be utilized for commercial or industrial activities listed in the US Environmental Protection Agency's Potential Sources of Drinking Water Contamination Index that can be found in Appendix A to Department of Ecology's Critical Aquifer Recharge Area Guidance Document; or
  - ☐ C. The development involves a major subdivision and includes present or future plans to construct dwelling units that will not be connected to a public sewer system and any of the lots are less than one net acre in size; or
  - ☐ D. The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds four thousand square feet;
- ☐ 6. The proposed use is as a commercial feedlot, landfill, junkyard, salvage yard, or auto wrecking yard, or
- ☐ 7. The site will be used for above ground application of sewage or sludge.

Development proposals for a single-family residential dwelling, accessory dwelling unit, or accessory building that is connected to a public sewer system or has a septic permit approved by the Chelan-Douglas health district shall be exempt from hydrogeologic evaluation under CCC, Section 11.82.050.

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there **IS NOT** or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled "**IS NOT**" above, proceed to Sub-Section III of this form.

If you circled "**IS**" above, proceed to Sub-Section II of this form.

File(s) No. _____

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.

____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.

____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.

____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

☒ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis- related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

- ❑ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.
- ❑ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).
- ❑ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.
- ❑ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.
- ❑ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.
- ❑ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

- ❑ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ❑ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ❑ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ❑ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ❑ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- ❑ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ❑ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ❑ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ❑ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ❑ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ❑ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEGEMENT SECTION

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

By submitting this application, I acknowledge and certify the following:

Initials
(Owner and, if applicable, Applicant)

1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.
2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.
3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.
4. Additional permit applications and approvals may be necessary to conduct specific activities.
5. Application fees are non-refundable, except when approve by the Board.
6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

File(s) No. _____

7. Chelan County is hereby given consent to enter the property(ies) listed above.
8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.
9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.
10. I certify that this application has been made with the consent of the lawful property owner(s).
11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.
12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature: Dwayne McMahon **Place:** _____ **Date:** 2-19-26

Print Name: Dwayne McMahon

Owner/Applicant/Agent Signature: Ryan Walker **Place:** Wenatchee **Date:** 2/23/26

Print Name: Ryan Walker

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

February 18, 2026

PACIFIC ENGINEERING

RECEIVED
FEB 25 2026
CHELAN COUNTY
Community Development

TO: Chelan County Planning Commission
316 Washington Street Suite 301
Wenatchee, WA 98801

FROM: Ryan Walker, Environmental Department Manager
Pacific Engineering & Design P.L.L.C.

SUBJECT: Dwayne McMahon Application for Comprehensive Plan Map Amendment

Chelan County Code 14.14.050 Application for Comprehensive Plan Map Amendment Review Criteria.

1. **A detailed statement of what is proposed to be changed and why. Identify the specific Comprehensive Plan Land Use Designation map number and Zoning map number that would be amended.**

This proposal is to change the zoning and comprehensive plan land use designation and zoning map of approximately 5.0 acres from Rural Residential/Resource 10 (RR 10) to Rural Residential/Resource 2.5 (RR 2.5). The property is located at 7948 East Leavenworth Road, Leavenworth, within Section 32, T 25N, R 18E.W.M.

The official Chelan County Zoning and Comprehensive Plan map is no. 53.

The zoning and comprehensive plan designations are proposed to be changed to align the property with nearby zoning and existing residential lot sizes. The adjacent property to the west is zoned RR 2.5, which is the zone that the subject property is proposed to be changed to. The subject property is only five acres in size—half of the minimum lot size for RR 10. There are no residential properties over 10 acres in size anywhere in the vicinity of the subject property. Most residential properties in the area are one-acre in size. The revision to RR 2.5 will help create a more consistent rural density pattern.

2. **Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (RCW 36.70A.020 as amended) and any applicable County Wide Planning Policies.**

Growth Management Act Goals

RCW 36.70A specifies 15 Planning Goals for the State of Washington. When reviewing compatibility with these stated goals, it is important to acknowledge the unique circumstances in Chelan County. Eighty-eight percent (88%) of Chelan County is in public ownership, either state or federal. That leaves twelve percent (12%) of the County in private ownership. Of the property remaining in private ownership, approximately 10% is reserved for roads and utilities. An additional reduction is taken for those areas in private ownership, but encumbered by protected critical areas, such as steep slopes, wetlands, riparian areas, flood plain, and shoreline. This leaves a very small overall percentage of Chelan County available for rural residential use, while the demand for residential properties in the Leavenworth area is high.

RCW 36.70A.020(1) encourages urban growth. The property is not located in an urban growth area.

RCW 36.70A.020(2) aims to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

RR 2.5 maintains low rural density (1 unit per 2.5 acres), which avoids suburban sprawl. This density is lower than the majority of nearby parcels many of which have a residential density of one unit per one acre.

RCW 36.70A.020(4) Aims to plan for housing, including accommodating housing affordable to all economic segments of the population of this state and promotes a variety of residential densities and housing types. RR 2.5 provides rural housing opportunities at low densities, helping the county offer a spectrum of housing choices—from urban to rural—consistent with the GMA.

RR 2.5 zoning accommodates rural households without demanding urban services, consistent with GMA rural planning.

County-Wide Planning Policy 5: The proposal is consistent with the county-wide policies for housing by directly addressing land available for housing options, encouraging the productive development of the Property for housing, and permitting new housing in an area that already is adjacent to RR 2.5 zoning and smaller lot sizes. The proximity of the property to public transportation and non-motorized commuting routes enhances the opportunity for providing future housing for a diversity of income levels. Leavenworth serves as a major employment center for the tourism industry.

County-Wide Planning Policy 7: The proposal is consistent with the county-wide policies for economic development and employment. Specifically, one of the factors is "[t]he availability of housing to support economic growth." The proposal would encourage the development of the property as additional housing that would support economic growth in the Leavenworth area and directly respond to the need for more housing county wide. More housing inventory has a positive effect on housing costs for buyers when it can be developed in a reasonable regulatory environment.

3. A statement of how the proposed map amendment complies with or supports the Chelan County Comprehensive Plan's goals and policies.

The Comprehensive Plan includes a Rural Element that provides policy direction for managing development in rural areas while preserving rural character. The Plan acknowledges that the County must provide for *varied rural densities* in order to satisfy Growth Management Act requirements, so long as rural character and resource lands are protected. The Comprehensive Plan states that Chelan County's rural areas are intended to accommodate residential uses at a variety of densities through designated rural land-use categories.

The RR 2.5 designation is an existing, long-established rural category in Chelan County, reflected in the countywide zoning. This demonstrates that 2.5-acre minimum densities are considered appropriate within the broader rural landscape under the Comprehensive Plan. Changing the subject parcel to RR 2.5 aligns the property with recognized rural density patterns and supports the Plan's direction to offer a range of rural residential options within the rural area while preserving the rural lifestyle and preventing suburban development.

The Comprehensive Plan's Land Use Element emphasizes the need for coordinated and orderly development across the county's rural areas. As the Plan explains, Chelan County's land-use designations are meant to create consistency, clarity, and predictability in rural land development. By aligning the parcel with surrounding or nearby densities—especially where RR 2.5 designations already exist—the amendment strengthens internal consistency within the land-use framework and reduces zoning irregularities.

The Housing Element of the Comprehensive Plan identifies a need to plan for a range of housing types and densities, including low-density rural housing that fits Chelan County's settlement patterns. RR 2.5 provides low-density rural housing opportunities, consistent with the Housing Element's direction to maintain rural living options while balancing environmental and infrastructure constraints. The proposed amendment broadens the county's available rural residential land base without promoting sprawl because RR 2.5 is not an urban lot size.

The following goals and policies are directly supported by the proposed map amendment

Land Use Element

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Rationale: An adequate supply of housing available to all income levels is necessary to meet the housing needs of the County

Rural Element

Goal RE 1: Maintain a balance between human uses and the natural environment in rural areas of the County.

Rationale: Residents who choose to live in the rural areas need to realize that their lifestyle has an impact on the natural environment and efforts need to be made to find and maintain a balance between human activity and the natural environment.

Goal RE 2: Maintain natural environment features that support and enhance natural resource-based economic activities, wildlife habitats, traditional rural lifestyles, outdoor recreation, and open space.

Rationale: There is value in rural lands that have in the economic vitality, rural lifestyles, and healthy environments.

Goal RE 3: Develop at densities such that demands will not be created for urban levels of public services and facilities in rural areas.

Goal Rationale: Development in rural areas should not be at densities which require urban levels of service. Development at lower densities will also help protect the rural quality of life.

4. A detailed statement on how the land use designation amendment complies with the Chelan County Comprehensive Plan land use designation/siting criteria.

RR 2.5 is an existing rural designation recognized in Chelan County's land-use framework and zoning districts, demonstrating that this density category fits within the intended spectrum of rural land uses. Adjusting the designation to RR 2.5 is consistent with the Plan's intent to apply appropriate rural densities based on surrounding patterns, environmental constraints, and the character of the rural area.

The Rural Element of the Comprehensive Plan supports a range of rural residential densities, allowing the county to designate appropriate rural land-use patterns. The Plan acknowledges that rural areas are expected to contain different levels of density as part of local development patterns and planning history.

The RR 2.5 designation offers a recognized rural density that maintains rural character while accommodating moderate development. Because the subject parcel is located adjacent to the RR 2.5 zone and many parcels smaller than 2.5 acres, the amendment promotes a logical extension of existing rural density patterns.

The locational guidelines in the Comprehensive Plan specify that predominant parcel sizes for RR 2.5 are currently 2.5 acres or greater in size but typically less than 5 acres which matches the characteristics of the area and subject property.

5. A detailed statement of how the amendment is consistent with and supported by the Capital Facilities Element and the Transportation Element of the Comprehensive Plan, of if not, what changes to these elements would be required.

Both the Capital Facilities and Transportation elements of the Comprehensive plan speak more to goals and objectives for agencies of jurisdiction when development is proposed. At the time any additional development is proposed, application(s) will have to be in compliance with the concurrency requirements of GMA and the Chelan County comp plan goals and objectives for all elements of the comp plan.

The Capital Facilities Element specifies that capital facilities—such as sewer, water systems, fire protection, and other infrastructure—must be planned and sized according to the intensity of expected development. RR 2.5 is a low-density rural land-use designation which is specifically intended not to require extension of urban services. RR 2.5 development patterns are consistent with rural infrastructure expectations and do not place urban-level demands on capital facilities. Because RR 10 and RR 2.5 are both rural designations, the amendment does not create new burdens on capital facilities beyond what the Capital Facilities Element anticipates for rural areas.

Transportation Element planning is tied to rural land-use densities, and RR 2.5 remains a rural classification that generates low traffic volumes compatible with rural road networks. Since rural areas are expected to carry lower traffic demands rely on County-maintained rural roads, both RR 10 and RR 2.5 densities fall well within rural transportation capacity assumptions embedded in the Comprehensive Plan.

The Transportation Element calls for ensuring adequate access, maintaining safety, and avoiding transportation impacts that exceed the capabilities of rural roads. Because RR 2.5 densities produce minimal increases in traffic, it will not trigger demands for roadway widening,

turn lanes, or major upgrades. Thus, the map amendment is consistent with the Transportation Element's goal of maintaining an efficient transportation network without unwarranted capital improvements.

6. For land use map designation amendments, identify the land uses surrounding the affected property, and describe how the proposed change would affect the surrounding land uses. Explain why the proposed amendment is more appropriate than the existing land use designation.

The surrounding land uses are entirely residential. The adjacent properties on all sides are developed with single family residences. The change in the map designation would be indistinguishable from surrounding land uses.

RR 10 is generally intended for areas where land characteristics or resource protections justify large minimum lot sizes. For example, RR 10 and RR 20 are applied in areas containing commercial forest lands, steep slopes, or other resource functions. The zoning map identifies RR 10 alongside forest and resource land zones in some regions.

The Comprehensive Plan describes rural areas as places where a variety of rural residential densities are appropriate, provided they support rural character and avoid urban-scale infrastructure. The Rural Element allows and anticipates rural density categories like RR 2.5. RR 2.5 still preserves rural character while providing flexibility consistent with the Comprehensive Plan's rural housing policies. RR 10 is not required to preserve rural character unless justified by environmental or resource constraints

RR 2.5 fits rural roadway and rural service planning assumptions used by the County. RR 10 may underutilize areas where existing or planned rural facilities can already support moderate rural densities.

An RR 10 designation is only necessary when extremely low rural densities are warranted due to environmental constraints, resource protections, or lack of surrounding development. Where these conditions do not exist—and where the surrounding landscape includes RR 2.5 designations—the more suitable land-use classification is RR 2.5.

7. Will the proposed map amendment affect lands designated as resource lands of long term commercial significance and/or critical areas? If so, how will the proposed amendment impact these areas?

No. There are no designated resource lands in the area.

8. Explain how the proposed amendment would affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.

The Comprehensive Plan establishes a long-term framework for managing land supply to accommodate projected growth while preserving rural character and resource lands. The proposed map amendment affects the distribution and availability of land for different rural uses across the 20-year planning period in several important ways. The Comprehensive Plan emphasizes a need to provide a range of rural densities to meet long-term housing needs and comply with the Growth Management Act. The Plan's Housing and Land Use elements identify that rural areas must accommodate a share of future population growth using established rural

residential designations such as RR 2.5. Because RR 2.5 is a recognized rural designation used throughout the county, converting underutilized RR 10 land into RR 2.5 increases the supply of land eligible for modest rural residential development at densities consistent with the Comprehensive Plan.

The proposed amendment does *not* reduce the supply of land needed for urban-level growth. The Comprehensive Plan specifies that urban growth should occur inside Urban Growth Areas. Rural zones—including both RR 10 and RR 2.5—are not part of the County's urban growth capacity.

The proposed amendment does not reduce land available for future city expansions, for residential subdivisions, or for higher-density development. The property will remain outside the Leavenworth UGA and cannot be urbanized, extended with sewer, or converted to higher-density development unless the UGA is expanded through a formal process. Thus, the amendment does not materially affect the county's 20-year urban growth land supply.

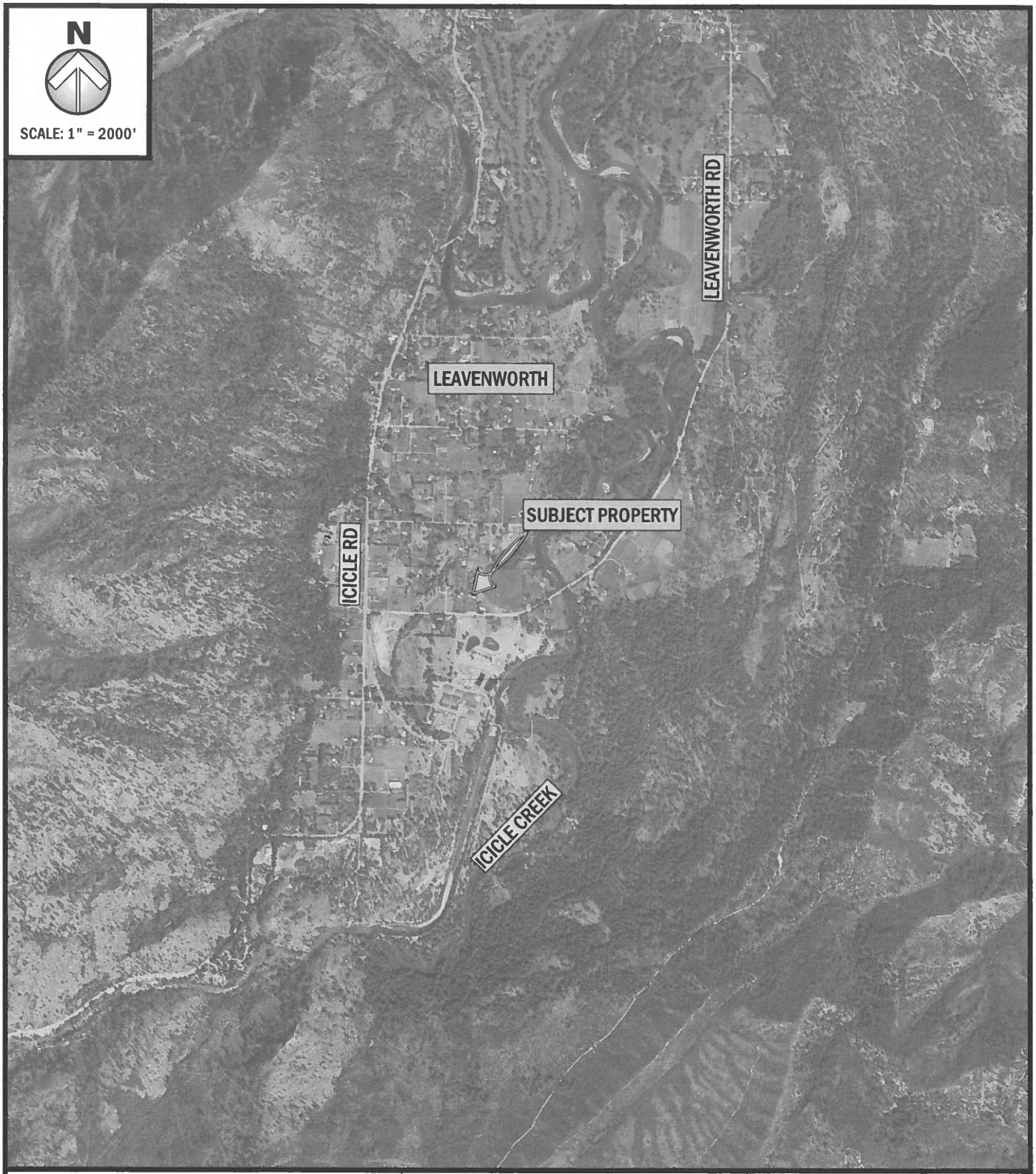
9. Explain how the proposed change would serve the interests of not only the applicant, but also the public as a whole, including health, safety or welfare.

The proposed change would provide the applicant a designation suitable for reasonable rural use of the property. The public will gain predictable, low-density rural development that does not strain facilities or alter rural character. The County maintains consistency with its long-range planning vision. This strengthens both the welfare of the community and the stability of the County's planning framework.

The Comprehensive Plan's Capital Facilities Element emphasizes avoiding unnecessary expenditures by ensuring that land uses do not require new, costly infrastructure beyond rural service levels. RR 2.5 does not require urban sewer service, municipal water expansion, urban roads or major capital facility upgrades. This benefits the public by minimizing long-term public financial obligations. It benefits the applicant by providing a clear understanding of service expectations and ensuring their land use aligns with available infrastructure.

The Housing Element of the Comprehensive Plan requires the County to plan for varied rural housing choices. It recognizes that rural areas must accommodate part of future population growth while maintaining rural character. RR 2.5 offers rural-scale housing opportunities without urbanization. By updating outdated or misapplied RR 10 designations, the amendment helps maintain an accurate inventory of rural land available to accommodate long-term population needs. This helps meet long-term housing demand without encroaching on resource or urban growth areas and reduces pressure on agricultural and forest lands by providing appropriate rural housing capacity.

Rural residential development at appropriate densities contributes to the local economy through construction, small service industries, and community vitality. The Comprehensive Plan emphasizes balanced economic development and rural quality of life. RR 2.5 supports steady but controlled growth—avoiding the artificially low capacity created by RR 10 in non-resource areas. Public benefits include supporting steady economic activity without overwhelming rural infrastructure, maintaining stable property values by aligning the zoning with realistic land use potential and strengthens community cohesion by accommodating modest population growth



PROPOSED: COMPREHENSIVE PLAN MAP AMANDMENT
ADDRESS: 7948 EAST LEAVENWORTH RD
LATITUDE: 47.5625728°
LONGITUDE: -120.6714949°
PARCEL NO#: 241723510480

PACIFIC ENGINEERING
STRUCTURAL · CIVIL · ENVIRONMENTAL
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	2/18/2026
SHEET NO:	1 OF 5
SHEET TITLE:	VICINITY
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	DWAYNE MCMAHON
NOTES:	

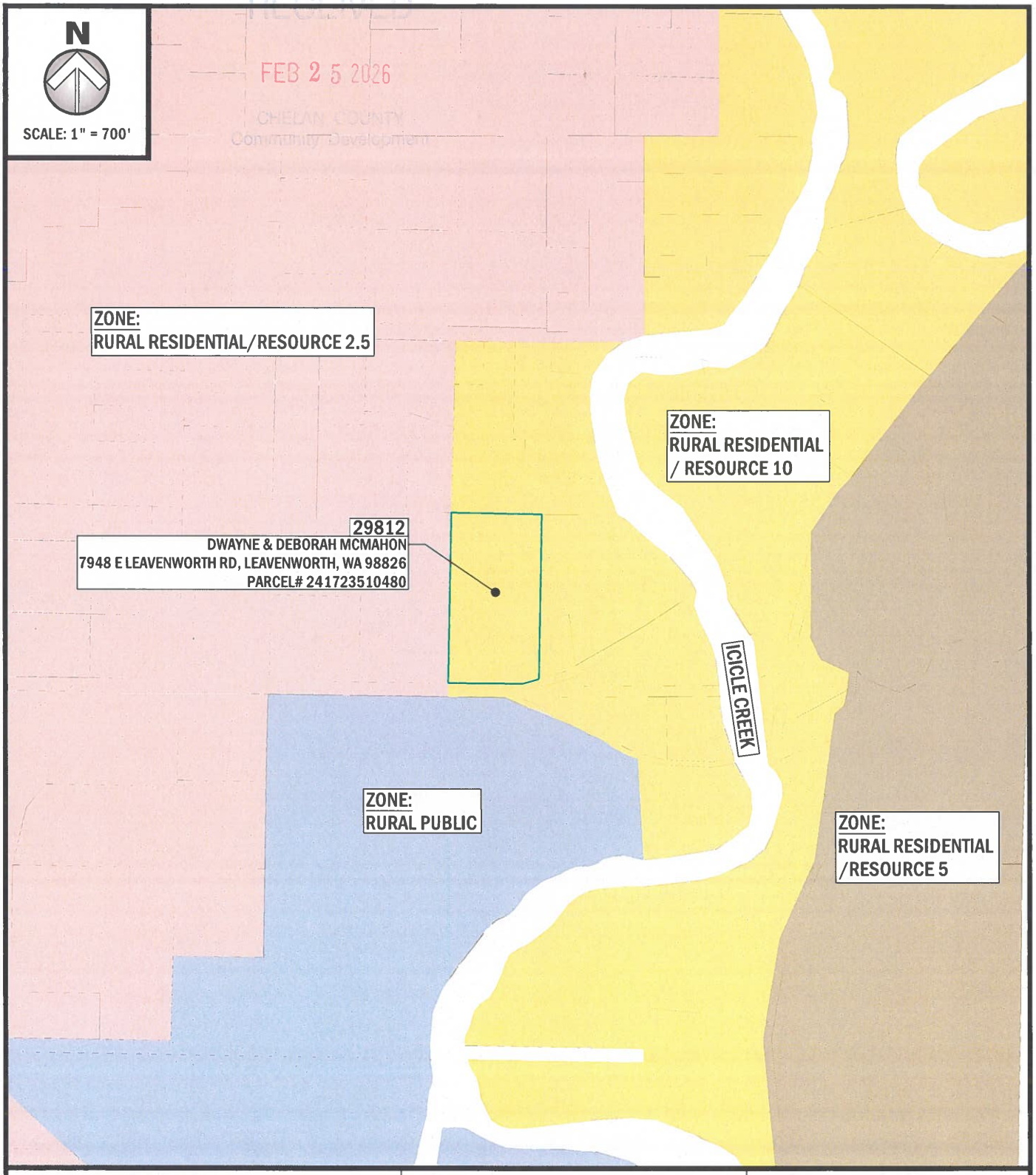


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200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801
(509) 662-1161 www.pacificengineering.net

DATE:	2/18/2026
SHEET NO:	2 OF 5
SHEET TITLE:	PARCEL MAP
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	DWAYNE MCMAHON
NOTES:	

RECEIVED
FEB 25 2026
CHELAN COUNTY
Community Development



PROPOSED: COMPREHENSIVE PLAN MAP AMANDMENT
ADDRESS: 7948 EAST LEAVENWORTH RD
LATITUDE: 47.5625728°
LONGITUDE: -120.6714949°
PARCEL NO#: 241723510480

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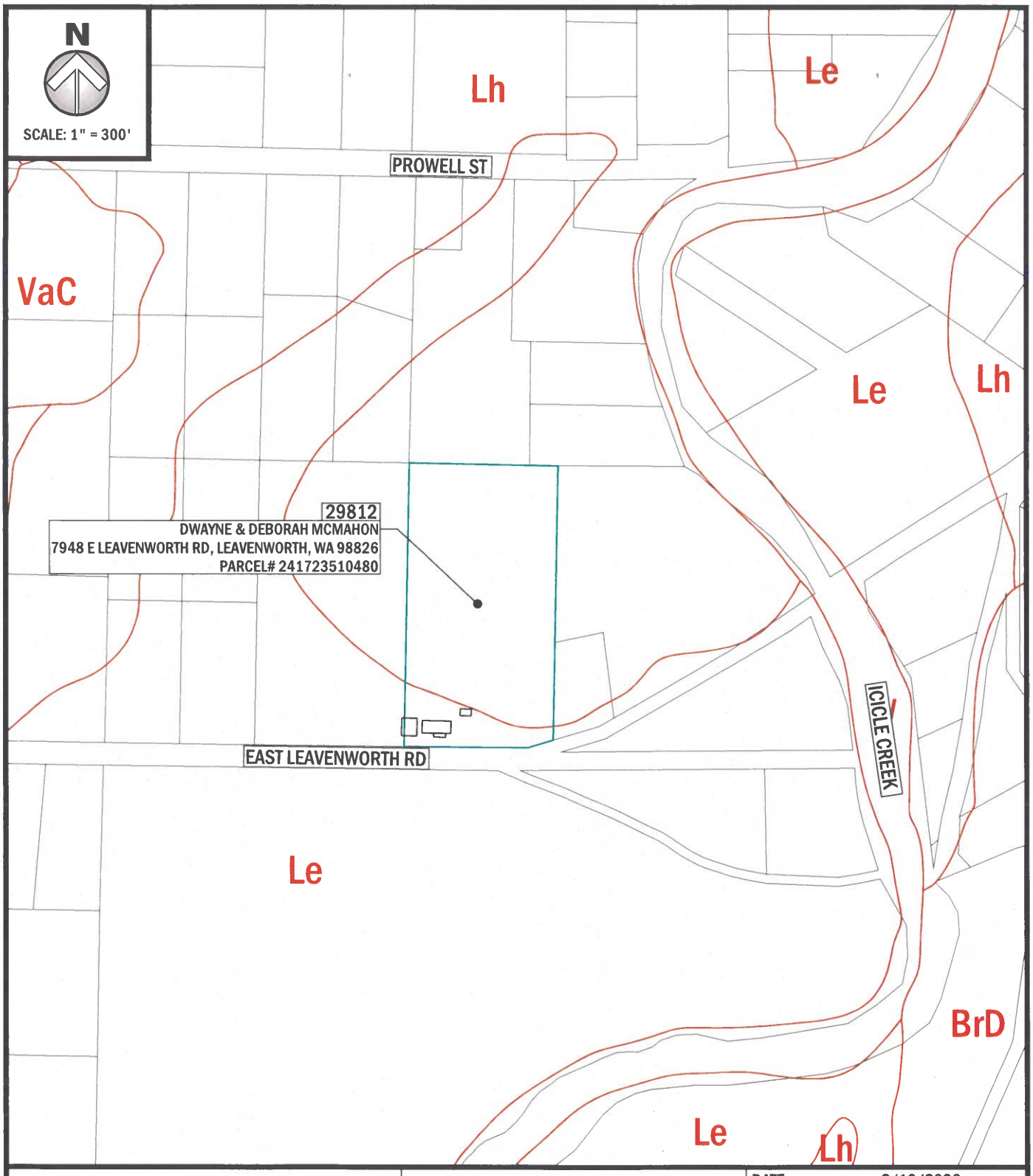
DATE:	2/18/2026
SHEET NO:	3 OF 5
SHEET TITLE:	ZONING MAP
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	DWAYNE MCMAHON
NOTES:	



PROPOSED: COMPREHENSIVE PLAN MAP AMANDMENT
ADDRESS: 7948 EAST LEAVENWORTH RD
LATITUDE: 47.5625728°
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PARCEL NO#: 241723510480

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DATE:	2/18/2026
SHEET NO:	4 OF 5
SHEET TITLE:	EROSIVE SOIL MAP
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	DWAYNE MCMAHON
NOTES:	



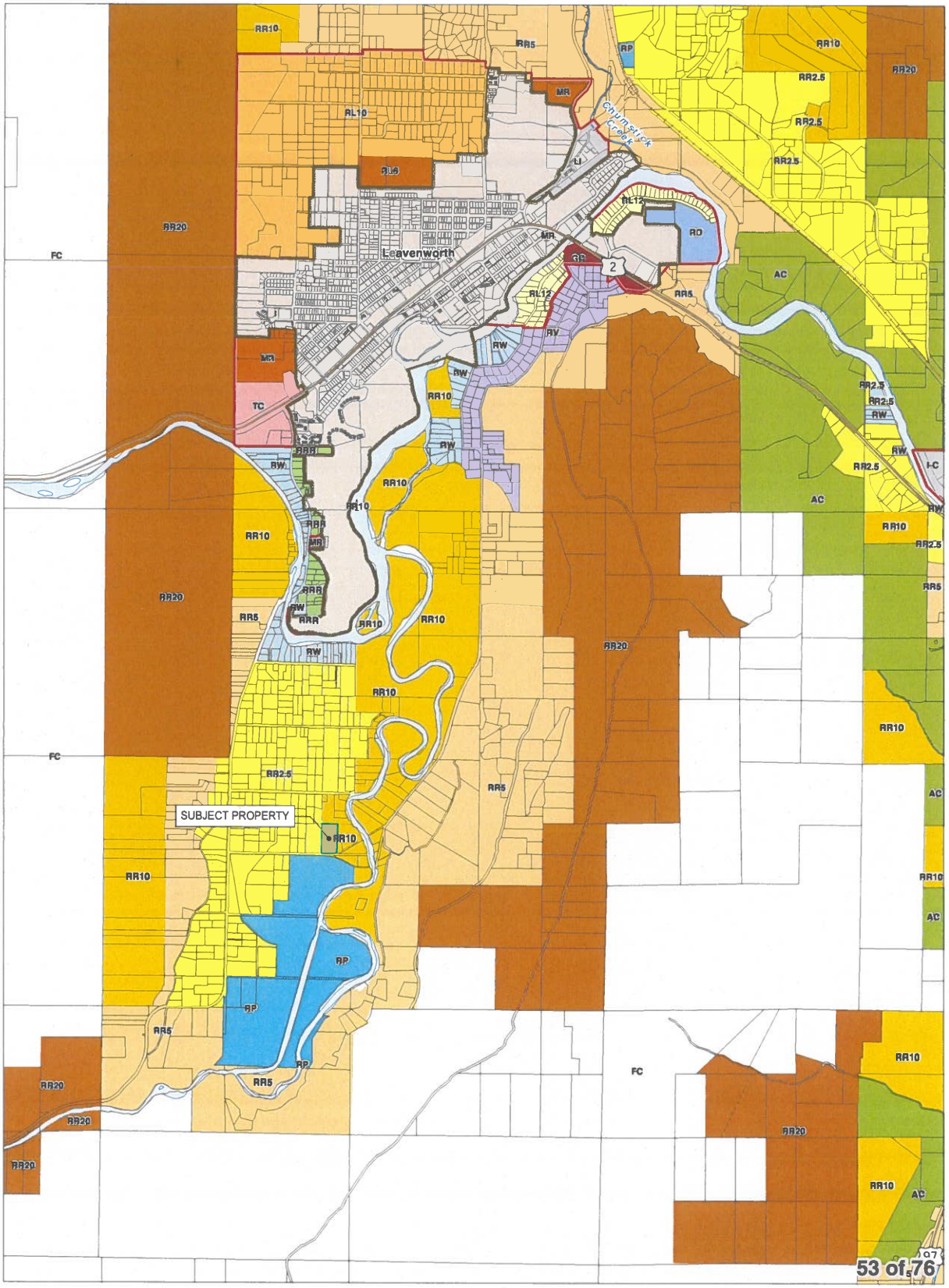
PROPOSED: COMPREHENSIVE PLAN MAP AMANDMENT
ADDRESS: 7948 EAST LEAVENWORTH RD
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DATE:	2/18/2026
SHEET NO:	5 OF 5
SHEET TITLE:	SOIL SURVEY FIGURE
NEAR:	LEAVENWORTH
COUNTY OF:	CHELAN
STATE	WASHINGTON
APPLICATION BY:	DWAYNE MCMAHON
NOTES:	

Chelan County Land Use Designation



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

Chelan County Comprehensive Plan Appendices
Resolution 2017-119

DISCLAIMER: The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.

0 0.25 0.5
Miles
1 inch = 2,000 feet

December 15, 2017
Data: Chelan County, WSDOT



February 18, 2026

PACIFIC ENGINEERING

RECEIVED
FEB 25 2026
CHELAN COUNTY
Community Development

TO: Chelan County Planning Commission
316 Washington Street Suite 301
Wenatchee, WA 98801

FROM: Ryan Walker, Environmental Department Manager
Pacific Engineering & Design P.L.L.C.

SUBJECT: Dwayne McMahon Application for Comprehensive Plan Map Amendment

Chelan County Code 14.14.050 Application for Comprehensive Plan Map Amendment Review Criteria.

1. **A detailed statement of what is proposed to be changed and why. Identify the specific Comprehensive Plan Land Use Designation map number and Zoning map number that would be amended.**

This proposal is to change the zoning and comprehensive plan land use designation and zoning map of approximately 5.0 acres from Rural Residential/Resource 10 (RR 10) to Rural Residential/Resource 2.5 (RR 2.5). The property is located at 7948 East Leavenworth Road, Leavenworth, within Section 32, T 25N, R 18E.W.M.

The official Chelan County Zoning and Comprehensive Plan map is no. 53.

The zoning and comprehensive plan designations are proposed to be changed to align the property with nearby zoning and existing residential lot sizes. The adjacent property to the west is zoned RR 2.5, which is the zone that the subject property is proposed to be changed to. The subject property is only five acres in size—half of the minimum lot size for RR 10. There are no residential properties over 10 acres in size anywhere in the vicinity of the subject property. Most residential properties in the area are one-acre in size. The revision to RR 2.5 will help create a more consistent rural density pattern.

2. **Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (RCW 36.70A.020 as amended) and any applicable County Wide Planning Policies.**

Growth Management Act Goals

RCW 36.70A specifies 15 Planning Goals for the State of Washington. When reviewing compatibility with these stated goals, it is important to acknowledge the unique circumstances in Chelan County. Eighty-eight percent (88%) of Chelan County is in public ownership, either state or federal. That leaves twelve percent (12%) of the County in private ownership. Of the property remaining in private ownership, approximately 10% is reserved for roads and utilities. An additional reduction is taken for those areas in private ownership, but encumbered by protected critical areas, such as steep slopes, wetlands, riparian areas, flood plain, and shoreline. This leaves a very small overall percentage of Chelan County available for rural residential use, while the demand for residential properties in the Leavenworth area is high.

RCW 36.70A.020(1) encourages urban growth. The property is not located in an urban growth area.

RCW 36.70A.020(2) aims to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

RR 2.5 maintains low rural density (1 unit per 2.5 acres), which avoids suburban sprawl. This density is lower than the majority of nearby parcels many of which have a residential density of one unit per one acre.

RCW 36.70A.020(4) Aims to plan for housing, including accommodating housing affordable to all economic segments of the population of this state and promotes a variety of residential densities and housing types. RR 2.5 provides rural housing opportunities at low densities, helping the county offer a spectrum of housing choices—from urban to rural—consistent with the GMA.

RR 2.5 zoning accommodates rural households without demanding urban services, consistent with GMA rural planning.

County-Wide Planning Policy 5: The proposal is consistent with the county-wide policies for housing by directly addressing land available for housing options, encouraging the productive development of the Property for housing, and permitting new housing in an area that already is adjacent to RR 2.5 zoning and smaller lot sizes. The proximity of the property to public transportation and non-motorized commuting routes enhances the opportunity for providing future housing for a diversity of income levels. Leavenworth serves as a major employment center for the tourism industry.

County-Wide Planning Policy 7: The proposal is consistent with the county-wide policies for economic development and employment. Specifically, one of the factors is "[t]he availability of housing to support economic growth." The proposal would encourage the development of the property as additional housing that would support economic growth in the Leavenworth area and directly respond to the need for more housing county wide. More housing inventory has a positive effect on housing costs for buyers when it can be developed in a reasonable regulatory environment.

3. A statement of how the proposed map amendment complies with or supports the Chelan County Comprehensive Plan's goals and policies.

The Comprehensive Plan includes a Rural Element that provides policy direction for managing development in rural areas while preserving rural character. The Plan acknowledges that the County must provide for *varied rural densities* in order to satisfy Growth Management Act requirements, so long as rural character and resource lands are protected. The Comprehensive Plan states that Chelan County's rural areas are intended to accommodate residential uses at a variety of densities through designated rural land-use categories.

The RR 2.5 designation is an existing, long-established rural category in Chelan County, reflected in the countywide zoning. This demonstrates that 2.5-acre minimum densities are considered appropriate within the broader rural landscape under the Comprehensive Plan. Changing the subject parcel to RR 2.5 aligns the property with recognized rural density patterns and supports the Plan's direction to offer a range of rural residential options within the rural area while preserving the rural lifestyle and preventing suburban development.

The Comprehensive Plan's Land Use Element emphasizes the need for coordinated and orderly development across the county's rural areas. As the Plan explains, Chelan County's land-use designations are meant to create consistency, clarity, and predictability in rural land development. By aligning the parcel with surrounding or nearby densities—especially where RR 2.5 designations already exist—the amendment strengthens internal consistency within the land-use framework and reduces zoning irregularities.

The Housing Element of the Comprehensive Plan identifies a need to plan for a range of housing types and densities, including low-density rural housing that fits Chelan County's settlement patterns. RR 2.5 provides low-density rural housing opportunities, consistent with the Housing Element's direction to maintain rural living options while balancing environmental and infrastructure constraints. The proposed amendment broadens the county's available rural residential land base without promoting sprawl because RR 2.5 is not an urban lot size.

The following goals and policies are directly supported by the proposed map amendment

Land Use Element

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Rationale: An adequate supply of housing available to all income levels is necessary to meet the housing needs of the County

Rural Element

Goal RE 1: Maintain a balance between human uses and the natural environment in rural areas of the County.

Rationale: Residents who choose to live in the rural areas need to realize that their lifestyle has an impact on the natural environment and efforts need to be made to find and maintain a balance between human activity and the natural environment.

Goal RE 2: Maintain natural environment features that support and enhance natural resource-based economic activities, wildlife habitats, traditional rural lifestyles, outdoor recreation, and open space.

Rationale: There is value in rural lands that have in the economic vitality, rural lifestyles, and healthy environments.

Goal RE 3: Develop at densities such that demands will not be created for urban levels of public services and facilities in rural areas.

Goal Rationale: Development in rural areas should not be at densities which require urban levels of service. Development at lower densities will also help protect the rural quality of life.

4. A detailed statement on how the land use designation amendment complies with the Chelan County Comprehensive Plan land use designation/siting criteria.

RR 2.5 is an existing rural designation recognized in Chelan County's land-use framework and zoning districts, demonstrating that this density category fits within the intended spectrum of rural land uses. Adjusting the designation to RR 2.5 is consistent with the Plan's intent to apply appropriate rural densities based on surrounding patterns, environmental constraints, and the character of the rural area.

The Rural Element of the Comprehensive Plan supports a range of rural residential densities, allowing the county to designate appropriate rural land-use patterns. The Plan acknowledges that rural areas are expected to contain different levels of density as part of local development patterns and planning history.

The RR 2.5 designation offers a recognized rural density that maintains rural character while accommodating moderate development. Because the subject parcel is located adjacent to the RR 2.5 zone and many parcels smaller than 2.5 acres, the amendment promotes a logical extension of existing rural density patterns.

The locational guidelines in the Comprehensive Plan specify that predominant parcel sizes for RR 2.5 are currently 2.5 acres or greater in size but typically less than 5 acres which matches the characteristics of the area and subject property.

5. A detailed statement of how the amendment is consistent with and supported by the Capital Facilities Element and the Transportation Element of the Comprehensive Plan, of if not, what changes to these elements would be required.

Both the Capital Facilities and Transportation elements of the Comprehensive plan speak more to goals and objectives for agencies of jurisdiction when development is proposed. At the time any additional development is proposed, application(s) will have to be in compliance with the concurrency requirements of GMA and the Chelan County comp plan goals and objectives for all elements of the comp plan.

The Capital Facilities Element specifies that capital facilities—such as sewer, water systems, fire protection, and other infrastructure—must be planned and sized according to the intensity of expected development. RR 2.5 is a low-density rural land-use designation which is specifically intended not to require extension of urban services. RR 2.5 development patterns are consistent with rural infrastructure expectations and do not place urban-level demands on capital facilities. Because RR 10 and RR 2.5 are both rural designations, the amendment does not create new burdens on capital facilities beyond what the Capital Facilities Element anticipates for rural areas.

Transportation Element planning is tied to rural land-use densities, and RR 2.5 remains a rural classification that generates low traffic volumes compatible with rural road networks. Since rural areas are expected to carry lower traffic demands rely on County-maintained rural roads, both RR 10 and RR 2.5 densities fall well within rural transportation capacity assumptions embedded in the Comprehensive Plan.

The Transportation Element calls for ensuring adequate access, maintaining safety, and avoiding transportation impacts that exceed the capabilities of rural roads. Because RR 2.5 densities produce minimal increases in traffic, it will not trigger demands for roadway widening,

turn lanes, or major upgrades. Thus, the map amendment is consistent with the Transportation Element's goal of maintaining an efficient transportation network without unwarranted capital improvements.

6. For land use map designation amendments, identify the land uses surrounding the affected property, and describe how the proposed change would affect the surrounding land uses. Explain why the proposed amendment is more appropriate than the existing land use designation.

The surrounding land uses are entirely residential. The adjacent properties on all sides are developed with single family residences. The change in the map designation would be indistinguishable from surrounding land uses.

RR 10 is generally intended for areas where land characteristics or resource protections justify large minimum lot sizes. For example, RR 10 and RR 20 are applied in areas containing commercial forest lands, steep slopes, or other resource functions. The zoning map identifies RR 10 alongside forest and resource land zones in some regions.

The Comprehensive Plan describes rural areas as places where a variety of rural residential densities are appropriate, provided they support rural character and avoid urban-scale infrastructure. The Rural Element allows and anticipates rural density categories like RR 2.5. RR 2.5 still preserves rural character while providing flexibility consistent with the Comprehensive Plan's rural housing policies. RR 10 is not required to preserve rural character unless justified by environmental or resource constraints

RR 2.5 fits rural roadway and rural service planning assumptions used by the County. RR 10 may underutilize areas where existing or planned rural facilities can already support moderate rural densities.

An RR 10 designation is only necessary when extremely low rural densities are warranted due to environmental constraints, resource protections, or lack of surrounding development. Where these conditions do not exist—and where the surrounding landscape includes RR 2.5 designations—the more suitable land-use classification is RR 2.5.

7. Will the proposed map amendment affect lands designated as resource lands of long term commercial significance and/or critical areas? If so, how will the proposed amendment impact these areas?

No. There are no designated resource lands in the area.

8. Explain how the proposed amendment would affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.

The Comprehensive Plan establishes a long-term framework for managing land supply to accommodate projected growth while preserving rural character and resource lands. The proposed map amendment affects the distribution and availability of land for different rural uses across the 20-year planning period in several important ways. The Comprehensive Plan emphasizes a need to provide a range of rural densities to meet long-term housing needs and comply with the Growth Management Act. The Plan's Housing and Land Use elements identify that rural areas must accommodate a share of future population growth using established rural

residential designations such as RR 2.5. Because RR 2.5 is a recognized rural designation used throughout the county, converting underutilized RR 10 land into RR 2.5 increases the supply of land eligible for modest rural residential development at densities consistent with the Comprehensive Plan.

The proposed amendment does *not* reduce the supply of land needed for urban-level growth. The Comprehensive Plan specifies that urban growth should occur inside Urban Growth Areas. Rural zones—including both RR 10 and RR 2.5—are not part of the County's urban growth capacity.

The proposed amendment does not reduce land available for future city expansions, for residential subdivisions, or for higher-density development. The property will remain outside the Leavenworth UGA and cannot be urbanized, extended with sewer, or converted to higher-density development unless the UGA is expanded through a formal process. Thus, the amendment does not materially affect the county's 20-year urban growth land supply.

9. Explain how the proposed change would serve the interests of not only the applicant, but also the public as a whole, including health, safety or welfare.

The proposed change would provide the applicant a designation suitable for reasonable rural use of the property. The public will gain predictable, low-density rural development that does not strain facilities or alter rural character. The County maintains consistency with its long-range planning vision. This strengthens both the welfare of the community and the stability of the County's planning framework.

The Comprehensive Plan's Capital Facilities Element emphasizes avoiding unnecessary expenditures by ensuring that land uses do not require new, costly infrastructure beyond rural service levels. RR 2.5 does not require urban sewer service, municipal water expansion, urban roads or major capital facility upgrades. This benefits the public by minimizing long-term public financial obligations. It benefits the applicant by providing a clear understanding of service expectations and ensuring their land use aligns with available infrastructure.

The Housing Element of the Comprehensive Plan requires the County to plan for varied rural housing choices. It recognizes that rural areas must accommodate part of future population growth while maintaining rural character. RR 2.5 offers rural-scale housing opportunities without urbanization. By updating outdated or misapplied RR 10 designations, the amendment helps maintain an accurate inventory of rural land available to accommodate long-term population needs. This helps meet long-term housing demand without encroaching on resource or urban growth areas and reduces pressure on agricultural and forest lands by providing appropriate rural housing capacity.

Rural residential development at appropriate densities contributes to the local economy through construction, small service industries, and community vitality. The Comprehensive Plan emphasizes balanced economic development and rural quality of life. RR 2.5 supports steady but controlled growth—avoiding the artificially low capacity created by RR 10 in non-resource areas. Public benefits include supporting steady economic activity without overwhelming rural infrastructure, maintaining stable property values by aligning the zoning with realistic land use potential and strengthens community cohesion by accommodating modest population growth

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

2026 Comprehensive Plan Map Amendment
Staff Report

TO:	Chelan County Planning Commission
FROM:	Chelan County Community Development
HEARING DATE:	October 14, 2026
FILE NUMBER:	CPA 26-063 Sanderson

RECOMMENDED MOTION

The Chelan County Planning Commission may make a motion to recommend approval or denial of the proposed Comprehensive Plan Amendments to the Chelan County Board of County Commissioners, pursuant to Chelan County Code Section 14.10.050. Suggested Findings of Fact and Conclusions of Law, which may be modified, are included in this staff report. Staff finds:

A. Re-designation of the site from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 5 (RR5) would comply with applicable Chelan County goals and policies pursuant to the findings of fact and conclusions of law cited below.

GENERAL INFORMATION

Planning Commission Workshop	August 26, 2026
Notice of Application to Surrounding Properties	March 4, 2026
Planning Commission Notice of Hearing Published	October 3, 2026
Planning Commission Hearing on	October 14, 2026
60-day State agency review	July 20, 2026
SEPA Determination	April 30, 2026

SEPA Environmental Review

A Determination of Non-Significance (DNS) was issued under WAC 197-11-340(2) for CPA 26-063 on April 30, 2026 (Attachment 1). The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2)(c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency.

Agency Comments: (Attachment 2)

In comments dated March 30, 2026, the Chelan Douglas Health District indicated they have no objections to approval of the proposal.

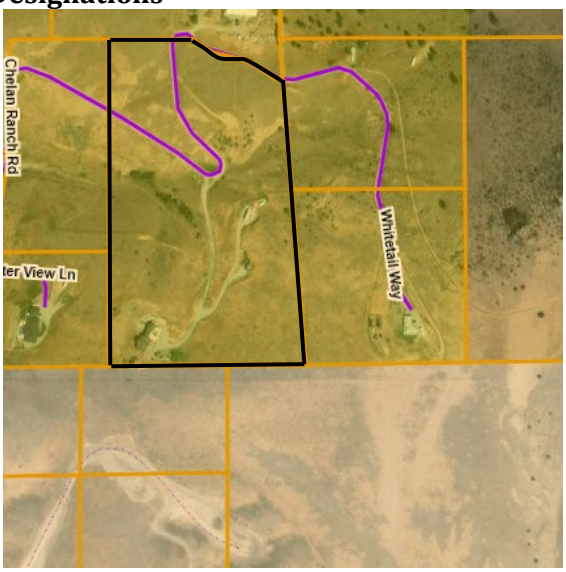
The Chelan County Fire Marshal's office indicated they have no comments on the proposal.

Public Comment:

PROJECT DESCRIPTION – CPA 26-063 Sanderson

Proposal:. The applicant is requesting a comprehensive plan map amendment to change the designation of the 21.65-acre property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 5 (RR5). The property is developed with one single family residence and an accessory dwelling taking access of Whitetail Way, a private road serving additional single-family residences to the north, west and east. The property has received preliminary approval of a 3-lot rural cluster short subdivision under file number SP23-409. The site is also known as parcel number 28-22-34-410-100.

Chelan County Land Use Designations



Density: The existing Rural Residential/Resource (RR10) zoning allows one dwelling unit per ten acres. The proposed designation of Rural Residential/Resource 5 (RR5) would allow one dwelling unit per 5 acres, which if approved, could result in up to 3-4 additional lots, dependent upon method of subdivision.

Comprehensive Plan

Chelan County conducts an annual concurrent review of proposals to amend the Comprehensive Plan. The Plan represents the long-term vision for future land uses and development. Applicants must demonstrate the merits of the requested change as being consistent with adopted goals and policies.

The following Comprehensive Plan policies are relevant to the proposed request:

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Goal RE 1: Maintain a balance between human uses and the natural environment in rural areas of the County.

Policy RE 1.3: Establish a variety of rural land use designations that would accommodate a wide variety of rural uses and densities consistent with the County's rural character.

Goal RE 2: Maintain natural environment features that support and enhance natural resource-based economic activities, wildlife habitats, traditional rural lifestyles, outdoor recreation, and open space.

Goal H 1: Encourage the availability of affordable housing to all economic segments of the population of the county.

Goal H 2: Promote a variety of residential densities and housing types.

Review Criteria
The map amendment was analyzed based on information provided by the applicant or when readily available, within existing County resources. Agency and public comment also play a role in understanding how the amendment may advance the Comprehensive Plan goals and policies and how it may serve the general public's interest.

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

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

Finding of Fact: The Growth Management Act under RCW 36.70A.020 contains planning goals that include, but are not limited to, 2) Reduce Sprawl, 3) Transportation, 4) Housing, and 5) Economic Development. The Growth Management Act (GMA) encourages the provision of a variety of housing densities in order to accommodate projected growth while maintaining the rural character.

The requested map amendment to RR5 would provide for the site to be divided into additional single-family residential lots. The Chelan County Comprehensive Plan purpose the for RR5 designation states that it "provides opportunities for small scale agricultural activities, and rural development consistent with the rural character and rural development provisions outlined in goals and policies of the comprehensive plan."

Conclusion: The proposal would be consistent with the goals of the Growth Management Act and the applicable county-wide planning policies.

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

Finding of Fact: The proposed land use change would support the comprehensive plan goals and policies which encourage a variety of housing densities in the rural area.

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

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

Finding of Fact: The comprehensive plan states that the RR5 designation should be located in areas that are "predominately rural character." Lots adjacent to the west, north, and east of the site have been developed with single family residences on lot sizes ranging from 5-14.5 acres. Properties to the south and southwest have been segregated into five acre lots which are proposed for single family residential development to be served by a recently approved Type A water system.

Conclusion: The amendment would comply with comprehensive plan land use designation/siting criteria.

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

Finding of Fact: The subject parcel is served by Whitetail Way, a private road.

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

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

Finding of Fact: The areas surrounding the subject property are either zoned RR5 or RR10 and are developed with single family residences.

Conclusion: The designation of the site from RR10 to RR5 would not adversely affect the surrounding area.

(F) The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

Finding of Fact: The RR5 designation is considered compatible with dispersed single-family residence, farms or forestry uses.

Conclusion: The amendment would not adversely affect resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

(G) The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan.

Finding of Fact: The proposed amendment would allow the applicant to potentially develop additional single-family residential lots. The total number of new lots would be dependent upon the method of subdivision proposed.

Conclusion: The proposed amendment would not have an adverse impact on projected growth; and would not contribute to the possibility of sprawl.

(H) The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

Finding of Fact: The proposed amendment could increase the availability of additional housing at rural densities.

Conclusion: The proposed amendment could provide additional housing opportunities while retaining the rural character of the area.

FINDINGS OF FACT

1. Chelan County adopted Title 14, Development Permit Procedures and Administration outlining provisions relating to the amendment of the Comprehensive Plan consistent with RCW 36.70A. The County followed the procedures required for amendment of the Comprehensive Plan.
2. Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and Chelan County Code outline provisions relating to the adoption and amendments to the Comprehensive Plan. The County used the applicable guidelines and regulatory review criteria for each amendment.

3. RCW 36.70A.210 requires that the Comprehensive Plan be consistent with the provisions of the adopted County-Wide Planning Policies.
4. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11, SEPA Rules, have been satisfied. To comply with the requirements of the State Environmental Policy Act for environmental review of a non-project action, the County, as lead agency issued a Determination of Non-significance for the application on April 30, 2026.
5. The required State agency review with the Department of Commerce (COM) and other State agencies was initiated on July 20, 2026, submittal ID (Attachment 3), pursuant to RCW 36.70A.106.
6. The location and characteristics of the site which is the subject this request for a Comprehensive Plan Map Amendment are consistent with Chelan County Comprehensive Plan designation for Rural Residential/Resource 5 (RR5) as outlined in this staff report.

CONCLUSIONS OF LAW

1. The amendment to the Chelan County Comprehensive Plan would be consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.
2. The amendment would comply with the Comprehensive Plan designation/siting criteria.
3. The amendment would not adversely affect the surrounding land uses.
4. The amendment would not adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
5. The amendment would not adversely affect the supply of land for various purposes available to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.
6. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.
7. The amendments are consistent with Chelan County Code Title 14 Development Permit Procedures and Administration.
8. The requirements of RCW 43.21C, the State Environmental Policy Act and WAC 197-11, SEPA Rules have been satisfied.

STAFF Finding

The Chelan County Planning Commission may make a motion to recommend approval or denial of the proposed Comprehensive Plan Amendments to the Chelan County Board of County Commissioners, pursuant to Chelan County Code Section 14.10.050. Suggested Findings of Fact and Conclusions of Law, which may be modified, are included in this staff report. Staff finds:

The Comprehensive Plan Amendment to change the subject property's land use designation from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 5 (RR5), given file number CPA 2026-063, based upon the findings of fact and conclusions of law contained would comply with relevant adopted county goals and policies.

ATTACHMENTS

1. SEPA Determination
2. Comment letters
3. 60-day Review Acknowledgment Letter from WA Dept. of Commerce
4. File of Record for CPA 26-063

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

SEPA NOTICE ISSUANCE OF DETERMINATION OF NON-SIGNIFICANCE (DNS)

Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential Resource 5 (RR5).

File Number:	CPA 26-063
Parcel Numbers:	28-22-34-410-100
Site Address:	172 Whitetail Way Chelan, WA 98816
Owners:	Shawn and DeAnne Sanderson 172 Whitetail Way, Chelan, WA 98816

Lead Agency: CHELAN COUNTY

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This Determination of Non-Significance is issued under WAC 197-11-340, DNS. The lead agency will not act on this proposal for fourteen (14) days from the date of publication. Comments must be submitted by May 14, 2026 for consideration.

Responsible Official: Deanna Walter, Director / SEPA Responsible Official
Address: Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: (509) 667-6225

Signature: Deanna Walter Date: 4/30/26
Deanna Walter, SEPA Responsible Official

Chelan-Douglas Health District
200 Valley Mall Parkway, East Wenatchee, WA 98802

Memorandum

To: Susan Dretke, Chelan County

From: Richmond Petty, REHS

Date: 03/30/26

RE: Sanderson (CPA 26-063) Comments

I have reviewed the above development proposal for a Comprehensive Plan Map Amendment. The request to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 5 (RR5). The subject property is located at 172 Whitetail Way, Chelan, WA 98816 (county tax parcel: 282234410100)

As proposed, I have no objections to further approval of this project.

- 3-Lot Short plat proposal at Blue Line stage – SP 2023-409, existing parcel at 21.65 acres.
- Proposed Lots 1 & 2 have existing permitted septic systems, Permit 14-348 and Permit 14-347 respectively.
- Individual Private Wells – ALE 672 and Well 673, have been reviewed and approved.

Any changes to the project may require additional Health District review.

Fees for review of land-use applications have been established by the Chelan-Douglas Health District Board of Health. The District will bill the applicant upon receipt of our comments (attached).

Project	CDHD 2026 fees
Other Land Use review (per hour)	$125
Administration Fee	$5

From: Chris Pedersen
To: Susan Dretke
Subject: CPA 26-063
Date: Tuesday, March 10, 2026 1:38:56 PM

Susan,
The fire marshals office has no comment on the above mentioned project.

Chris Pedersen, CFI²
Chelan County Fire Marshal
Department of Fire Prevention and Investigation
400 Douglas St.
Wenatchee, WA 98801
Cell: 509-630-9259
Email: chris.pedersen@co.chelan.wa.us

Washington State Department of Commerce

THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2026-S-13072

Submittal Date Time: 07/20/2026

Submittal Information

Jurisdiction	Chelan County
Submittal Type	60-day Notice of Intent to Adopt Amendment
Amendment Type	Comprehensive Plan Amendment

Amendment Information

Brief Description
Proposed comprehensive plan amendment for the GMA periodic update

- **Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.**
- **Yes, this is action includes changes to Urban Growth Boundaries.**

Planning Commissions Date 07/22/2026
Planning Commissions Date 08/26/2026

Anticipated/Proposed Date of Adoption 12/31/2026

Categories

Submittal Category
Comprehensive Plan

Attachments

Attachment Type	File Name	Upload Date
Comprehensive Plan Amendment - Draft	Chelan County 2026-2046 Comp Plan_Appx K_20260715.pdf	07/20/2026 10:53 AM
Comprehensive Plan Amendment - Draft	Chelan County 2026-2046 Comp Plan_Appx L_20260716.pdf	07/20/2026 10:53 AM
Comprehensive Plan Amendment - Draft	Chelan County 2026-2046 Comp Plan_Redlines_20260717.pdf	07/20/2026 10:53 AM
Comprehensive Plan Amendment - Draft	Chelan County Citizen Initiated Comp Plan Amendments.pdf	07/20/2026 10:57 AM

Contact Information

Prefix Ms.
First Name Deanna
Last Name Walter
Title Director
Work (509) 667-6225
Cell
Email deannac.walter@co.chelan.wa.us

☐ **Yes, I would like to be contacted for Technical Assistance.**

Certification

■ **I certify that I am authorized to submit this Amendment for the Jurisdiction identified in this Submittal and all information provided is true and accurate to the best of my knowledge.**

Full Name Ashley Fernandez
Email ashley.fernandez@co.chelan.wa.us

File: SEPA 26-063

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

I, Ashley Fernandez, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on April 27, 2026, I personally mailed true and correct copies of the attached SEPA DETERMINATION OF NON-SIGNIFIGANCE to the following parties:

****SEE ATTACHED EMAIL****

Signature

4.27.2026
Date

ACKNOWLEDGEMENT

This is to certify that on 27th day of April, 2026.

Ashley Fernandez to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

Ashley Fernandez

From: Ashley Fernandez
Sent: Monday, April 27, 2026 2:23 PM
To: FMO; 'ehsupport@cdhd.wa.gov'; Cindy Grubb; 'realestateservices@chelanpud.org'; 'aquaticleasing.rivers@dnr.wa.gov'; 'ECYreSEAsmp@ecy.wa.gov'; 'jajax@cityofchelan.us'; 'mayor@cityofchelan.us'; 'enviroreview@yakama.com'; 'amelia.stanger.hsy@colvilletribes.com'; 'tracey.peone.hsy@colvilletribes.com'
Cc: Susan Dretke
Subject: Additional comment period for a SEPA Determination regarding CPA 26-063-Sanderson - Chelan County Dept. of Community Development
Attachments: CPA 26-063 Sanderson - SEPA - DNS.pdf

Good afternoon,

Please see the attached SEPA Determination of Non-significance regarding Shawn & DeAnne Sanderson's application, File# CPA 26-063. This is a notification of a decision that was made regarding the application. The comment period ends on May 14, 2026.

If you have any questions pertaining to this application please feel free to contact the Chelan County Planner associated with this file, Susan Dretke, at 509-667-6225 or susan.dretke@co.chelan.wa.us.

Have a great week!

Cheers,

Ashley Fernandez
Noticing Clerk
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
Ashley.Fernandez@co.chelan.wa.us

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

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: jdL8NbWKaxgbkhXGXlae | **Proof Updated: Apr. 27, 2026 at 08:31am PDT**
Notice Name: CPA - SEPA - DNS

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Ashley Fernandez	Wenatchee World
ashley.fernandez@co.chelan.wa.us	
(509) 667-6225	

Columns Wide: 2 **Ad Class:** Legals

Total Column Inches: 9.14

Number of Lines: 47

4/30/2026: Custom notice (Thursday Rate)	231.55
Subtotal	$231.55
Tax	$0.00
Processing Fee	$23.16
Total	**$254.71**

See Proof on Next Page

DETERMINATION OF NON-SIGNIFICANCE

PURSUANT to R.C.W 43.21C, NOTICE IS HEREBY GIVEN THAT on April 30, 2026 Chelan County Community Development (LEAD AGENCY) did issue a determination of non-signif icance relative to the environmental impact for the applications listed below. The lead agency for these proposals has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.C.030 (2)(c). This decision was made after review of completed environmental checklist and other information on file with the lead agency.

CPA 26-063 Sanderson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 10 (RR10) to Rural Residential Resource 5 (RR5). **Site Address:** 172 Whitetail Way Chelan, WA 98816; **Parcel Numbers:** 28-22-34-410-100

CPA 26-067 WA DNR- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 20 (RR20) to Rural Residential Resource 10 (RR10). **Site Address:** Unassigned, Wenatchee, WA 98801; **Parcel Numbers:** 23-20-16-100-000

CPA 26-060 McMahon - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 10 (RR10) to Rural Residential Resource 2.5 (RR2.5). **Site Address:** 7948 East Leavenworth Rd. Leavenworth, WA 98826; **Parcel Numbers:** 24-17-23-510-480

CPA 26-054 Hellickson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). **Site Address:** 10705 Fox Rd. Leavenworth, WA 98826; **Parcel Numbers:** 25-18-32-330-200

CPA 26-041 Campbell- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5) **Site Address:** 24 Hugo Rd. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-330-175

CPA 26-048 HMJD-Collins LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 to Rural Residential/ Resource 2.5 (RR2.5) **Site Address:** Unassigned. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-430-050

CPA 26-026 G&B Properties East LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) to Rural Commercial (RC). **Site Address:** 18625 Beaver Valley Rd., Plain, WA 98826; **Parcel Numbers:** 26-17-13-720-007

CPA 26-007 Heart for Homes - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC). **Site Address:** 85 Chestnut St., Chelan Falls, WA 98817; **Parcel Numbers:** 27-23-32-515-096

This information is available to the public on request and may be reviewed at Chelan County Community Development, 316 Washington Street, #301, Wenatchee, WA, during normal business hours. **Comments on these determinations should be sent to the above listed address and must be received by May 14, 2026 at 5:00 PM.**

Date: April 30, 2026

#######

Skip navigation

DEPARTMENT OF ECOLOGY State of Washington

SEPA Record Submittal

My agency records Add a SEPA record Help My account

Resources

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit Copy Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-063

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:
172 Whitetail Way
Chelan WA 98816

Parcel number:
28-22-34-410-100

Coordinates (Lat, Long):
47.876975 , -120.058411

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:
Nonproject

Related Ecology SEPA numbers:
202600913

Important dates

Issued date:
4/30/2026

Comments due to lead agency:
5/14/2026

SEPA Number: 202600913

Applicant name:
Shawn and DeAnne Sanderson

Applicant contact information:

Document type:
CONSULT

Document sub type:
DNS

Proposal name:
Sanderson Comprehensive Plan Map Amendment

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 5 (RR5).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Ashley Fernandez

Date submitted to Ecology:
4/28/2026

Published date:

Attached files

File name	File description
Application.pdf	Application Materials
CPA 26-063 Sanderson - SEPA - DNS.pdf	Issuance of DNS

Ecology home Ecology's SEPA website SEPA Register public search
Version: 1.0.0.0 Contact admin Privacy notice
Accessibility Copyright © Washington State Department of Ecology

File: CPA 26-063

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

Jessica Thompson, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on 3/11/2026, I personally mailed true and correct copies of the hereto attached:

- ☐ Notice of Shoreline Application
- ☑ Notice of Application
- ☐ Other _____

to all property owners within 360 feet (excluding 60 feet of Street rights of way pursuant to Section 14.08.060 (1)(B), Chelan County Code) of the project boundary in accordance with the records of property ownership of the Chelan County Assessor and any other interested parties. A copy of the mailing list is attached to this affidavit.

Signature

3/11/26
Date

ACKNOWLEDGEMENT

This is to certify that on 11th day of March, 2026

Jessica Thompson to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Breanne Hensley
Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit | Copy | Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-063 Sanderson

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:
172 Whitetail Way
Chelan WA 98816

Parcel number:

Coordinates (Lat, Long):
47.876975 , -120.058411

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:

Related Ecology SEPA numbers:

Applicant name:

Important dates

Issued date:
3/12/2026

Comments due to lead agency:

Shawn and DeAnne Sanderson

Applicant contact information:

Document type:
CONSULT

Document sub type:

Proposal name:
CPA 26-063 Sanderson

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 5 (RR5).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Jessica Thompson

3/26/2026

Date submitted to Ecology:
3/10/2026

Published date:

Attached files

File name	File description
Application.pdf	Application Materials
CPA 26-063 narrative.pdf	Application Materials
CPA 26-063 Sanderson NOA.pdf	Notice of Application
Environmental checklist.pdf	Application Materials
General Land Use App.pdf	Application Materials
Geotech site condition review.pdf	Application Materials
Property Comprehensive Plan Amendment.pdf	Application Materials

 Copyright © Washington State Department of Ecology

Jessica K. Thompson

From:	Jessica K. Thompson
Sent:	Tuesday, March 10, 2026 1:03 PM
To:	FMO; 'EHSupport'; Cindy Grubb; 'Real Estate Services'; 'AquaticLeasing.Rivers@dnr.wa.gov'; 'ECY RE CRO SEPA Coordinator'; 'jajax@cityofchelan.us'; 'Mayor McCardle'; 'ENVIROREVIEW@YAKAMA.COM'; 'guy.moura@colvilletribes.com'
Cc:	Susan Dretke
Subject:	Request for Comments – CPA 26-063 – Chelan County Dept. of Community Development
Attachments:	CPA 26-063 Sanderson NOA.pdf; Application.pdf; Environmental checklist.pdf; General Land Use App.pdf; Property Comprehensive Plan Amendment.pdf; site map.pdf; Geotech site condition review.pdf

Greetings,

Chelan County has a **Comprehensive Plan Amendment** application in which we are requesting comments from agencies and special districts. Attached are all the materials for your review and the Notice of Application. Please respond by **5:00 pm on March 26, 2026.**

Project File No.:	CPA 26-063
Project Location:	172 Whitetail Way, Chelan, WA 98816
Parcel Number:	28-22-34-410-100
Applicant/Owner:	Shawn & DeAnne Sanderson
Application Date:	February 26, 2026
Determination of Complete:	March 2, 2026
Notice of Application Date:	March 12, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 5 (RR5).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Application Materials: Attached to this email or may be found on the Chelan County Public Notice Portal: https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

Return Comments To: **Susan Dretke**
Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Email: Susan.Dretke@co.chelan.wa.us

Sincerely,
Jessica Thompson
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

Jessica K. Thompson

From: Jessica K. Thompson
Sent: Tuesday, March 10, 2026 2:23 PM
To: 'chelansitedevelopment@gmail.com'
Cc: Susan Dretke
Subject: Notice of Application for CPA 26-063 Sanderson - Chelan County Dept. of Community Development
Attachments: CPA 26-063 Sanderson NOA.pdf; Affidavit of posting NOA.pdf

Greetings,

Please find the attached Notice of Application for a Comprehensive Plan Amendment regarding Sanderson's property, File# CPA 26-063. This notice should be posted on the subject property by March 12, or as soon as possible. Please place in a prominent position on site and maintain it for 14 days, starting from the first day of posting. If you need a sign for posting, you may pick one up at our office.

Also attached is the affidavit of posting that needs to be filled out with the appropriate information after the 14-day comment period, signed before a notary, and the original returned to your planner. If your affidavit of posting is not returned to your planner, your file may be placed on hold.

If you have any questions pertaining to your application please contact the Chelan County Planner associated with this file, Susan Dretke, at 509-667-6225 or Susan.Dretke@co.chelan.wa.us.

Thank you,

Jessica Thompson
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

Owner_Name CPA 26-063	Address_1	Address_2	Address_3	City	State	Country	Zip
ANDRIST JEREMY & AGA NATALIE	8022 38TH PL SE			SNOHOMISH	WA		98290
BAGGENSTOS DANIEL M MARITAL TRT	BRINKMAN LESLIE & BAGGENSTOS BRYAN CO-TRTEE	329 BAGGENSTOS LN		CHELAN	WA		98816
BENSON JEFFREY P & MEGAN B	505 CHELAN RANCH RD			CHELAN	WA		98816
BRENTON JON M	PO BOX 1377			KINGSTON	WA	USA	98346
CHASE REED	C/O SUSAN NORTON	223 S CAMANO RIDGE RD		CAMANO ISLAND	WA	USA	98282
CHEN SIDING & ZHONG JIANCHENG	6428 224TH AVE NE			REDMOND	WA		98053
CONNELL JOHN B & GLEIM AMY	164 OLD BURN LN			CHELAN	WA	USA	98816
CRIPPEN TERRENCE M & KRYSTIN LINDSTROM	21639 SE 253RD PL			MAPLE VALLEY	WA		98038
FISCHER BRADLEY J & JENNIFER	PO BOX 1148			CHELAN	WA	US	98816
FRENCH ALEXANDER W & CHRISTINE M EVANS	8581 SE 82ND ST			MERCER ISLAND	WA		98040
GALLAGHER FAMILY TRUST	GALLAGHER STEPHEN & SHERMAN KIMBERLEE TRUSTEES	PO BOX 2768		CHELAN	WA		98816
GALLAGHER RONAN	11257 SE 186TH ST			RENTON	WA	US	98055
HEINRICH CARRIE & MATHEW	20716 MENZEL LAKE RD			GRANITE FALLS	WA		98252
HENDERSON HIGHLANDS INC	C/O GAIL WARD	83239 E REATA RD		KENNEWICK	WA		99338
HOFSTRA JONATHAN C	250 WHITETAIL WAY			CHELAN	WA		98816
KOENS MICHAEL & THERESA ETAL	PO BOX 981			CHELAN	WA		98816
KRIEG ERIC M & LESLIE K NAKAGAWA	6745 24TH AVE NW UNIT B			SEATTLE	WA		98117
LOURIE DANIEL H	PO BOX 98258			DES MOINES	WA	USA	98198
RACHEY PAUL & DALE WENCHE	PO BOX 1017			CHELAN	WA		98816
REIMERS MARK & KARLA	PO BOX 2367			CHELAN	WA		98816
REINER JASON & MELISSA	10515 196TH ST SE			SNOHOMISH	WA		98296
SANDERSON SHAWN P & DEANNE M	172 WHITETAIL WAY			CHELAN	WA		98816
SHULL DEL	C/O JACOB MELBY	400 150TH AVE UNIT 406		MADEIRA BEACH	FL	USA	33708
SPECTACLE RANCH INC	100 HENDERSON RD			CHELAN	WA		98816
STUIT HAILEY C & LAYFIELD CALEB H	PO BOX 143			CHELAN	WA		98816
ZIMNISKY BRADLEY J & MARY	PO BOX 3033			CHELAN	WA		98816

Date Referral Sent: _____ File Number: CPA 26-063

Agency Referrals	Date Received	Comments Received
☐ Assessor		Yes/No
☑ Fire Marshal		Yes/No
☐ Building Official		Yes/No
☑ CD Health District		Yes/No
☐ Water		Yes/No
☐ Septic		Yes/No
☐ Solid Waste		Yes/No
☐ Food Service		Yes/No
☑ Public Works		Yes/No
☑ PUD		Yes/No
☐ Power/Water		Yes/No
☐ Property		Yes/No
☐ Sewer		Yes/No
☑ WA State Dept of Natural Resources		Yes/No
☐ Aquatic		Yes/No
☐ Forest		Yes/No
☑ WA State Dept of Ecology		Yes/No
☐ Shorelines/Wetlands		Yes/No
☐ FEMA		Yes/No
☐ WA Dept of Fish & Wildlife		Yes/No
☐ US Fish & Wildlife		Yes/No
☐ WA State Dept of Transportation		Yes/No
☐ US Army Corps of Engineers		Yes/No
☐ Fire District # _____		Yes/No
☐ Sewer Purveyor: _____		Yes/No
☐ Water Purveyor: _____		Yes/No
☐ Irrigation District: _____		Yes/No
☐ Water District: _____		Yes/No
☐ School District: _____		Yes/No
☐ Hospital District: _____		Yes/No
☐ City of: Chelan		Yes/No
☐ Community Council: _____		Yes/No
☐ WA State Archaeology		Yes/No
☑ Yakima Nation		Yes/No
☑ Confederated Tribes of Colville		Yes/No
☐ Noxious Weed Control Board		Yes/No
☐ Port of Chelan County		Yes/No
☑ SEPA Register		Yes/No
☐ Bureau of Land Management		Yes/No
☐ Other: _____		Yes/No

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: duA2I1z42BR74U0gOUMt | **Proof Updated: Mar. 10, 2026 at 08:32am PDT**
Notice Name: Mar. 12th Non. Op.

See Proof on Next Page

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Jessica Thompson	Wenatchee World
jessicak.thompson@co.chelan.wa.us	
(509) 667-6225	

Columns Wide: 2 **Ad Class:** Legals

Total Column Inches: 6.01

Number of Lines: 31

3/12/2026: Custom notice (Thursday Rate)	95.98
Subtotal	$95.98
Tax	$0.00
Processing Fee	$9.60
Total	**$105.58**

NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

Notice is hereby given that the Chelan County Department of Community Development has received and found the following land use application to be complete and ready for processing, public review, and comment. We have further determined that this proposal is unlikely to have a significant adverse impact on the environment. The department expects to issue a Determination of Non-Significance (DNS) in accordance with the DNS process found in WAC 197-11-340(2). The proposal may include mitigation measures under applicable codes and public review processes. Mitigation measures may be required regardless of whether an EIS is prepared; however, possible mitigation measures are unknown at the issuance of this notice. A copy of the subsequent threshold determination for this proposal may be obtained upon request to this department. **This may be the only opportunity to comment on the environmental impact of this proposal.**

CPA 26-063 Sanderson - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/ Resource 10 (RR10) to Rural Residential/Resource 5 (RR5). 172 Whitetail Way, Chelan, WA 98816 APN: 28-22-34-410-100.

CPA 26-067 WA DNR - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/ Resource 20 (RR20) to Rural Residential/Resource 10 (RR10). Unassigned, Wenatchee, WA 98801; APN: 23-20-16-100-000.

On March 12, 2026, this application was noticed to the public, and no action will be taken on this project until the agency comment period ends March 26, 2026.

All reports and file of record are available at 316 Washington St., Suite 301, Wenatchee, WA 98801 for review. Public comments will be accepted at any time prior to the close of the public record on project permits. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, and original signature, should be as specific as possible, and may be mailed or personally delivered at the address listed above. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision, and appeal the decision as provided by law.

Date: March 12, 2026

######

CHELAN COUNTY

Department of Community Development
316 Washington Street, Suite 301, Wenatchee, WA 98801
Telephone: (509) 667-6225

VIA EMAIL

DETERMINATION OF APPLICATION STATUS

Pursuant to Title 14, Development Permit Procedures & Administration Section 14.08.030, Determination of Completeness, Chelan County Board of County Commissioners Resolution No. 2004-16, as amended.

Project Description:

File Number:	PL 26-063
Related Files:	SP 23-409
Parcel Address:	172 Whitetail Way, Chelan, WA 98816
Parcel Zoning:	Rural Residential/Resource 10 (RR10)
Applicant/Owner:	Shawn and DeAnne Sanderson
Mailing Address:	172 Whitetail Way, Chelan, WA 98816
Date Submitted:	February 26, 2026
Date Completed:	March 2, 2026

Upon Initial Review, The Above Referenced Application is Found To Be: **COMPLETE**

The required components of an application are present and are judged by the review authority to be technically accurate and contain sufficient information necessary to allow the processing of the application(s). All submittal fees have been paid.

Your application has been determined to be complete as of the date of this letter. Pursuant to Chelan County Code Section 14.08.030(5), a Determination of Completeness shall not preclude the department from requesting additional information or studies if the need for more information becomes apparent during processing of the proposed development.

Review Authority: Susan Dretke
Chelan County Department of Community Development
316 Washington St., Suite 301, Wenatchee, WA 98801
Email: susan.dretke@co.chelan.wa.us
Phone: 509-667-6586

Sincerely,

Susan Dretke 03/02/2026

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225 FAX: (509) 667-6475

IN THE MATTER OF	)	**FINDINGS OF FACT,**
SHORT PLAT NO. SP 2023-409	)	**CONCLUSIONS OF LAW**
Shawn and Deanne Sanderson, OWNERS	)	**AND DECISION**

THIS MATTER, an application submitted by Jesse Redell of Erlandsen (agent) to subdivide an existing parcel of land approximately 21.65 acres in size located in the Rural Residential/Resource 10 (RR10) zoning district into two (2) residential lots with a residential open space tract using the cluster provision in Section 11.10.020(1)(A) of the Chelan County Code. Proposed Lot 1 would be at 1.77 acres in size and is currently vacant with the exception of an existing well. Proposed Lot 2 would be at 2.31 acres in size and contains an existing accessory dwelling unit (ADU). The proposed open space tract would be at 17.57 acres in size and contains an existing residence within a proposed 2.34-acre buildable area within the open space tract. Primary access to both lots and the open space tract would continue to be from a private access easement; potable water for all lots would be provided from existing exempt wells; and sanitation for all lots would consist of private septic systems located on each individual lot. This proposed Short Plat was received and decided upon, pursuant to the Chelan County Subdivision Code Title 11, Title 12 and other applicable codes adopted by Chelan County.

DECISION

Based upon the following Findings of Fact and Conclusions of Law, Short Plat SP 2023-409 is hereby **CONDITIONALLY APPROVED,** subject to the conditions noted herein. Unless otherwise noted, the conditions of approval shall be accomplished by the applicant and/or authorized agent prior to recording the final short plat.

Deanna Walter, Director
Department of Community Development

1/16/25
Date

This administrative decision is final unless appealed within ten (10) working days to the Hearing Examiner as provided for in the provisions of Chelan County Code Chapter 14.12, Development Permit Procedures, and Administration, from the date this Administrative Decision was issued.

Standing to appeal is limited to the applicant or owner of the property on which the subdivision is proposed, or any property owner who deems himself/herself aggrieved by the Administrator's decision and who will suffer direct and substantial impacts from the proposed short subdivision. Said appeal shall require the applicable appeal fee as provided for in the Chelan County Department of Community Development Fee Schedule. The complete case file, Findings of Fact, Conclusions of Law, Decision, and Conditions of Approval are available for inspection at the office of the Chelan County Department of Community Development, Monday through Friday during the normal business hours at 316 Washington Street Suite 301, Wenatchee, WA 98801.

FINDINGS OF FACT

1. Pursuant to Section 14.04.020(3), unless otherwise directed in an applicable regulation, the Director is responsible for issuing administrative decisions and is vested with the authority to summarily approve, conditionally approve or disapprove proposed subdivisions.
2. On September 29, 2023, Jesse Redell of Erlandsen (agent) on behalf of Shawn and Deanne Sanderson (owners) requested a short plat of approximately 21.65 acres into two (2) residential building lots and one (1) open space tract with a residential building envelopment.
   - 2.1. Proposed Lot 1 would be at 1.77 acres in size and is currently vacant.
   - 2.2. Proposed Lot 2 would be at 2.31 acres in size and contains an existing 336 sq.ft. accessory dwelling unit (ADU) that received an after-the-fact building permit in 2024 (BP 240719).
   - 2.3. The proposed open space tract would be at 17.57 acres in size and contains an existing residence within a proposed 2.34-acre buildable area within the open space tract.
3. The subject property is currently located at 172 Whitetail Way, Chelan, WA and identified by Chelan County Assessor's Parcel Number 28-22-34-410-100.
4. The subject site is located within the Rural Residential/Resource 10 (RR10) zoning district and corresponding Comprehensive Land Use Designation.
5. The surrounding properties are zoned:
   - 5.1. North: Rural Residential/Resource 10 (RR10)
   - 5.2. East: Rural Residential/Resource 10 (RR10)
   - 5.3. South: Rural Residential/Resource 20 (RR20)
   - 5.4. West: Rural Residential/Resource 10 (RR10)
6. The existing property is currently accessed off of Whitetail Way. The proposed access for all three lots would continue to be from Whitetail Way.
   - 6.1. Whitetail Way, which is a 50' private access easement and is classified as a private road in the county road system. Whitetail Way is a 14'-18' graveled two lane roadway, which provides single lanes for traffic in each direction with no curb, gutter or sidewalk. Whitetail Way would serve 7 parcels with this subdivision included.
7. The site plan of record is date stamped September 29, 2023.
8. The subject parcel is legally described as *"T 28N R 22EWM S 34; LOT 6 SURVEY 3/76; PT NWSE; 21.6500 ACRES"*, but is also known as Parcel A of BLA 2023-023, recorded January 23, 2023 under AFN: 2577966.
9. Pursuant to Chelan County Code (CCC) Section 14.98.1090 definition of 'legal lot of record,' the subject parcel is a legal lot of record having been created prior to October 17, 2000, which is when Chelan County became GMA compliant.
10. Corrected Warranty Deed, recorded October 23, 2014 under AFN: 2408069, identifies Shawn and Deanne Sanderson as owners.
11. Pursuant to CCC Section 14.08.030, a Determination of Complete Application was issued on January 31, 2024, establishing that the application was complete for processing.
12. An Affidavit of Mailing was completed showing that notices were mailed to all property owners within 300 feet, excluding 60 feet of street right-of-way, of the project boundary on February 8, 2024.
13. An Affidavit of Posting was submitted by Shawn Sanderson (owner), showing that the subject property was posted February 8, 2024 through February 22, 2024.
14. Chelan County Comprehensive Plan, Chapter 3 page 9, states the purpose of the Rural Residential/Resource 10 (RR10) designation is to *"To allow for rural development, forestry and agricultural uses consistent with the rural character and rural development provisions outlined in the goals and policies of the comprehensive plan. These areas can function as areas of transition between resource lands and areas of more intense rural or urban development. These areas also provide opportunities for protecting sensitive environmental areas and creating open space typical of a rural setting."*

Uses appropriate for these areas include: open space; residential; agriculture; and forestry."

15. CCC Section 11.10.020: Standards.

    15.1. (1)(A): The minimum required size for the RR10 zoning district is 10 acres, which may be modified one time for cluster subdivisions.

        15.1.1. Proposed Lot 1 would be at 1.77 acres in size and is currently vacant with the exception of an existing well.

        15.1.2. Proposed Lot 2 would be at 2.31 acres in size and contains an existing ADU.

        15.1.3. The proposed open space tract would be at 17.57 acres in size and contains an existing residence within a proposed 2.34-acre buildable area that is part of the open space tract. The applicants are proposing to use the Open Space Exemption pursuant to CCC 12.12.050(4)(A) and a draft open space management plan was submitted along with the application materials (Exhibit B).

    15.2. (2): Access for both residential lots and the open space tract would be from a private access easement off of Whitetail Way. The site plan, date stamped September 29, 2023, demonstrates that both proposed lots and the buildable area in the open space tract exceed the 150-foot minimum lot width requirement at the front building line; therefore the 150-foot lot width at front building line is satisfied

    15.3. (3) & (4): Proposed Lot 1 allows for approximately 26,985 sq.ft. of lot coverage and proposed Lot 2 allows for approximately 35,675 sq. ft. of lot coverage each; the existing structures on the buildable area of the open space tract does not exceed the maximum lot coverage based on the Assessor's records for existing building square footages.

    Building height and lot coverage would be reviewed at the time of building permit submittal for new structure(s).

    15.4. (5) & (6): Based on the site plan of record, the existing residence within the buildable area of the open space tract meets the required setbacks. Per BP 240719, the existing ADU also meets the required setbacks of the short plat.

    Setbacks for new structure(s) on any of the proposed lots would be reviewed at the time of building permit

16. The proposed lots are not on any shorelines of the state; therefore, the provisions of the current Shoreline Master Program do not apply.

17. Pursuant to the Washington State Department of Fish and Wildlife, Priority Habitat and Species Maps, there are protected habitat areas (mule deer habitat and shrubsteppe) within the subject property; therefore, the provisions of CCC Chapter 11.78 Fish & Wildlife Overlay District, as related to known habitat areas, do apply.

    17.1. No comment letter was received from the Department of Fish and Wildlife; however, with the proposed open space management plan (Exhibit B), the open space tract ensures that the existing habitats on the subject property would remain in an undisturbed state.

18. There are no wetlands on or adjacent to the subject property; therefore, the provisions of the CCC Chapter 11.80 Wetland Areas Overlay Districts, do not apply.

19. The proposed lots do not contain flood areas on or adjacent to the property; therefore, the provisions of the CCC Chapter 11.84 Frequently Flooded Areas Overlay Districts, do not apply.

20. The proposed lots are within an area identified by Chelan County as containing highly erodible soils; therefore, the provisions of the CCC Chapter 11.86, Geologically Hazardous Areas Overlay District, do apply.

    20.1. An Engineering Geologic Hazard Assessment, dated October 16, 2023, was prepared by Nelson Geotechnical Associates, Inc for the proposed Short Plat. This evaluation found that the subject property meets the classification of "No Risk" and is not a Geologically Hazardous Area in accordance with the definitions and provisions of Chapter 11.86 and any future proposed development should not adversely affect geologic conditions as long as all recommendations are followed, which include:

File(s) No. _____

CHELAN COUNTY

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

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 282234410100 Lot Size: 21.65 (Acres)
Parcel Address: 172 Whitetail Way City/Zip Code: Chelan / 98816
Property Owner(s): Shawn, DeAnne Sanderson Zoning: RR10
Mailing Address: 172 Whitetail Way
City/State/Zip Code: Chelan, WA 98816
Phone: (509) 860-8649 E-mail: chelansitedevelopment@gmail.com

Applicant/Agent (if different than owner): _____
Company and Mailing Address: _____
City/State/Zip: _____ Phone: _____
E-mail: _____
For multiple owners, applicants, or agents, provide additional sheets.

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ❑ Administrative Modification
- ❑ Administrative Determination
- ❑ Administrative Interpretation
- ❑ Binding Site Plan
- ☒ Comprehensive Plan Map Amendment
- ❑ Comprehensive Plan Text Amendment
- ❑ Conditional Use Permit
- ❑ Forest Practice/Conversion
- ❑ Open Space: Public Benefit Rating System
- ❑ Major Subdivision
- ❑ Master Planned Development
- ❑ Planned Development
- ❑ Plat Alteration or Vacation
- ❑ Short Plat
- ❑ Variance (zoning or critical areas)
- ❑ Zoning Change-Text Amendment/ Map Amendment
- ❑ Critical Area Determination
- ❑ Other: _____

APPLICABILITY SECTION

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership (Title holder signature is required on all applications. Properties being purchased on a Real Estate Contract require title holder signature.)
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

File(s) No. _____

GENERAL INFORMATION

Please provide a narrative of the proposed project including, but not limited to, all proposed activities, uses and development (attach additional sheets if needed):

Going through the lengthy process to eventually re zone from current RR10 to RR5. Currently have an approved cluster short plat SP 2023-409.

☐ Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): _____
2. Is the subject property located within an Urban Growth Area (UGA)? ☒ No ☐ Yes
   If "yes", which UGA? _____
3. Please describe adjacent land uses in all directions around the subject property:
   North: residential
   South: residential
   East: residential
   West: residential
4. What is the current use of the property? Single residence & ADU
5. Sanitation Disposal: ☐ N/A ☒ Septic Permit ☐ Sewer District: _____
6. Water Source: ☐ N/A ☒ Single Private Well ☐ Shared Private Well ☐ Group B
   ☐ Public Water Supplier: _____
7. Irrigation Water:
   ☒ N/A ☐ Yes (Private) ☐ Yes (Public) Irrigation District/Purveyor: NA
8. Fire District: Chelan School District: Chelan
9. Power Service: Chelan County PUD
10. Are there critical areas or critical area buffers on the property? NO
    ☐ Airport Overlay: _____
    ☐ Aquifer Recharge Area (see attached)
    ☐ Floodplain / Floodway _____
    Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:
    ☐ Alluvial Fan (250') ☐ Known Historic Hazardous Area (250') ☐ Slopes > 40% (250')
    ☐ Erosive soils (on-site) ☐ Landslide ☐ Snow Avalanche (500')
    ☐ Habitat/Riparian Area, protected species/area: _____
    ☐ Streams / Waterbodies: _____ ☐Shoreline Environment Designation: _____
    ☐ Drainage or Seasonal Stream: _____ ☐ Wetland, if so what category: _____
    ☐ Cultural or Archeological: _____
11. Will landfill be required? ☒ No ☐ Yes, approximate _____(cubic yards)
12. Will excavation be required? ☒ No ☐ Yes, approximate _____(cubic yards)
13. Has site preparation been started on the site? If so, to what extent?
    NA
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?
    NA

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:
NA -> No projects planned at this time.

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property coverd by this proposal? ☒ No ☐ Yes, please list:

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Pursuant to Chelan County Code (CCC), Section 11.82.030: An applicant seeking to develop property which requires a development permit, not otherwise exempted from the requirements of this chapter, shall submit with the application this certified statement, which lists criteria (5)(A) through (5)(D), (6), and (7) as set forth in CCC, Section 11.82.040 and indicate whether the criteria apply or do not apply to the site or development.

*****Any development application that fails to contain this statement or fails to indicate whether any one of the criteria apply or do not apply shall be rejected and only accepted upon resubmission of the completed statement. "Unknown" or similar responses will not be accepted.*****

If the administrator determines the development meets one or more of criteria (1) through (4) of CCC, Section 11.82.040, or if the administrator determines the development meets criterion (5) of CCC, Section 11.82.040 and the applicant indicates the development meets one or more of criteria (5)(A) through (5)(D), or if the applicant indicates the development meets one or more of criteria (6) or (7) of CCC, Section 11.82.040, the development shall require a hydrogeologic evaluation as described in CCC, Section 11.82.050. If the development has a medium or high vulnerability rating, the development shall be subject to the performance standards of CCC, Section 11.82.060.

If the administrator determines that criteria (1) through (5) of CCC, Section 11.82.040 do not apply to the development and an applicant's statement asserts that criteria (6) and (7) of CCC, Section 11.82.040 do not apply to the development, the administrator will accept the statement and proceed with the permitting or approval process, except if the administrator has or obtains information prior to the permit or approval being finalized, which clearly establishes the applicant's statement is incorrect. In which case, the applicant will be advised in writing of the inconsistent information and advised to either (A) provide an amended statement adding the evaluation criteria as being applicable and complete a hydrogeologic evaluation of the development pursuant to CCC, Section 11.82.050, or (B) present sufficient countering information clearly establishing that the basis for the department's concern is incorrect. If the applicant selects to proceed under (B), upon receipt of the applicant's information, the administrator shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the administrator.

EVALUATION CRITERIA:

The applicant is required to determine the vulnerability rating for any development permit, not otherwise exempted, and meets any one of the criteria below. Please check the boxes that apply to your project:

- ☐ 1.Within a wellhead protection area designated under WAC 246-290-135
- ☐ 2. Within a critical aquifer recharge area mapped and identified by a qualified groundwater professional
- ☐ 3. Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act
- ☐ 4. Within an area established for special protection pursuant to a groundwater management program, Chapters 90.44, 90.48, and 90.54 RCW, and Chapters 173-100 and 173-200 WAC
- ☐ 5. The site contains highly permeable soils, which include types 1 ,2 and 3 under WAC 246-272A-0220, Table V or soils mapped by US Department of Agriculture Natural Resources Conservation Service as having saturated hydraulic conductivity (Ksat) classification of Moderately High or identified as Hydrologic Soil Group "A" and:
  - ☐ A. The site will be utilized for hazardous substance (defined in Chapter 70.105 RCW) processing, storage or handling in applications or quantities larger than is typical of household use; or
  - ☐ B. The site is currently or will be utilized for commercial or industrial activities listed in the US Environmental Protection Agency's Potential Sources of Drinking Water Contamination Index that can be found in Appendix A to Department of Ecology's Critical Aquifer Recharge Area Guidance Document; or
  - ☐ C. The development involves a major subdivision and includes present or future plans to construct dwelling units that will not be connected to a public sewer system and any of the lots are less than one net acre in size; or
  - ☐ D. The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds four thousand square feet;
- ☐ 6. The proposed use is as a commercial feedlot, landfill, junkyard, salvage yard, or auto wrecking yard, or
- ☐ 7. The site will be used for above ground application of sewage or sludge.

Development proposals for a single-family residential dwelling, accessory dwelling unit, or accessory building that is connected to a public sewer system or has a septic permit approved by the Chelan-Douglas health district shall be exempt from hydrogeologic evaluation under CCC, Section 11.82.050.

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there **IS NOT** or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled "**IS NOT**" above, proceed to Sub-Section III of this form.

If you circled "**IS**" above, proceed to Sub-Section II of this form.

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.

____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.

____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.

____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

☒ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis- related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

- ❑ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.
- ❑ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).
- ❑ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.
- ❑ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.
- ❑ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.
- ❑ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

- ❑ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ❑ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ❑ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ❑ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ❑ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- ❑ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ❑ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ❑ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ❑ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ❑ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ❑ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEGEMENT SECTION

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

By submitting this application, I acknowledge and certify the following:

Initials
(Owner and, if applicable, Applicant)

SS _____ 1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.

SS _____ 2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.

SS _____ 3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.

SS _____ 4. Additional permit applications and approvals may be necessary to conduct specific activities.

SS _____ 5. Application fees are non-refundable, except when approve by the Board.

SS _____ 6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

File(s) No. _____

SS ____ 7. Chelan County is hereby given consent to enter the property(ies) listed above.

SS ____ 8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.

SS ____ 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.

SS ____ 10. I certify that this application has been made with the consent of the lawful property owner(s).

SS ____ 11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.

SS ____ 12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature: Shawn Sanderson **Place:** 172 Whitetail Way **Date:** 2/24/26

Print Name: Shawn Sanderson

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

First American Title™

First American Title Insurance Company

16 South Mission
Wenatchee, WA 98801

April 16, 2025

Shawn Sanderson
172 Whitetail Way
Chelan, WA 98816

Phone:
Fax:

Title Officer:	Hannah Rayfield
Phone:	(509)665-7331
Fax No.:	(866)635-0234
E-Mail:	Hrayfield@firstam.com
Order Number:	4260360

Escrow Number: 4260360

Buyer:	Sanderson
Owner:	Sanderson
Property:	172 Whitetail Way Chelan, Washington 98816

Attached please find the following item(s):

Guarantee

Thank You for your confidence and support. We at First American Title Insurance Company maintain the fundamental principle:

Customer First!

First American Title™

Guarantee

Subdivision Guarantee

ISSUED BY
First American Title Insurance Company

GUARANTEE NUMBER
5003353-4260360

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND THE CONDITIONS AND STIPULATIONS OF THIS GUARANTEE,

FIRST AMERICAN TITLE INSURANCE COMPANY
a Nebraska corporation, herein called the Company

GUARANTEES

Shawn Sanderson

the Assured named in Schedule A against actual monetary loss or damage not exceeding the liability stated in Schedule A, which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: _____
Kenneth D. DeGiorgio, President

By: _____
Lisa W. Cornehl, Secretary

This jacket was created electronically and constitutes an original document

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurances are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
   (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
   (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
   (c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
   (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
   (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
   (c) The identity of any party shown or referred to in Schedule A.
   (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.
The following terms when used in the Guarantee mean:
   (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
   (b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
   (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
   (d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
   (e) "date": the effective date.

2. Notice of Claim to be Given by Assured Claimant.
An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. No Duty to Defend or Prosecute.
The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.
Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:
   (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
   (b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
   (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
   (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all

reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. Proof of Loss or Damage.

In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosection of any litigation for which the Company has exercised its options under Paragraph 4.

7. Determination and Extent of Liability.

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

(a) the amount of liability stated in Schedule A or in Part 2;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or

(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance assured against by this Guarantee.

8. Limitation of Liability.

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by

any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

9. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

10. Payment of Loss.

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

12. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is $2,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of $2,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

13. Liability Limited to This Guarantee; Guarantee Entire Contract.

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

14. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, California 92707 Claims.NIC@firstam.com Phone: 888-632-1642 Fax: 877-804-7606**



First American Title

First American Title™

Schedule A

Subdivision Guarantee

ISSUED BY
First American Title Insurance Company

GUARANTEE NUMBER
4260360

Order No.: 4260360 | Liability: $2,000.00 | Fee: $350.00 Tax: $30.80

Name of Assured: Shawn Sanderson

Date of Guarantee: April 14, 2025

The assurances referred to on the face page hereof are:

1. Title is vested in:

   SHAWN P. SANDERSON AND DEANNE M. SANDERSON, HUSBAND AND WIFE

2. That, according to the public records relative to the land described in Schedule C attached hereto (including those records maintained and indexed by name), there are no other documents affecting title to said land or any portion thereof, other than those shown under Record Matters in Schedule B.

3. The following matters are excluded from the coverage of this Guarantee

   A. Unpatented Mining Claims, reservations or exceptions in patents or in acts authorizing the issuance thereof.

   B. Water rights, claims or title to water.

   C. Tax Deeds to the State of Washington.

   D. Documents pertaining to mineral estates.

4. No guarantee is given nor liability assumed with respect to the validity, legal effect or priority of any matter shown herein.

5. This Guarantee is restricted to the use of the Assured for the purpose of providing title evidence as may be required when subdividing land pursuant to the provisions of Chapter 58.17, R.C.W., and the local regulations and ordinances adopted pursuant to said statute. It is not to be used as a basis for closing any transaction affecting title to said property.

6. Any sketch attached hereto is done so as a courtesy only and is not part of any title commitment, guarantee or policy. It is furnished solely for the purpose of assisting in locating the premises and First American expressly disclaims any liability which may result from reliance made upon it.

First American Title™

Subdivision Guarantee

ISSUED BY
First American Title Insurance Company

GUARANTEE NUMBER
4260360

Schedule B

RECORD MATTERS

1. General Taxes for the year 2025. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.
   Tax Account No.: 282234410100

1st Half		
Amount Billed:	$	4,720.26
Amount Paid:	$	0.00
Amount Due:	$	4,720.26
Assessed Land Value:	$	294,350.00
Assessed Improvement Value:	$	1,052,845.00
2nd Half		
Amount Billed:	$	4,720.15
Amount Paid:	$	0.00
Amount Due:	$	4,720.15
Assessed Land Value:	$	294,350.00
Assessed Improvement Value:	$	1,052,845.00

2. Deed of Trust and the terms and conditions thereof.

Grantor/Trustor:	Shawn P Sanderson and Deanne M Sanderson, husband and wife
Grantee/Beneficiary:	Mortgage Electronic Registration Systems, Inc., "MERS" solely as a nominee for Guild Mortgage Company, its successors and assigns
Trustee:	Fidelity National Title Company of Washington, a Washington Corp.
Amount:	$407,000.00
Dated:	September 15, 2020
Recorded:	September 23, 2020
Recording Information:	2525324

   Affects said premises and other property

3. Easement, including terms and provisions contained therein:

Recording Information:	389101
In Favor of:	The Washington Water Power Company
For:	Electric Transmission and/or distribution line, together with necessary appurtenances

4. Easement, including terms and provisions contained therein:

Recording Information:	389102
In Favor of:	The Washington Water Power Company
For:	Electric Transmission and/or distribution line, together with necessary appurtenances

5. Easement, including terms and provisions contained therein:

   In Favor Of: Public Utility District 1 of Chelan County

Purpose:	Electric transmission and/or distribution system
Recorded:	February 27, 1974
Recording No.:	738250

6. Conditions, notes, easements, provisions and/or encroachments contained or delineated on the face of the Survey recorded under Recording No. 764226.

7. Easement, including terms and provisions contained therein:
   Recording Information: 764227
   For: ingress, egress and utilities

8. Road Improvement and Maintenance Agreement and the terms and conditions thereof:

Between:	Lisa L. Ward, a single person, Violet L. Williams, a single person, Mark Reimers and Karla Reimers, husband and wife
And:	Lois K. Champion, a married woman dealing in her sole and separate property, and Reed Chase and Tuy Van Chase, husband and wife
Recording Information:	2272800

9. Easement, including terms and provisions contained therein:

In Favor Of:	Public Utility District 1 of Chelan County
Purpose:	Electric transmission and/or distribution system
Recorded:	October 15, 2014
Recording No.:	2407720

10. The terms and provisions contained in the document entitled "Declaration of Notice"
    Recorded: October 27, 2014
    Recording No.: 2408197

11. Terms, covenants, conditions, restrictions, easements, boundary discrepancies and encroachments as contained in recorded Lot Line Adjustment (Boundary Line Revisions):
    Recorded: January 23, 2023
    Recording Information: 2577955

12. Rights and liabilities under customary agreement for water right in Lake Chelan Reclamation Irrigation District, including the restriction of the use of said water to irrigation, stock and domestic purposes, the granting of an easement for lateral ditches and pipelines used in connection therewith, and the creation of a lien upon the land for assessments therein.

Informational Notes, if any

First American Title™

Schedule C

Subdivision Guarantee

ISSUED BY
First American Title Insurance Company

GUARANTEE NUMBER
4260360

The land in the County of Chelan, State of Washington, described as follows:

Tract 6, as delineated on survey, recorded September 3, 1976 in Book 3 of surveys, Page 76 and 77, recorded under auditor's File No. 764226, being a portion of the Northwest Quarter of the Southeast Quarter of Section 34, Township 28 North, Range 22 East of the Willamette Meridian, Chelan County, Washington;

Except that portion Commencing at the Northeast corner of said Tract 6; thence with the North line of said Tract 6 South 88°58'25" West a distance of 344.30 feet, more or less, to the centerline of Whitetail Way; thence Southeasterly with the centerline of said Whitetail Way to the East line of said Tract 6; thence with the East line of said Tract 6 North 5°22'37" West 168.93 feet, more or less, to the Point of Beginning.

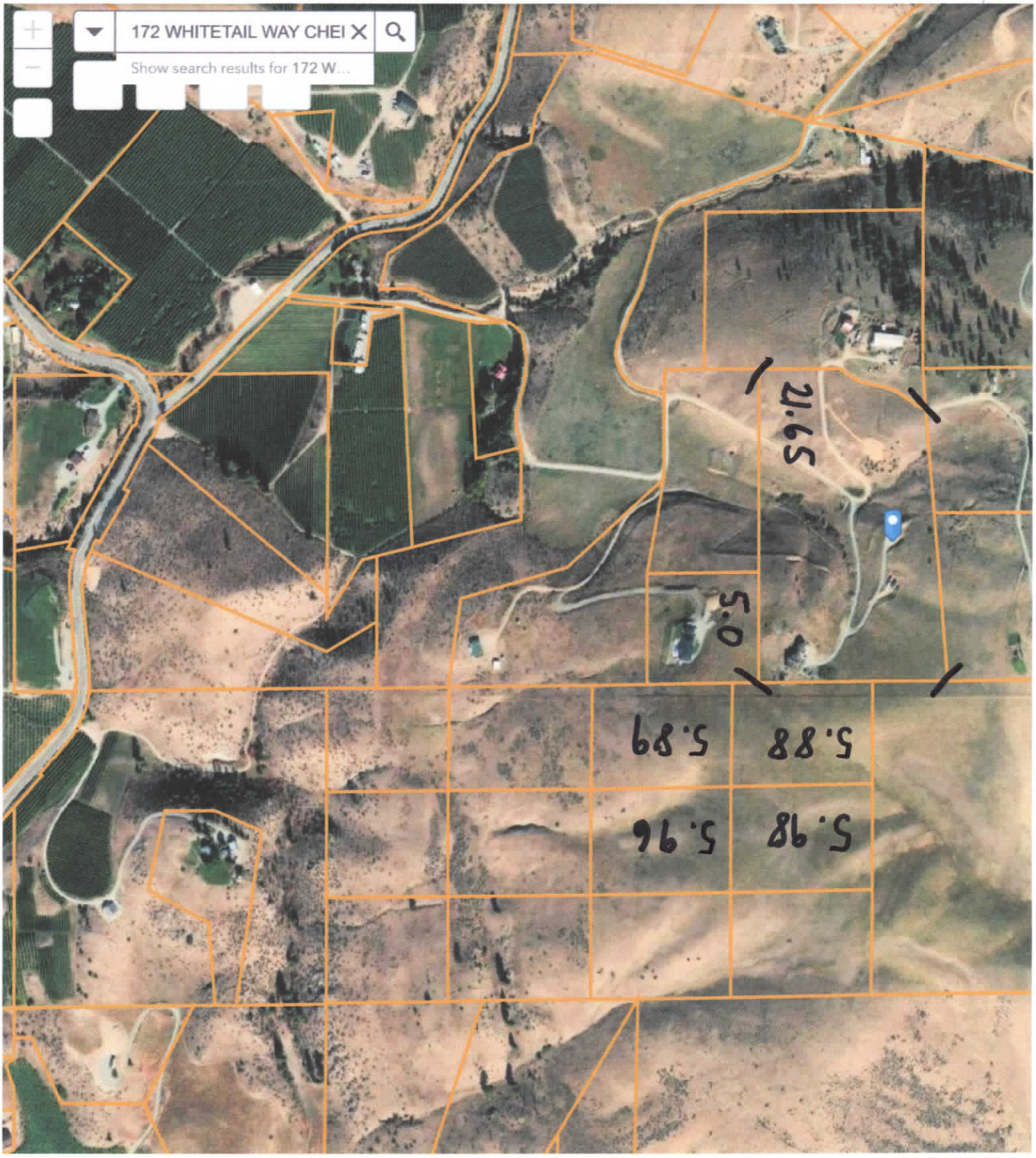
(also known as Parcel A of boundary Line Adjustment No. 2023-023 recorded January 23, 2023 under auditor's File No. 2577955 in the records of Chelan County.).

First American Title™

First American Title Insurance Company
16 South Mission
Wenatchee, WA 98801

Illegal Restrictive Covenants

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.


172 WHITETAIL WAY CHEI
Show search results for 172 W...
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5.89
5.98
5.96

1:9028

Site Plan

NOT TO SCALE



LEGEND

Property line

Reference: Site Plan based on a plan dated October 28, 2022, titled "Proposed Cluster Short Plat," and prepared by Erlandsen, Inc.

Project Number								
910214	172 Whitetail Way Short Plat Site Plan	NELSON GEOTECHNICAL ASSOCIATES, INC	No.	Date	Revision	By	CK
Figure 1			1	6/19/24	Original	CWG	ABR

Woodinville Office
17311-135th Ave. NE, A-500
Woodinville, WA 98072
(425) 486-1669 / Fax: 481-2510

Wenatchee Office
105 Palouse St.
Wenatchee, WA 98801
(509) 665-7696 / Fax: 665-7692

www.nelsongeotech.com

C:\Users\ChrisWard-Guthrie\OneDrive - NGA\Desktop\Site Plan.dwg

Property owners:
Shawn and DeAnne Sanderson
172 Whitetail Way
Chelan, WA 98816
509-860-8649
Parcel number: 282234410100

i.) Statement of What is Proposed and Why

The applicants (Shawn and DeAnne Sanderson) propose to amend the Comprehensive Plan land use designation and zoning classification from Rural Residential/Resource (RR10) to Rural Residential (RR5) for the 21.65-acre parcel located at 172 Whitetail Way, Chelan, WA. The requested amendment would allow a 4-lot residential short plat consistent with a 5-acre minimum lot size.

The purpose of the amendment is to allow modest rural residential development that aligns with the property's size, existing access, surrounding parcel patterns, and long-term residential character of the area. The proposed 4-lot configuration maintains rural densities while making efficient use of the land.

We have a conditional cluster short plat (SP 2023-409) approval for three lots on our 21.65 acres. However, the open space requirements were significantly restrictive for us to be able to enjoy the freedom of our property. We feel re-zoning to RR5 will enable us to fulfil our potential objectives without the restrictions.of the open space requirements.

ii.) Consistency with the Washington Growth Management Act (RCW 36.70A)

The proposed amendment is consistent with the goals of the Washington State Growth Management Act (GMA), including:

Urban Growth Goal: The property is outside the UGA and the proposed density remains rural in character, consistent with GMA provisions that allow limited rural development that does not create urban-level densities.
Rural Element: The proposal maintains rural character, preserves open space between homes, and avoids sprawl.
Housing Goal: The amendment modestly increases rural housing supply in a manner consistent with existing development patterns.
Property Rights Goal: The proposal allows reasonable use of private property consistent with surrounding land uses.

The requested RR5 zoning maintains low-density rural development and does not create urban services demand.

The RR10 and RR5 guidelines are relatively the same other than the lot size.

iii.) Compliance with Comprehensive Plan Goals and Policies

The amendment supports Chelan County Comprehensive Plan goals related to:

* Encouraging rural development at appropriate densities.
* Maintaining rural character and open space.
* Supporting incremental housing opportunities.
* Ensuring compatibility with surrounding land uses.

The proposal reflects the established rural residential pattern in the surrounding area and does not introduce incompatible uses.

iv.) Compliance with Land Use Designation Criteria

The requested RR5 designation is appropriate because:

* The parcel size (21.65 acres) comfortably supports four 5-acre lots.
* The property is currently used for single-family residential purposes.
* No critical areas or designated resource lands are present.
* The proposed density is consistent with surrounding lot sizes.
* The change does not require extension of urban-level infrastructure.

v.) Consistency with Capital Facilities and Transportation Elements

The proposed 4-lot short plat will not create significant demand on capital facilities.

Transportation: Access is available via Whitetail Way. Traffic generated by four rural residential lots is minimal and consistent with rural road standards.
Schools and Emergency Services: The increase of three additional dwelling units (beyond the existing home) will have negligible impact on public services.
Utilities: Development will rely on individual wells and septic systems consistent with rural service levels.

The proposal does not require expansion of public infrastructure beyond rural service standards.

vi.) Surrounding Land Uses and Appropriateness of Amendment

Surrounding properties are characterized by rural residential uses and large-lot development patterns. The proposed RR5 designation remains consistent with:

* Existing rural residential character
* Similar lot sizes in the vicinity
* Low-density residential use

The proposed amendment is more appropriate than the existing RR10 zoning because it better reflects the parcel's size and allows logical subdivision while maintaining rural spacing and open character. Two of the adjoining properties are 5 acres and 5.88 acres.

Vii.) Impact on Resource Lands or Critical Areas

The property does not contain or impact designated agricultural, forest, or mineral resource lands. No mapped critical areas (wetlands, fish and wildlife habitat, geologic hazards, or shorelines) are present on the site.

The proposal therefore does not negatively impact long-term commercial resource lands or environmentally sensitive areas.

viii.) Impact on 20-Year Land Supply

The amendment provides a modest increase in rural residential land supply by allowing up to four lots rather than limiting development to two under RR10 standards.

This incremental increase supports projected population growth while maintaining rural densities and does not undermine the County's allocation of growth to Urban Growth Areas.

ix.) Public Health, Safety, and Welfare

The proposed amendment serves the public interest by:

* Allowing orderly rural development consistent with established patterns.
* Supporting housing availability in Chelan County.
* Maintaining rural character and low-density design.
* Avoiding impacts to critical areas or resource lands.
* Ensuring development remains within rural infrastructure capacity.
* Added parcels would contribute more to the local tax base, helping fund schools, fire districts, etc.

The proposal balances private property rights with community planning goals and promotes the health, safety, and welfare of the public as a whole.

NELSON GEOTECHNICAL
ASSOCIATES, INC.

105 Palouse Street
Wenatchee, WA 98801
(509) 665-7696
www.nelsongeotech.com

June 25, 2024

Shawn Sanderson
Via E-mail: chelansitedevelopment@gmail.com

Site Conditions Review Letter
172 Whitetail Way Short Plat
Chelan County, Washington
NGA File No. 910214

Dear Shawn:

This letter documents our review of the current site conditions and prior geotechnical recommendations for **the property located at 172 Whitetail Way near Chelan in Chelan County, Washington**. The Chelan County parcel number is **282234410100**.

INTRODUCTION

The project area consists of an irregularly shaped 21.65-acre parcel that slopes to the north, west, and southeast along a historical drainage swale that runs downhill to the northwest. We previously prepared an engineering geologic assessment letter for the property titled **"Engineering Geologic Assessment – Parcel No. 282234410100 – Chelan County, Washington," dated October 16, 2014.** A new site plan titled, "Proposed Cluster Short Plat," dated October 28, 2022, and prepared by Erlandsen Inc. of East Wenatchee, Washington, was provided to us, showing the locations of two new lots to be created in the proposed short plat, attached as Figure 1. Per Chelan County Code Section 11.86.070 (3), geologic hazard assessments are valid for a period of five years and may acquire a five-year extension, provide the qualified professional submits a letter stating the validity of the existing document. Accordingly, we have been requested to review the current site conditions and provide an extension letter.

SITE CONDITIONS

We visited the site on June 17, 2024, to assess any changes in the surrounding land use activity or site conditions. In our prior geologic hazard assessment letter, the site is described as an undeveloped parcel surrounded by large-tract rural residential properties. As described in our previous letter, a single-family residence was constructed in the southwest corner of the property. Other changes that have occurred on the site include the grading of three small pads and associated driveways on the western half of the

property, as indicated on the attached Site Plan (Figure 1). These pads appear to be primarily constructed though cutting into the hillside; however, some amount of undocumented fill may be present at the downhill edges of the pads.

Other than the construction of the primary single-family residence in the southwest corner of the property and cut-and-fill grading associated with preparing the three building pads, there appears to be no significant change to the geologic conditions within the site or nearby vicinity since our October 16, 2014 letter. As such, it is our opinion that the previous geologic hazard assessment letter, dated October 16, 2014, remains valid and applicable to the site conditions and project plans.

USE OF THIS LETTER

This letter was prepared for **Shawn Sanderson** and his agents, for use in planning and budgeting the above-referenced project only. Within the limitations of scope, schedule, and budget, our services have been performed in accordance with generally accepted geotechnical engineering practices in effect in this area at the time this letter was prepared. No other warranty, expressed or implied, is made. Our observations, findings, and opinions are a means to identify and reduce the inherent risks to the owner.

o-o-o

We trust this letter should satisfy your needs at this time. Please contact us if you have any questions or require additional services.

Sincerely,

NELSON GEOTECHNICAL ASSOCIATES, INC.

Chris Ward-Guthrie, GIT
Project Geologist

State of Washington
Alex Rinaldi
20120239
Licensed Geologist
6/25/2024

Alex B. Rinaldi
Alex B. Rinaldi, LG, EIT
Project Manager

CWG:ABR:as

Attachment: One Figure

SEPA[1] Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A. Background

Find help answering background questions[2]

1. **Name of proposed project, if applicable:**
   Sanderson Short Plat
2. **Name of applicant:**
   Shawn & DeAnne Sanderson
3. **Address and phone number of applicant and contact person:**
   172 Whitetail Way Chelan, WA 98816, Shawn S. (509) 860-8649
4. **Date checklist prepared:**
   Feb 2026
5. **Agency requesting checklist:**
   Chelan County
6. **Proposed timing of schedule (including phasing, if applicable):**
   ASAP
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**
   Our eventual goal is to change zoning from current RR10 to RR5.
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.** Parcel was approved for Cluster Short Plat NO SP 2023-409
9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**
   Open in ground swimming pool permit BP 250540 To be finished in the Spring.
10. **List any government approvals or permits that will be needed for your proposal, if known.**
    Comprehensive Plan Amendment, re zone, Short Plat approval.
11. **Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)** Trying to have flexibility to sell off a few acres of our property to help cover our rapidly rising property taxes.
12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section,**
    21.65 acres @ 172 Whitetail Way Chelan, Parcel # 282234410100

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. **General description of the site:**
Rolling hills

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. **What is the steepest slope on the site (approximate percent slope)?**
25 - 30% in a couple smaller areas.

c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.** 12" - 36" well draining topsoil on top of decomposed granite and solid granite under decomposed.

d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.** No. Nelson Geotechnical has done 3 site visits & reports for various projects starting in 2014. most recently in 2025.

e. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**
3 - Flat areas have been cut out of hilly areas to access well heads, build an ADU.

f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**
If precaution is taken groundwater absorbs very quickly in large grass & brush areas.

g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**
No plans at this time for more impervious surfaces.

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**
We annually clean out ditches and add rock & gravel to control erosion.

2. Air

Find help answering air questions[4]

a. **What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**
No plans of further construction at this time.

b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.** No nearby emissions or odors we're aware of.

c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**
No emissions would occur as part of this approval.

3. Water

Find help answering water questions[5]

a. **Surface:**
Find help answering surface water questions[6]

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.** There is no surface water, streams etc anywhere on or near our property.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**
No water nearby.

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**
No wetlands or surface water on our parcel.

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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 surface water.

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.** Not in 100-year floodplain.

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**
   NO discharges of waste materials to surface water would occur.

b. **Ground:**
   Find help answering ground water questions[7]

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**
   We have 4 wells on our property but only one is active for exsisting residence + ADU.
2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.** We have 2 permitted septic systems on our property and 2 approved site evaluations for future.

c. **Water Runoff (including stormwater):**

1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.** Any rain or snow melt runs into ditches which disperse in large well draining grass fields. No other water sources nearby.
2. **Could waste materials enter ground or surface waters? If so, generally describe.**
   NO waste materials or surface water present.

3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.** Not at this time.

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

d. **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

No surface, ground, or runoff water impacts would occur as a direct result of this approval.

4. Plants

Find help answering plants questions

a. **Check the types of vegetation found on the site:**

- ☐ **deciduous tree: alder, maple, aspen, other**
- ☒ **evergreen tree: fir, cedar, pine, other**
- ☒ **shrubs**
- ☒ **grass**
- ☐ **pasture**
- ☐ **crop or grain**
- ☐ **orchards, vineyards, or other permanent crops.**
- ☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- ☐ **water plants: water lily, eelgrass, milfoil, other**
- ☐ **other types of vegetation**

b. **What kind and amount of vegetation will be removed or altered?**

None at this time or in the near future.

c. **List threatened and endangered species known to be on or near the site.**

No endangered species on or near the site.

d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.** We've tried to leave as much natural landscape around our buildings except for fire buffer.

e. **List all noxious weeds and invasive species known to be on or near the site.**

We try to remove - Dalmation toadflax, Russian knapweed

5. Animals

Find help answering animal questions[8]

a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include: Hawks, crows, songbirds.
Deer, coyote.

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:** Nope

b. List any threatened and endangered species known to be on or near the site.
Not aware of any threatned or endangered on or nearby.

c. Is the site part of a migration route? If so, explain.
No migration route.

d. Proposed measures to preserve or enhance wildlife, if any.
Mostly natural landscape, deer visit close to our house.

e. List any invasive animal species known to be on or near the site.
Starlings

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. No additional energy needs at this time.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. wouldn't affect any future solar on or nearby.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.
"Green Building", solar panels.

7. Environmental health

Health Find help with answering environmental health questions[10]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe. Not that we're aware of.

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou
[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

1. **Describe any known or possible contamination at the site from present or past uses.** None as far as we know.

2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**
No hazardous chemicals/conditions nearby.

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.** only gas, oil, propane.

4. **Describe special emergency services that might be required.**
Wildland Fire protection.

5. **Proposed measures to reduce or control environmental health hazards, if any.**
Future silt fences, straw, limiting to normal construction hours.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?** Very quiet, occasional tractors, mowing, animals.

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**
None at this time or in the near future.

3. **Proposed measures to reduce or control noise impacts, if any:**
Standard work hours.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**
Currently in its natural state around exsisting structures.

b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have**
Not forest land. No irrigation so probably never farmed.

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?
Never had farm or forest tax breaks

1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**
No farming or forestry nearby.

c. **Describe any structures on the site.** Single family home & seperate ADU. Garden shed, chicken coop, open sided tractor & hay storage.

d. **Will any structures be demolished? If so, what?**
No demolishing.

e. **What is the current zoning classification of the site?** RR10

f. **What is the current comprehensive plan designation of the site?** Rural Residential

g. **If applicable, what is the current shoreline master program designation of the site?**
No shoreline.

h. **Has any part of the site been classified as a critical area by the city or county? If so, specify.** No critical areas.

i. **Approximately how many people would reside or work in the completed project?**
No additional people at this time.

j. **Approximately how many people would the completed project displace?**
Nobody will be displaced.

k. **Proposed measures to avoid or reduce displacement impacts, if any.**
Nobody will be displaced.

l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**
Plan to remain residential

m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**
No forest, no agriculture

9. Housing

Find help answering housing questions[12]

a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**
No added residences at this time.

b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**
No units will be eliminated.

c. **Proposed measures to reduce or control housing impacts, if any:**
Low density housing.

10. Aesthetics

Find help answering aesthetics questions[13]

a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**
No proposed structures at this time.

b. **What views in the immediate vicinity would be altered or obstructed?**
No proposed structures at this time.

c. **Proposed measures to reduce or control aesthetic impacts, if any:**
No proposed structures at this time.

11. Light and glare

Find help answering light and glare questions[14]

a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?** No lighting or windows will be added at this time.

b. **Could light or glare from the finished project be a safety hazard or interfere with views?** No added lighting at this time.

c. **What existing off-site sources of light or glare may affect your proposal?**
None

d. **Proposed measures to reduce or control light and glare impacts, if any:**
Dim or downward facing outside lights to protect night sky.

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing
[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics
[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

12. Recreation

Find help answering recreation questions

a. **What designated and informal recreational opportunities are in the immediate vicinity?** Numerous recreational opportunities are readily available nearby including hiking, biking, boating, swimming.

b. **Would the proposed project displace any existing recreational uses? If so, describe.** No existing recreational uses would be displaced.

c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:** Recreation won't be impacted.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.** No old buildings etc.

b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.** No evidence of any Indian or historic use.

c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.** No potential impacts to cultural or historical.

d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.** No disturbance would occur.

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

14. Transportation

Find help with answering transportation questions[16]

a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**
Access to property is Boyd Rd off Hwy 150. Right on Purtteman Gulch, rt on Chelan Ranch rd. Right on Whitetail Way.

b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?** Hwy 150 at intersection of Boyd rd has a public bus stop aprox 1.6 miles away.

c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**
No, rural gravel & dirt road access.

d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**
No water, rail, or air transportation nearby.

e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**
No extra traffic in this proposal.

f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**
No agriculture or forestry work nearby.

g. **Proposed measures to reduce or control transportation impacts, if any:**
No transportation impacts at this time.

15. Public services

Find help answering public service questions[17]

a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.** Not at this time.

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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.
No added impacts in the near future.

16. Utilities

Find help answering utilities questions[18]

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. Nothing proposed at this time.

C.Signature

Find help about who should sign[19]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X Shawn Sanderson

Type name of signee: Shawn Sanderson

Position and agency/organization: owner

Date submitted: 2/25/26

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities
[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature
[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?** Increased but minimal impervious surfaces.

   - **Proposed measures to avoid or reduce such increases are:**
     Smaller foot print homes with less impervious surfaces.

2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**
   Deer, coyote & birds adapt well.

   - **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**
     Natural (native) landscape.

3. **How would the proposal be likely to deplete energy or natural resources?**
   Each parcel would potentially have a residence.

   - **Proposed measures to protect or conserve energy and natural resources are:**
     "Green building" practices, solar panels.

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**
   No sensitive areas on our parcel.

   - **Proposed measures to protect such resources or to avoid or reduce impacts are:**
     No sensitive areas.

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**
   No shorline on our parcel.

   - **Proposed measures to avoid or reduce shoreline and land use impacts are:**
     No shorline on or near our parcel.

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?** None at this time or near future.

   - **Proposed measures to reduce or respond to such demand(s) are:**
     This proposal will not directly increase transportation demand.

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

The proposal is consistent with Ecology requirements.

Chelan County
Department of Community Development

Receipt Number: 26-00363

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

Payer/Payee: SANDERSON SHAWN P & DEANNE M
172 WHITETAIL WAY
CHELAN WA 98816

Cashier: SUSAN DRETKE

Date: 02/26/2026

PL 26-063 COMPREHENSIVE PLAN AMENDMENT 172 Whitetail Way Chelan, WA 98816

Fee Description	BARS Number	Fee Amount	Amount Paid	Fee Balance
Comp Plan Amendment(GMA/Map)	010.020.32210.05.000	$2,475.00	$2,475.00	$0.00
Environmental Review (SEPA)	010.020.34589.03.000	$243.00	$243.00	$0.00
		$2,718.00	**$2,718.00**	**$0.00**
			TOTAL PAID:	**$2,718.00**

Payment Method	Reference Number	Payment Amount
CREDIT CARD	192608521	$2,718.00
Total:		**$2,718.00**

Notes :

Project Information

License #	License Type	Parcel #
PL 26-063	CPA	282234410100

Project Contacts

License #	Name	Association	Address
PL 26-063	SANDERSON SHAWN P & DEANNE M	APPLICANT	172 WHITETAIL WAY, CHELAN, WA 98816
	SANDERSON SHAWN P & DEANNE M	OWNER	172 WHITETAIL WAY, CHELAN, WA 98816

Payment Entry Form

Result: Payment Authorized
Confirmation Number: 192608521

Your payment has been authorized successfully and payment will be processed.

Chelan County Community Development thanks you for your payment. For questions about your account, please call 509-667-6225 Thank you for using our bill payment services.

Please save or print a copy of this receipt for record keeping purposes.

My Bills

Description	Payment Amount
Planning Permit payment of $2,718.00 on Permit Number CPA 26-063	$2,718.00

Subtotal:	$2,718.00
Convenience Fee:	$73.39
Total Payment:	**$2,791.39**

Customer Information

First Name:	SHAWN
Last Name:	SANDERSON
Address Line 1:	172 WHITETAIL WAY
City:	CHELAN
State:	Washington
Zip Code:	98816
Phone Number:	5098608649
Email Address:	CHELANSITEDEVELOPMENT@GMAIL.COM

Payment Information

Payment Date:	02/26/2026
Card Type:	Visa
Card Number:	**********4329

Signature:_____ **Date:**_____/_____/_____
By signing this receipt you agree to the terms and conditions of this service.

You will see one line item on your credit or debit card statement indicating the amount you paid and will be identified as *Chelan Co Comm Dev*. If you have any questions about the charges please call 1-888-891-6064.

Susan Dretke

From: Shawn Sanderson <chelansitedevelopment@gmail.com>
Sent: Wednesday, February 25, 2026 10:49 PM
To: Susan Dretke
Subject: Re: Comprehensive Plan Map Amendment

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

A. Consistency with the Growth Management Act (Chapter 36.70A RCW)

The proposal is consistent with the goals of the Growth Management Act (GMA) because it:

- Maintains rural character consistent with lands outside the UGA.
- Does not introduce urban-level densities or services.
- Allows orderly, low-density rural development.
- Utilizes individual well and septic systems, consistent with rural infrastructure standards.

The proposed RR5 designation remains a rural classification and does not promote urban sprawl or premature extension of urban services.

B. Consistency with Chelan County Comprehensive Plan Goals and Policies

The proposed amendment supports Comprehensive Plan goals by:

- Promoting efficient and logical rural land division.
- Maintaining large-lot rural residential development.
- Supporting housing opportunities consistent with rural land use policies.
- Preserving rural character while allowing reasonable property use.

Reducing the minimum lot size from 10 acres to 5 acres remains fully consistent with rural land use objectives and does not introduce incompatible densities.

C. Compliance with Comprehensive Plan Land Use Designation/Siting Criteria

The 21.6-acre parcel is physically suitable for division into RR5-sized lots. The property:

- Meets minimum acreage thresholds under RR5.
- Is capable of accommodating individual wells and septic systems.
- Has legal access via Whitetail Way.
- Does not require urban utilities or infrastructure expansion.

The site is appropriate in size, location, and physical characteristics to support the proposed designation.

D. Consistency with Capital Facilities and Transportation Elements

The proposal does not require expansion of public capital facilities.

- Water will be provided by individual wells.
- Wastewater will be managed by on-site septic systems.
- Access is existing and adequate.
- Traffic generation from potential RR5 parcels will remain consistent with rural residential levels.

The amendment does not conflict with adopted transportation or capital facilities planning.

E. No Adverse Impact to Surrounding Land Uses

The surrounding area consists of rural residential properties and large-acreage parcels. The proposed RR5 designation:

- Maintains rural residential character.
- Does not introduce commercial or industrial uses.
- Preserves compatibility with surrounding properties.

The amendment will not create adverse impacts to neighboring landowners.

F. No Adverse Impact to Resource Lands or Critical Areas

The property is not designated as long-term commercial agricultural, forest, or mineral resource land. The proposed amendment:

- Does not convert designated resource lands.
- Will comply with critical areas regulations at time of development.
- Does not create unavoidable impacts to environmentally sensitive areas.

G. No Adverse Effect on Land Supply

The proposal does not reduce the County's ability to meet projected rural land needs. Instead, it allows modest rural residential density consistent with long-term planning policies.

The 21.6-acre parcel remains rural in character and continues to support low-density development consistent with rural land supply projections.

H. Serves the Public Interest

The proposed amendment serves the public interest by:

- Allowing reasonable and economically viable use of private property.
- Supporting rural housing opportunities.
- Maintaining public health and safety through compliance with well and septic standards.
- Preserving rural character outside the UGA.

For these reasons, the proposed Comprehensive Plan Map Amendment from RR10 to RR5 meets the criteria of Chelan County Code 14.14.060(1).

Please let me know if additional information is needed to complete the review.

Thanks,
Shawn Sanderson

On Wed, Feb 25, 2026 at 12:25 PM Susan Dretke <Susan.Dretke@co.chelan.wa.us> wrote:

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- H. The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

-

-

Susan Dretke

Senior Planner

Chelan County Community Development

316 Washington Street, Suite 301

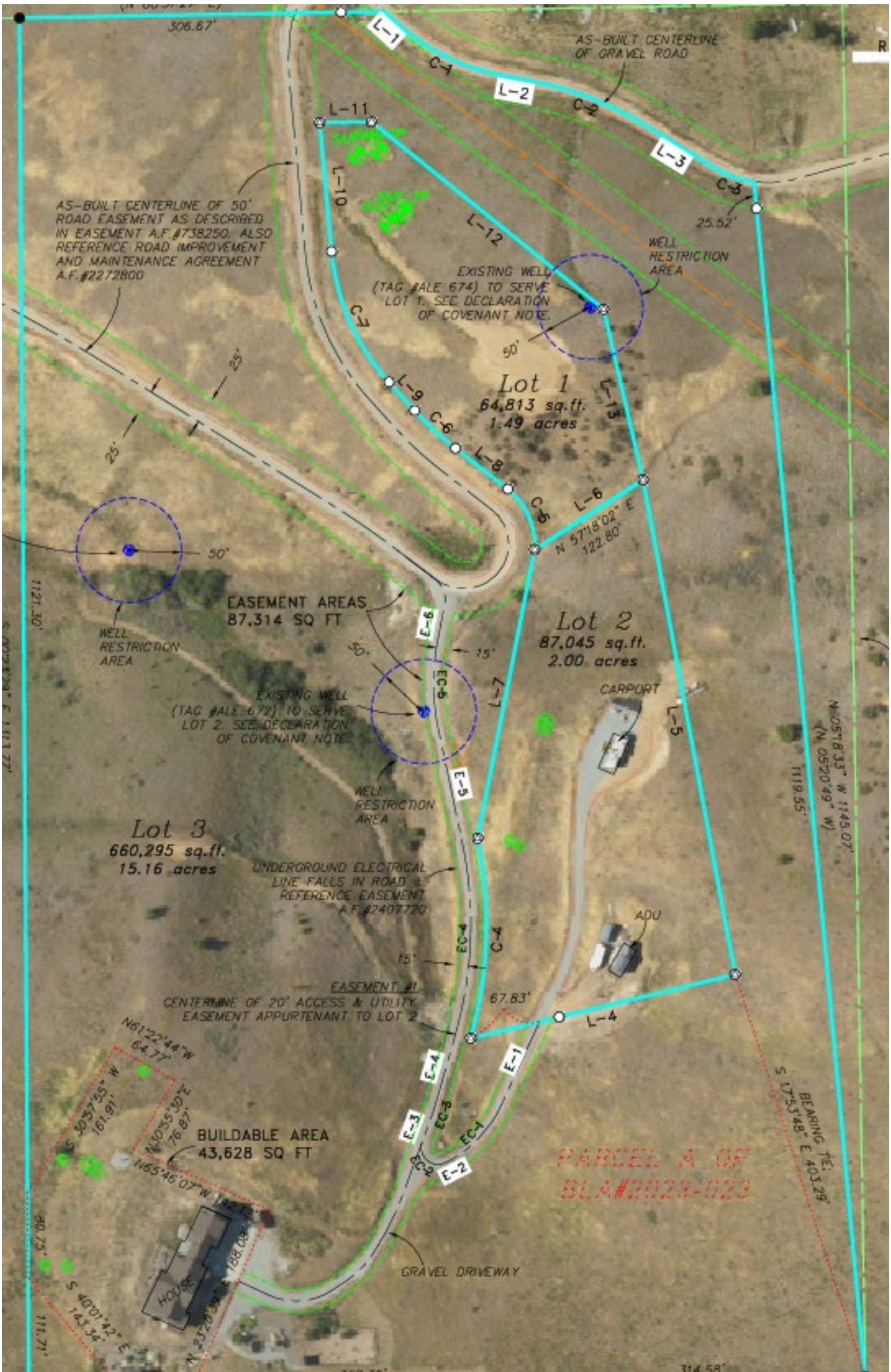
Wenatchee, WA 98801

Main Office: (509) 667-6225

Direct Line: (509) 667-6586

Susan.Dretke@CO.CHELAN.WA.US

The Department of Community Development would appreciate your feedback. Please take a moment to complete our Public Experience Survey: https://www.surveymonkey.com/r/XP7NYJZ


306.67'
AS-BUILT CENTERLINE OF GRAVEL ROAD
L-1
C-1
L-2
C-2
L-3
C-3
25.52'
L-11
L-10
L-12
AS-BUILT CENTERLINE OF 50' ROAD EASEMENT AS DESCRIBED IN EASEMENT A.F.#738250. ALSO REFERENCE ROAD IMPROVEMENT AND MAINTENANCE AGREEMENT A.F.#2272800
EXISTING WELL (TAG #ALE 674) TO SERVE LOT 1. SEE DECLARATION OF COVENANT NOTE.
WELL RESTRICTION AREA
50'
C-7
L-9
C-6
L-8
C-5
L-6
L-13
Lot 1
64,813 sq.ft.
1.49 acres
N 57°18'02" E
122.80'
25'
25'
50'
1121.30'
EASEMENT AREAS
87,314 SQ FT
WELL RESTRICTION AREA
E-6
15'
EC-5
50'
EXISTING WELL (TAG #ALE 672) TO SERVE LOT 2. SEE DECLARATION OF COVENANT NOTE.
WELL RESTRICTION AREA
L-7
E-5
Lot 2
87,045 sq.ft.
2.00 acres
CARPORT
L-5
N 05°18'33" W 1145.07'
(N 05°20'49" W)
1119.55'
Lot 3
660,295 sq.ft.
15.16 acres
UNDERGROUND ELECTRICAL LINE FALLS IN ROAD & REFERENCE EASEMENT A.F.#2407720
ADU
EC-4
C-4
15'
EASEMENT #1
CENTERLINE OF 20' ACCESS & UTILITY EASEMENT APPURTENANT TO LOT 2
67.83'
L-4
N61°22'44"W
64.77'
S 30°37'55" W
161.91'
N 40°55'10" E
76.87'
BUILDABLE AREA
43,628 SQ FT
N65°46'07"W
E-4
E-1
E-3
EC-3
EC-1
EC-2
E-2
PARCEL A OF BLA#2023-023
BEARING TIE: S 17°53'48" E 403.29'
GRAVEL DRIVEWAY
HOUSE
80.73'
S 40°01'42" E
143.34'
111.71'
314.58'

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-

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Senior Planner

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SEPA[1] Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A. Background

Find help answering background questions[2]

1. **Name of proposed project, if applicable:**
   Sanderson Short Plat
2. **Name of applicant:**
   Shawn & DeAnne Sanderson
3. **Address and phone number of applicant and contact person:**
   172 Whitetail Way Chelan, WA 98816, Shawn S. (509) 860-8649
4. **Date checklist prepared:**
   Feb 2026
5. **Agency requesting checklist:**
   Chelan County
6. **Proposed timing of schedule (including phasing, if applicable):**
   ASAP
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**
   Our eventual goal is to change zoning from current RR10 to RR5.
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.** Parcel was approved for Cluster Short Plat NO SP 2023-409
9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**
   Open in ground swimming pool permit BP 250540 To be finished in the Spring.
10. **List any government approvals or permits that will be needed for your proposal, if known.**
    Comprehensive Plan Amendment, re zone, Short Plat approval.
11. **Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)** Trying to have flexibility to sell off a few acres of our property to help cover our rapidly rising property taxes.
12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section,**
    21.65 acres @ 172 Whitetail Way Chelan, Parcel # 282234410100

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. **General description of the site:**
Rolling hills

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. **What is the steepest slope on the site (approximate percent slope)?**
25 - 30% in a couple smaller areas.

c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.** 12" - 36" well draining topsoil on top of decomposed granite and solid granite under decomposed.

d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.** No. Nelson Geotechnical has done 3 site visits & reports for various projects starting in 2014. most recently in 2025.

e. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**
3 - Flat areas have been cut out of hilly areas to access well heads, build an ADU.

f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**
If precaution is taken groundwater absorbs very quickly in large grass & brush areas.

g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**
No plans at this time for more impervious surfaces.

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**
We annually clean out ditches and add rock & gravel to control erosion.

2. Air

Find help answering air questions[4]

a. **What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**
No plans of further construction at this time.

b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.** No nearby emissions or odors we're aware of.

c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**
No emissions would occur as part of this approval.

3. Water

Find help answering water questions[5]

a. **Surface:**
Find help answering surface water questions[6]

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.** There is no surface water, streams etc anywhere on or near our property.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**
No water nearby.

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**
No wetlands or surface water on our parcel.

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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 surface water.

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.** Not in 100-year floodplain.

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**
   NO discharges of waste materials to surface water would occur.

b. **Ground:**
   Find help answering ground water questions[7]

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**
   We have 4 wells on our property but only one is active for exsisting residence + ADU.
2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.** We have 2 permitted septic systems on our property and 2 approved site evaluations for future.

c. **Water Runoff (including stormwater):**

1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.** Any rain or snow melt runs into ditches which disperse in large well draining grass fields. No other water sources nearby.
2. **Could waste materials enter ground or surface waters? If so, generally describe.**
   NO waste materials or surface water present.

3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.** Not at this time.

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

d. **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

No surface, ground, or runoff water impacts would occur as a direct result of this approval.

4. Plants

Find help answering plants questions

a. **Check the types of vegetation found on the site:**

- ☐ **deciduous tree: alder, maple, aspen, other**
- ☒ **evergreen tree: fir, cedar, pine, other**
- ☒ **shrubs**
- ☒ **grass**
- ☐ **pasture**
- ☐ **crop or grain**
- ☐ **orchards, vineyards, or other permanent crops.**
- ☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- ☐ **water plants: water lily, eelgrass, milfoil, other**
- ☐ **other types of vegetation**

b. **What kind and amount of vegetation will be removed or altered?**

None at this time or in the near future.

c. **List threatened and endangered species known to be on or near the site.**

No endangered species on or near the site.

d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.** We've tried to leave as much natural landscape around our buildings except for fire buffer.

e. **List all noxious weeds and invasive species known to be on or near the site.**

We try to remove - Dalmation toadflax, Russian knapweed

5. Animals

Find help answering animal questions[8]

a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include: Hawks, crows, songbirds.
Deer, coyote.

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:** Nope

b. List any threatened and endangered species known to be on or near the site.
Not aware of any threatned or endangered on or nearby.

c. Is the site part of a migration route? If so, explain.
No migration route.

d. Proposed measures to preserve or enhance wildlife, if any.
Mostly natural landscape, deer visit close to our house.

e. List any invasive animal species known to be on or near the site.
Starlings

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. No additional energy needs at this time.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. wouldn't affect any future solar on or nearby.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.
"Green Building", solar panels.

7. Environmental health

Health Find help with answering environmental health questions[10]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe. Not that we're aware of.

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou
[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

1. **Describe any known or possible contamination at the site from present or past uses.** None as far as we know.

2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**
No hazardous chemicals/conditions nearby.

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.** only gas, oil, propane.

4. **Describe special emergency services that might be required.**
Wildland Fire protection.

5. **Proposed measures to reduce or control environmental health hazards, if any.**
Future silt fences, straw, limiting to normal construction hours.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?** Very quiet, occasional tractors, mowing, animals.

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**
None at this time or in the near future.

3. **Proposed measures to reduce or control noise impacts, if any:**
Standard work hours.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**
Currently in its natural state around exsisting structures.

b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have**
Not forest land. No irrigation so probably never farmed.

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?
Never had farm or forest tax breaks

1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**
No farming or forestry nearby.

c. **Describe any structures on the site.** Single family home & seperate ADU. Garden shed, chicken coop, open sided tractor & hay storage.

d. **Will any structures be demolished? If so, what?**
No demolishing.

e. **What is the current zoning classification of the site?** RR10

f. **What is the current comprehensive plan designation of the site?** Rural Residential

g. **If applicable, what is the current shoreline master program designation of the site?**
No shoreline.

h. **Has any part of the site been classified as a critical area by the city or county? If so, specify.** No critical areas.

i. **Approximately how many people would reside or work in the completed project?**
No additional people at this time.

j. **Approximately how many people would the completed project displace?**
Nobody will be displaced.

k. **Proposed measures to avoid or reduce displacement impacts, if any.**
Nobody will be displaced.

l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**
Plan to remain residential

m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**
No forest, no agriculture

9. Housing

Find help answering housing questions[12]

a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**
No added residences at this time.

b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**
No units will be eliminated.

c. **Proposed measures to reduce or control housing impacts, if any:**
Low density housing.

10. Aesthetics

Find help answering aesthetics questions[13]

a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**
No proposed structures at this time.

b. **What views in the immediate vicinity would be altered or obstructed?**
No proposed structures at this time.

c. **Proposed measures to reduce or control aesthetic impacts, if any:**
No proposed structures at this time.

11. Light and glare

Find help answering light and glare questions[14]

a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?** No lighting or windows will be added at this time.

b. **Could light or glare from the finished project be a safety hazard or interfere with views?** No added lighting at this time.

c. **What existing off-site sources of light or glare may affect your proposal?**
None

d. **Proposed measures to reduce or control light and glare impacts, if any:**
Dim or downward facing outside lights to protect night sky.

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing
[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics
[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

12. Recreation

Find help answering recreation questions

a. **What designated and informal recreational opportunities are in the immediate vicinity?** Numerous recreational opportunities are readily available nearby including hiking, biking, boating, swimming.

b. **Would the proposed project displace any existing recreational uses? If so, describe.** No existing recreational uses would be displaced.

c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:** Recreation won't be impacted.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.** No old buildings etc.

b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.** No evidence of any Indian or historic use.

c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.** No potential impacts to cultural or historical.

d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.** No disturbance would occur.

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

14. Transportation

Find help with answering transportation questions[16]

a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**
Access to property is Boyd Rd off Hwy 150. Right on Purtteman Gulch, rt on Chelan Ranch rd. Right on Whitetail Way.

b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?** Hwy 150 at intersection of Boyd rd has a public bus stop aprox 1.6 miles away.

c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**
No, rural gravel & dirt road access.

d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**
No water, rail, or air transportation nearby.

e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**
No extra traffic in this proposal.

f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**
No agriculture or forestry work nearby.

g. **Proposed measures to reduce or control transportation impacts, if any:**
No transportation impacts at this time.

15. Public services

Find help answering public service questions[17]

a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.** Not at this time.

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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.
No added impacts in the near future.

16. Utilities

Find help answering utilities questions[18]

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. Nothing proposed at this time.

C.Signature

Find help about who should sign[19]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X Shawn Sanderson

Type name of signee: Shawn Sanderson

Position and agency/organization: owner

Date submitted: 2/25/26

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities
[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature
[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?** Increased but minimal impervious surfaces.

   - **Proposed measures to avoid or reduce such increases are:**
     Smaller foot print homes with less impervious surfaces.

2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**
   Deer, coyote & birds adapt well.

   - **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**
     Natural (native) landscape.

3. **How would the proposal be likely to deplete energy or natural resources?**
   Each parcel would potentially have a residence.

   - **Proposed measures to protect or conserve energy and natural resources are:**
     "Green building" practices, solar panels.

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**
   No sensitive areas on our parcel.

   - **Proposed measures to protect such resources or to avoid or reduce impacts are:**
     No sensitive areas.

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**
   No shorline on our parcel.

   - **Proposed measures to avoid or reduce shoreline and land use impacts are:**
     No shorline on or near our parcel.

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?** None at this time or near future.

   - **Proposed measures to reduce or respond to such demand(s) are:**
     This proposal will not directly increase transportation demand.

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

The proposal is consistent with Ecology requirements.

File(s) No. _____

CHELAN COUNTY

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

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 282234410100 Lot Size: 21.65 (Acres)
Parcel Address: 172 Whitetail Way City/Zip Code: Chelan / 98816
Property Owner(s): Shawn, DeAnne Sanderson Zoning: RR10
Mailing Address: 172 Whitetail Way
City/State/Zip Code: Chelan, WA 98816
Phone: (509) 860-8649 E-mail: chelansitedevelopment@gmail.com

Applicant/Agent (if different than owner): _____
Company and Mailing Address: _____
City/State/Zip: _____ Phone: _____
E-mail: _____
For multiple owners, applicants, or agents, provide additional sheets.

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ❑ Administrative Modification
- ❑ Administrative Determination
- ❑ Administrative Interpretation
- ❑ Binding Site Plan
- ☒ Comprehensive Plan Map Amendment
- ❑ Comprehensive Plan Text Amendment
- ❑ Conditional Use Permit
- ❑ Forest Practice/Conversion
- ❑ Open Space: Public Benefit Rating System
- ❑ Major Subdivision
- ❑ Master Planned Development
- ❑ Planned Development
- ❑ Plat Alteration or Vacation
- ❑ Short Plat
- ❑ Variance (zoning or critical areas)
- ❑ Zoning Change-Text Amendment/ Map Amendment
- ❑ Critical Area Determination
- ❑ Other: _____

APPLICABILITY SECTION

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership (Title holder signature is required on all applications. Properties being purchased on a Real Estate Contract require title holder signature.)
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

File(s) No. _____

GENERAL INFORMATION

Please provide a narrative of the proposed project including, but not limited to, all proposed activities, uses and development (attach additional sheets if needed):

Going through the lengthy process to eventually re zone from current RR10 to RR5. Currently have an approved cluster short plat SP 2023-409.

☐ Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): _____
2. Is the subject property located within an Urban Growth Area (UGA)? ☒ No ☐ Yes
   If "yes", which UGA? _____
3. Please describe adjacent land uses in all directions around the subject property:
   North: residential
   South: residential
   East: residential
   West: residential
4. What is the current use of the property? Single residence & ADU
5. Sanitation Disposal: ☐ N/A ☒ Septic Permit ☐ Sewer District: _____
6. Water Source: ☐ N/A ☒ Single Private Well ☐ Shared Private Well ☐ Group B
   ☐ Public Water Supplier: _____
7. Irrigation Water:
   ☒ N/A ☐ Yes (Private) ☐ Yes (Public) Irrigation District/Purveyor: NA
8. Fire District: Chelan School District: Chelan
9. Power Service: Chelan County PUD
10. Are there critical areas or critical area buffers on the property? NO
    ☐ Airport Overlay: _____
    ☐ Aquifer Recharge Area (see attached)
    ☐ Floodplain / Floodway _____
    Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:
    ☐ Alluvial Fan (250') ☐ Known Historic Hazardous Area (250') ☐ Slopes > 40% (250')
    ☐ Erosive soils (on-site) ☐ Landslide ☐ Snow Avalanche (500')
    ☐ Habitat/Riparian Area, protected species/area: _____
    ☐ Streams / Waterbodies: _____ ☐Shoreline Environment Designation: _____
    ☐ Drainage or Seasonal Stream: _____ ☐ Wetland, if so what category: _____
    ☐ Cultural or Archeological: _____
11. Will landfill be required? ☒ No ☐ Yes, approximate _____(cubic yards)
12. Will excavation be required? ☒ No ☐ Yes, approximate _____(cubic yards)
13. Has site preparation been started on the site? If so, to what extent?
    NA
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?
    NA

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:
NA -> No projects planned at this time.

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property coverd by this proposal? ☒ No ☐ Yes, please list:

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Pursuant to Chelan County Code (CCC), Section 11.82.030: An applicant seeking to develop property which requires a development permit, not otherwise exempted from the requirements of this chapter, shall submit with the application this certified statement, which lists criteria (5)(A) through (5)(D), (6), and (7) as set forth in CCC, Section 11.82.040 and indicate whether the criteria apply or do not apply to the site or development.

*****Any development application that fails to contain this statement or fails to indicate whether any one of the criteria apply or do not apply shall be rejected and only accepted upon resubmission of the completed statement. "Unknown" or similar responses will not be accepted.*****

If the administrator determines the development meets one or more of criteria (1) through (4) of CCC, Section 11.82.040, or if the administrator determines the development meets criterion (5) of CCC, Section 11.82.040 and the applicant indicates the development meets one or more of criteria (5)(A) through (5)(D), or if the applicant indicates the development meets one or more of criteria (6) or (7) of CCC, Section 11.82.040, the development shall require a hydrogeologic evaluation as described in CCC, Section 11.82.050. If the development has a medium or high vulnerability rating, the development shall be subject to the performance standards of CCC, Section 11.82.060.

If the administrator determines that criteria (1) through (5) of CCC, Section 11.82.040 do not apply to the development and an applicant's statement asserts that criteria (6) and (7) of CCC, Section 11.82.040 do not apply to the development, the administrator will accept the statement and proceed with the permitting or approval process, except if the administrator has or obtains information prior to the permit or approval being finalized, which clearly establishes the applicant's statement is incorrect. In which case, the applicant will be advised in writing of the inconsistent information and advised to either (A) provide an amended statement adding the evaluation criteria as being applicable and complete a hydrogeologic evaluation of the development pursuant to CCC, Section 11.82.050, or (B) present sufficient countering information clearly establishing that the basis for the department's concern is incorrect. If the applicant selects to proceed under (B), upon receipt of the applicant's information, the administrator shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the administrator.

EVALUATION CRITERIA:

The applicant is required to determine the vulnerability rating for any development permit, not otherwise exempted, and meets any one of the criteria below. Please check the boxes that apply to your project:

- ☐ 1.Within a wellhead protection area designated under WAC 246-290-135
- ☐ 2. Within a critical aquifer recharge area mapped and identified by a qualified groundwater professional
- ☐ 3. Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act
- ☐ 4. Within an area established for special protection pursuant to a groundwater management program, Chapters 90.44, 90.48, and 90.54 RCW, and Chapters 173-100 and 173-200 WAC
- ☐ 5. The site contains highly permeable soils, which include types 1 ,2 and 3 under WAC 246-272A-0220, Table V or soils mapped by US Department of Agriculture Natural Resources Conservation Service as having saturated hydraulic conductivity (Ksat) classification of Moderately High or identified as Hydrologic Soil Group "A" and:
  - ☐ A. The site will be utilized for hazardous substance (defined in Chapter 70.105 RCW) processing, storage or handling in applications or quantities larger than is typical of household use; or
  - ☐ B. The site is currently or will be utilized for commercial or industrial activities listed in the US Environmental Protection Agency's Potential Sources of Drinking Water Contamination Index that can be found in Appendix A to Department of Ecology's Critical Aquifer Recharge Area Guidance Document; or
  - ☐ C. The development involves a major subdivision and includes present or future plans to construct dwelling units that will not be connected to a public sewer system and any of the lots are less than one net acre in size; or
  - ☐ D. The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds four thousand square feet;
- ☐ 6. The proposed use is as a commercial feedlot, landfill, junkyard, salvage yard, or auto wrecking yard, or
- ☐ 7. The site will be used for above ground application of sewage or sludge.

Development proposals for a single-family residential dwelling, accessory dwelling unit, or accessory building that is connected to a public sewer system or has a septic permit approved by the Chelan-Douglas health district shall be exempt from hydrogeologic evaluation under CCC, Section 11.82.050.

CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there **IS NOT** or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled "**IS NOT**" above, proceed to Sub-Section III of this form.

If you circled "**IS**" above, proceed to Sub-Section II of this form.

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.

____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.

____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.

____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

☒ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis- related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

- ❑ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.
- ❑ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).
- ❑ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.
- ❑ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.
- ❑ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.
- ❑ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

- ❑ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ❑ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ❑ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ❑ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ❑ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- ❑ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ❑ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ❑ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ❑ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ❑ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ❑ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEGEMENT SECTION

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

By submitting this application, I acknowledge and certify the following:

Initials
(Owner and, if applicable, Applicant)

SS _____ 1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.

SS _____ 2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.

SS _____ 3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.

SS _____ 4. Additional permit applications and approvals may be necessary to conduct specific activities.

SS _____ 5. Application fees are non-refundable, except when approve by the Board.

SS _____ 6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

File(s) No. _____

SS ____ 7. Chelan County is hereby given consent to enter the property(ies) listed above.

SS ____ 8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.

SS ____ 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.

SS ____ 10. I certify that this application has been made with the consent of the lawful property owner(s).

SS ____ 11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.

SS ____ 12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature: Shawn Sanderson **Place:** 172 Whitetail Way **Date:** 2/24/26

Print Name: Shawn Sanderson

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

Property owners:
Shawn and DeAnne Sanderson
172 Whitetail Way
Chelan, WA 98816
509-860-8649
Parcel number: 282234410100

i.) Statement of What is Proposed and Why

The applicants (Shawn and DeAnne Sanderson) propose to amend the Comprehensive Plan land use designation and zoning classification from Rural Residential/Resource (RR10) to Rural Residential (RR5) for the 21.65-acre parcel located at 172 Whitetail Way, Chelan, WA. The requested amendment would allow a 4-lot residential short plat consistent with a 5-acre minimum lot size.

The purpose of the amendment is to allow modest rural residential development that aligns with the property's size, existing access, surrounding parcel patterns, and long-term residential character of the area. The proposed 4-lot configuration maintains rural densities while making efficient use of the land.

We have a conditional cluster short plat (SP 2023-409) approval for three lots on our 21.65 acres. However, the open space requirements were significantly restrictive for us to be able to enjoy the freedom of our property. We feel re-zoning to RR5 will enable us to fulfil our potential objectives without the restrictions.of the open space requirements.

ii.) Consistency with the Washington Growth Management Act (RCW 36.70A)

The proposed amendment is consistent with the goals of the Washington State Growth Management Act (GMA), including:

Urban Growth Goal: The property is outside the UGA and the proposed density remains rural in character, consistent with GMA provisions that allow limited rural development that does not create urban-level densities.
Rural Element: The proposal maintains rural character, preserves open space between homes, and avoids sprawl.
Housing Goal: The amendment modestly increases rural housing supply in a manner consistent with existing development patterns.
Property Rights Goal: The proposal allows reasonable use of private property consistent with surrounding land uses.

The requested RR5 zoning maintains low-density rural development and does not create urban services demand.

The RR10 and RR5 guidelines are relatively the same other than the lot size.

iii.) Compliance with Comprehensive Plan Goals and Policies

The amendment supports Chelan County Comprehensive Plan goals related to:

* Encouraging rural development at appropriate densities.
* Maintaining rural character and open space.
* Supporting incremental housing opportunities.
* Ensuring compatibility with surrounding land uses.

The proposal reflects the established rural residential pattern in the surrounding area and does not introduce incompatible uses.

iv.) Compliance with Land Use Designation Criteria

The requested RR5 designation is appropriate because:

* The parcel size (21.65 acres) comfortably supports four 5-acre lots.
* The property is currently used for single-family residential purposes.
* No critical areas or designated resource lands are present.
* The proposed density is consistent with surrounding lot sizes.
* The change does not require extension of urban-level infrastructure.

v.) Consistency with Capital Facilities and Transportation Elements

The proposed 4-lot short plat will not create significant demand on capital facilities.

Transportation: Access is available via Whitetail Way. Traffic generated by four rural residential lots is minimal and consistent with rural road standards.
Schools and Emergency Services: The increase of three additional dwelling units (beyond the existing home) will have negligible impact on public services.
Utilities: Development will rely on individual wells and septic systems consistent with rural service levels.

The proposal does not require expansion of public infrastructure beyond rural service standards.

vi.) Surrounding Land Uses and Appropriateness of Amendment

Surrounding properties are characterized by rural residential uses and large-lot development patterns. The proposed RR5 designation remains consistent with:

* Existing rural residential character
* Similar lot sizes in the vicinity
* Low-density residential use

The proposed amendment is more appropriate than the existing RR10 zoning because it better reflects the parcel's size and allows logical subdivision while maintaining rural spacing and open character. Two of the adjoining properties are 5 acres and 5.88 acres.

Vii.) Impact on Resource Lands or Critical Areas

The property does not contain or impact designated agricultural, forest, or mineral resource lands. No mapped critical areas (wetlands, fish and wildlife habitat, geologic hazards, or shorelines) are present on the site.

The proposal therefore does not negatively impact long-term commercial resource lands or environmentally sensitive areas.

viii.) Impact on 20-Year Land Supply

The amendment provides a modest increase in rural residential land supply by allowing up to four lots rather than limiting development to two under RR10 standards.

This incremental increase supports projected population growth while maintaining rural densities and does not undermine the County's allocation of growth to Urban Growth Areas.

ix.) Public Health, Safety, and Welfare

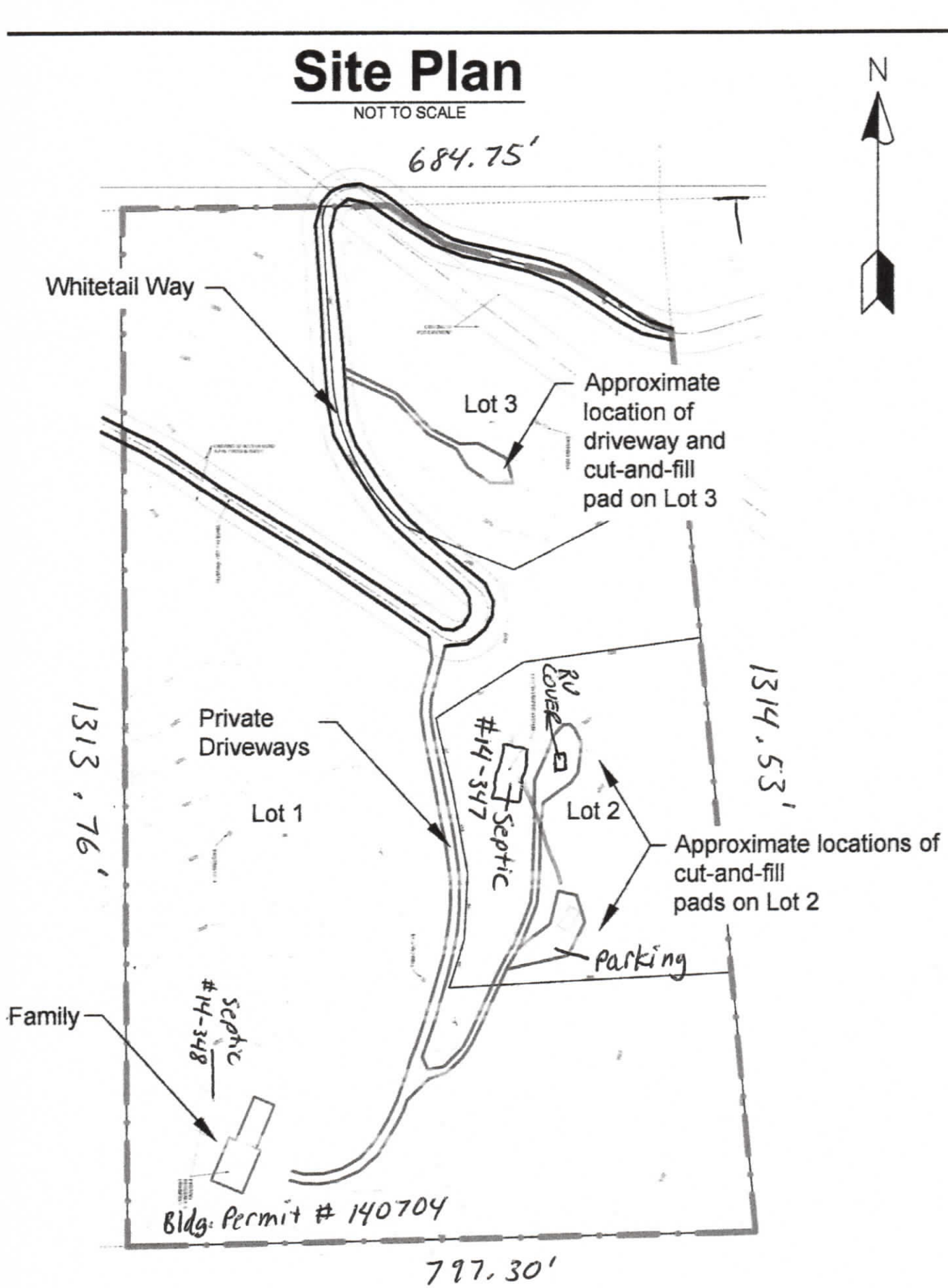
The proposed amendment serves the public interest by:

* Allowing orderly rural development consistent with established patterns.
* Supporting housing availability in Chelan County.
* Maintaining rural character and low-density design.
* Avoiding impacts to critical areas or resource lands.
* Ensuring development remains within rural infrastructure capacity.
* Added parcels would contribute more to the local tax base, helping fund schools, fire districts, etc.

The proposal balances private property rights with community planning goals and promotes the health, safety, and welfare of the public as a whole.

Site Plan

NOT TO SCALE



LEGEND

- Property line

Desktop\Site Plan.dwg

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

2026 Comprehensive Plan Map Amendment
Staff Report

TO:	Chelan County Planning Commission
FROM:	Chelan County Community Development
HEARING DATE:	October 14, 2026
FILE NUMBER:	CPA 26-067 WA Department of Natural Resources

RECOMMENDED MOTION

The Chelan County Planning Commission may make a motion to recommend approval or denial of the proposed Comprehensive Plan Amendments to the Chelan County Board of County Commissioners, pursuant to Chelan County Code Section 14.10.050. Suggested Findings of Fact and Conclusions of Law, which may be modified, are included in this staff report. Staff finds:

A. Re-designation of the site from Rural Residential/Resource 20 (RR20) to Rural Residential/Resource 10 (RR10) would comply with applicable Chelan County goals and policies for LAMIRD's pursuant to the findings of fact and conclusions of law cited below.

GENERAL INFORMATION

Planning Commission Workshop	August 26, 2026
Notice of Application to Surrounding Properties	March 4, 2026
Planning Commission Notice of Hearing Published	October 3, 2026
Planning Commission Hearing on	October 14, 2026
60-day State agency review	July 20, 2026
SEPA Determination	April 30, 2026

SEPA Environmental Review

A Determination of Non-Significance (DNS) was issued under WAC 197-11-340(2) for CPA 26-067 on April 30, 2026 (Attachment 1). The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2)(c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency.

Agency Comments:

Comments submitted by the Chelan Douglas Health District indicated they have no objections to approval of the proposal.

The Colville Tribe provided comment indicating that they will be reviewing any future development permits.

The Chelan County Fire Marshal's office has indicated they have no comments regarding the proposal.

Public Comment:

Comments were received from two neighboring property owners. Their comments are summarized below. The full text of these comments has been entered in the file and can be found in Attachment 2.

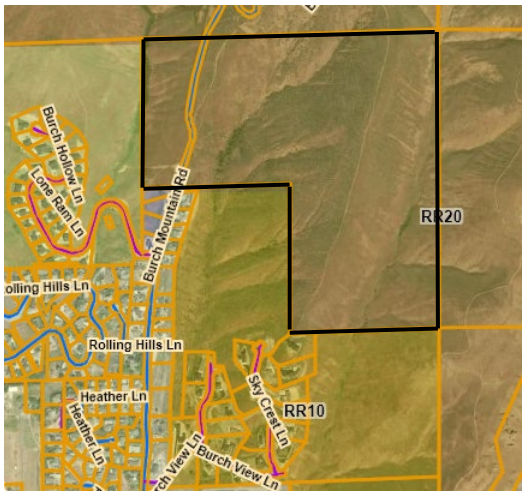
Ivey, Bert and Meilyn – Opposes the approval of the application due to the following reasons: impact on neighborhood character, traffic and safety, environmental and infrastructure concerns.

Farnus, Bob – Questioned why DNR is rezoning public land property, and what it have to do with the CDLT trying to access this land in connection with the Lookout trail system above Ohme Gardens.

PROJECT DESCRIPTION – CPA 26-067 WA DNR

Proposal: The applicant is requesting a comprehensive plan map amendment to change the designation of the 119-acre property from Rural Residential/Resource 20 (RR20) to Rural Residential/Resource 10 (RR10). The property is located northwest of the City of Wenatchee's urban growth area and is undeveloped. Burch Mountain Road bisects the parcel in a north/south orientation in the western portion of the site. The site is also known as parcel number 28-22-34-410-100.

Chelan County Land Use Designation



Density: The Rural Residential/Resource 20 designation allows for one lot per 20 acres. The Rural Residential/Resource 10 designation would allow for approximately twice the density or one lot per 10 acres.

Comprehensive Plan

Chelan County conducts an annual concurrent review of proposals to amend the Comprehensive Plan. The Plan represents the long-term vision for future land uses and development. Applicants must demonstrate the merits of the requested change as being consistent with adopted goals and policies.

The following Comprehensive Plan policies are relevant to the proposed request:

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Goal RE 1: Maintain a balance between human uses and the natural environment in rural areas of the County.

Policy RE 1.3: Establish a variety of rural land use designations that would accommodate a wide variety of rural uses and densities consistent with the County's rural character.

Goal RE 2: Maintain natural environment features that support and enhance natural resource-based economic activities, wildlife habitats, traditional rural lifestyles, outdoor recreation, and open space.

Goal H 1: Encourage the availability of affordable housing to all economic segments of the population of the county.

Goal H 2: Promote a variety of residential densities and housing types.

Review Criteria
The map amendment was analyzed based on information provided by the applicant or when readily available, within existing County resources. Agency and public comment also play a role in understanding how the amendment may advance the Comprehensive Plan goals and policies and how it may serve the general public's interest.

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

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

Finding of Fact: The Growth Management Act under RCW 36.70A.020 contains planning goals that include, but are not limited to, 1) Urban Growth, 2) Reduce Sprawl, 3) Transportation, 4) Housing, and 5) Economic Development. The Growth Management Act (GMA) encourages the provision of a variety of densities in order to accommodate projected growth while maintaining the rural character.

The requested map amendment to RR10 would provide for the site to be divided to provide additional single-family residential lots. The Chelan County Comprehensive Plan purpose for the RR10 zone is "to allow for rural development, forestry and agricultural uses consistent with the rural character and rural development provisions outlined in the goals and policies of the comprehensive plan. These areas can function as areas of transition between resource lands and areas of more intense rural or urban development." Properties in the immediate vicinity of the parcel are zoned RR2.5, RV, RS and RR10

Conclusion: The proposal would be consistent with the goals of the Growth Management Act and the applicable county-wide planning policies.

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

Finding of Fact: The proposed land use change would support the comprehensive plan goals and policies which encourage a variety of housing densities in the rural area.

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

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

Finding of Fact: The comprehensive plan states that the RR10 should be located in areas that are predominantly rural in character. Soil characteristics, steep slopes or other physical constraints to development may be present.
Significant areas of undeveloped open space may exist.". Although the subject parcel is located in a rapidly developing area, it is characterized by the steep slopes of Burch Mountain which may limit future development.

Conclusion: The amendment would comply with comprehensive plan land use designation/siting criteria.

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

Finding of Fact: The subject parcel is served by Burch Mountain Road, a public road.

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

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

Finding of Fact: The areas surrounding the subject property are zoned a wide variety of both urban and rural zones and are developed with single family residences.

Conclusion: The designation of the site from RR20 to RR10 would not adversely affect the surrounding area.

(F) The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

Finding of Fact: The RR10 designation is considered compatible with dispersed single-family residence, farms or forestry uses.

Conclusion: The amendment would not adversely affect resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

(G) The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan.

Finding of Fact: The proposed amendment would allow development of additional single-family residential lots. The total number of new lots would be dependent upon the method of subdivision proposed.

Conclusion: The proposed amendment would not have an adverse impact on projected growth; and would not contribute to the possibility of sprawl.

(H) The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

Finding of Fact: The proposed amendment could increase the availability of additional housing at rural densities.

Conclusion: The proposed amendment could provide additional housing opportunities while retaining the rural character of the area.

FINDINGS OF FACT

1. Chelan County adopted Title 14, Development Permit Procedures and Administration outlining provisions relating to the amendment of the Comprehensive Plan consistent with RCW 36.70A. The County followed the procedures required for amendment of the Comprehensive Plan.
2. Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and Chelan County Code outline provisions relating to the adoption and amendments to the Comprehensive Plan. The County used the applicable guidelines and regulatory review criteria for each amendment.
3. RCW 36.70A.210 requires that the Comprehensive Plan be consistent with the provisions of the adopted County-Wide Planning Policies.
4. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11, SEPA Rules, have been satisfied. To comply with the requirements of the State Environmental Policy Act for environmental review of a non-project action, the County, as lead agency issued a Determination of Non-significance for the application on April 30, 2026.
5. The required State agency review with the Department of Commerce (COM) and other State agencies was initiated on July 20, 2026 (Attachment 3), pursuant to RCW 36.70A.106.
6. The location and characteristics of the site which is the subject this request for a Comprehensive Plan Map Amendment are consistent with Chelan County Comprehensive Plan as outlined in this staff report.

CONCLUSIONS OF LAW

1. The amendment to the Chelan County Comprehensive Plan would be consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.
2. The amendment would comply with the Comprehensive Plan designation/siting criteria.
3. The amendment would not adversely affect the surrounding land uses.
4. The amendment would not adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
5. The amendment would not adversely affect the supply of land for various purposes available to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.
6. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.
7. The amendments are consistent with Chelan County Code Title 14 Development Permit Procedures and Administration.
8. The requirements of RCW 43.21C, the State Environmental Policy Act and WAC 197-11, SEPA Rules have been satisfied.

STAFF Finding

The Chelan County Planning Commission may make a motion to recommend approval or denial of the proposed Comprehensive Plan Amendments to the Chelan County Board of County Commissioners, pursuant to Chelan County Code Section 14.10.050. Suggested Findings of Fact and Conclusions of Law, which may be modified, are included in this staff report. Staff finds:

The Comprehensive Plan Amendment to change the subject property's land use designation from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 5 (RR5), given file number CPA 2026-063, based upon the findings of fact and conclusions of law contained would comply with relevant adopted county goals and policies.

ATTACHMENTS

1. SEPA Determination
2. Comment letters
3. 60-day Review Acknowledgment Letter from WA Dept. of Commerce
4. File of Record for CPA 26-067

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

SEPA NOTICE ISSUANCE OF DETERMINATION OF NON-SIGNIFICANCE (DNS)

Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 20 (RR20) to Rural Residential Resource 10 (RR10).

File Number:	CPA 26-067
Parcel Numbers:	23-20-16-100-000
Site Address:	Unassigned, Wenatchee, WA 98801
Owners:	Washington State Department of Natural Resources 1111 Washington St SE Mailstop 47014 Olympia, WA 98504-7014
Lead Agency:	CHELAN COUNTY

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This Determination of Non-Significance is issued under WAC 197-11-340, DNS. The lead agency will not act on this proposal for fourteen (14) days from the date of publication. Comments must be submitted by May 14, 2026 for consideration.

Responsible Official:	Deanna Walter, Director / SEPA Responsible Official
Address:	Chelan County Department of Community Development 316 Washington Street, Suite 301 Wenatchee, WA 98801
Phone:	(509) 667-6225

Signature: Deanna Walter Date: 4/30/26

Deanna Walter, SEPA Responsible Official

From:	Meilyn Ivey
To:	Susan Dretke
Subject:	Opposition to Land Use Designation Change - Project File No: CPA 26-067
Date:	Thursday, March 26, 2026 11:33:02 AM

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

Dear Ms. Dretke,

I am writing as the owner of 111 Rolling Hills Lane, Wenatchee to express my strong opposition to the proposed re-designation of Parcel Number: 232016100000 from RR20 to RR10 as discussed in Project File No: CPA 26-067.

As a nearby property owner, I believe this change will have a significant negative impact on our community, specifically:

Impact on Neighborhood Character: This area consists primarily of single-family homes. Introducing a change in the designation of this land will allow for future sales and development. This development will significantly decrease the quality of life, privacy, and safety for existing residents.

Traffic and Safety: The proposed development will increase traffic on Burch Mountain Road, which is already unsuitable for high-volume or commercial vehicles. This poses a danger to families and children.

Environmental/Infrastructure Concerns: With recent developments off Burch Mountain Road, we have already lost significant land protection for steppe zone and mule deer migration. This change in designation would lead to future loss of these carefully balanced environments.

I request that the Chelan County Community Development Committee rejects this rezoning request from the Washington State Department of Natural Resources to maintain the integrity of our neighborhood and our foothill habitats.

Sincerely,

Bert and Meilyn Ivey
111 Rolling Hills Ln
Wenatchee, WA 98801

From: Chris Pedersen
To: Susan Dretke
Subject: CPA 26-067
Date: Tuesday, March 10, 2026 1:38:08 PM

Susan,
The fire marshal has no comment for the above mentioned project.

Chris Pedersen, CFI²
Chelan County Fire Marshal
Department of Fire Prevention and Investigation
400 Douglas St.
Wenatchee, WA 98801
Cell: 509-630-9259
Email: chris.pedersen@co.chelan.wa.us

From: Connor Armi
To: Susan Dretke
Cc: Amelia Stanger; Rob.Whitlam@dahp.wa.gov
Subject: CTCR consultation CPA 26-067 WA DNR
Date: Thursday, May 7, 2026 1:07:21 PM

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

Hello Susan,

This consultation is in response to CPA 26-067 WA DNR, SEPA Determination of Non-significance. This land use change allows an additional dwelling unit to be constructed with the ratio of 1 residence per 10 acres. If and when there is a planned development we look forward to reviewing those future plans.

On behalf of Amelia Stanger, Interim Tribal Historic Preservation Officer.

--
Connor Armi
Archaeologist Senior
CTCR History & Archaeology
509-634-2691

Chelan-Douglas Health District
200 Valley Mall Parkway, East Wenatchee, WA 98802

Memorandum

To: Susan Dretke, Chelan County

From: Richmond Petty, REHS

Date: 03/30/26

RE: Washington DNR (CPA 26-067) Comments

I have reviewed the above development proposal for a Comprehensive Plan Map Amendment. The request to change the land use designation for the subject property from Rural Residential/Resource 20 (RR20) to Rural Residential/Resource 10 (RR10). The subject property is located off Burch Mountain Rd., Wenatchee, WA 98801 (county tax parcel: 232016100000)

As proposed, I have no objections to further approval of this project.

- Parcel is vacant with no existing septic or drinking water records.

Any changes to the project may require additional Health District review.

Fees for review of land-use applications have been established by the Chelan-Douglas Health District Board of Health. The District will bill the applicant upon receipt of our comments (attached).

Project	CDHD 2026 fees
Other Land Use review (per hour)	$125
Administration Fee	$5

From: bobmarleyf@icloud.com
To: Susan Dretke
Subject: CPA 26-067 Question
Date: Tuesday, March 17, 2026 9:01:37 AM

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

As I searched through all of the paperwork, I'm still lookin for motive.

#1 Why does DNR care what the zoning is on public land unless it has future plans?

#2 What does this have to do with the Chelan-Douglas Land Trust tying to access this land in connection with the Lookout trail system above Ohme Gardens?

Thanks for your help,
Bob Farnus
(One of the Mountain Vista Estates owners adjoining the DNR property)

Washington State Department of Commerce

THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2026-S-13072

Submittal Date Time: 07/20/2026

Submittal Information

Jurisdiction	Chelan County
Submittal Type	60-day Notice of Intent to Adopt Amendment
Amendment Type	Comprehensive Plan Amendment

Amendment Information

Brief Description
Proposed comprehensive plan amendment for the GMA periodic update

- **Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.**
- **Yes, this is action includes changes to Urban Growth Boundaries.**

Planning Commissions Date 07/22/2026
Planning Commissions Date 08/26/2026

Anticipated/Proposed Date of Adoption 12/31/2026

Categories

Submittal Category
Comprehensive Plan

Attachments

Attachment Type	File Name	Upload Date
Comprehensive Plan Amendment - Draft	Chelan County 2026-2046 Comp Plan_Appx K_20260715.pdf	07/20/2026 10:53 AM
Comprehensive Plan Amendment - Draft	Chelan County 2026-2046 Comp Plan_Appx L_20260716.pdf	07/20/2026 10:53 AM
Comprehensive Plan Amendment - Draft	Chelan County 2026-2046 Comp Plan_Redlines_20260717.pdf	07/20/2026 10:53 AM
Comprehensive Plan Amendment - Draft	Chelan County Citizen Initiated Comp Plan Amendments.pdf	07/20/2026 10:57 AM

Contact Information

Prefix Ms.
First Name Deanna
Last Name Walter
Title Director
Work (509) 667-6225
Cell
Email deannac.walter@co.chelan.wa.us

☐ **Yes, I would like to be contacted for Technical Assistance.**

Certification

■ **I certify that I am authorized to submit this Amendment for the Jurisdiction identified in this Submittal and all information provided is true and accurate to the best of my knowledge.**

Full Name Ashley Fernandez
Email ashley.fernandez@co.chelan.wa.us

File: SPA 26-067

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

I, Ashley Fernandez, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on April 27, 2026, I personally mailed true and correct copies of the attached SEPA DETERMINATION OF NON-SIGNIFIGANCE to the following parties:

****SEE ATTACHED EMAIL****

Signature

4.27.2026
Date

ACKNOWLEDGEMENT

This is to certify that on 27th day of April, 2026.

Ashley Fernandez to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY
PUBLIC
License Number 190561
STATE OF WASHINGTON

Ashley Fernandez

From: Ashley Fernandez
Sent: Monday, April 27, 2026 2:12 PM
To: 'matthew.matulovich@dnr.wa.gov'; FMO; 'ehsupport@cdhd.wa.gov'; Cindy Grubb; 'realestateservices@chelanpud.org'; 'ECYreSEAsmp@ecy.wa.gov'; 'permitcenter@wenatcheewa.gov'; 'enviroreview@yakama.com'; 'amelia.stanger.hsy@colvilletribes.com'; 'tracey.peone.hsy@colvilletribes.com'; 'meilyn_ivey@yahoo.com'; 'bobmarleyf@icloud.com'
Cc: Susan Dretke
Subject: Additional comment period for a SEPA Determination regarding CPA 26-067- WA DNR - Chelan County Dept. of Community Development
Attachments: CPA 26-067 - WA DNR - SEPA -DNS.pdf

Good afternoon,

Please see the attached SEPA Determination of Non-significance regarding WA DNR's application, File# CPA 26-067. This is a notification of a decision that was made regarding the application. The comment period ends on May 14, 2026.

If you have any questions pertaining to this application please feel free to contact the Chelan County Planner associated with this file, Susan Dretke, at 509-667-6225 or susan.dretke@co.chelan.wa.us.

Have a great week!

Cheers,

Ashley Fernandez
Noticing Clerk
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
Ashley.Fernandez@co.chelan.wa.us

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

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: jdL8NbWKaxgbkhXGXlae | **Proof Updated: Apr. 27, 2026 at 08:31am PDT**
Notice Name: CPA - SEPA - DNS

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER

Ashley Fernandez
ashley.fernandez@co.chelan.wa.us
(509) 667-6225

FILING FOR

Wenatchee World

Columns Wide: 2
Ad Class: Legals
Total Column Inches: 9.14
Number of Lines: 47

4/30/2026: Custom notice (Thursday Rate)	231.55
Subtotal	$231.55
Tax	$0.00
Processing Fee	$23.16
Total	**$254.71**

See Proof on Next Page

DETERMINATION OF NON-SIGNIFICANCE

PURSUANT to R.C.W 43.21C, NOTICE IS HEREBY GIVEN THAT on April 30, 2026 Chelan County Community Development (LEAD AGENCY) did issue a determination of non-signif icance relative to the environmental impact for the applications listed below. The lead agency for these proposals has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.C.030 (2)(c). This decision was made after review of completed environmental checklist and other information on file with the lead agency.

CPA 26-063 Sanderson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 10 (RR10) to Rural Residential Resource 5 (RR5). **Site Address:** 172 Whitetail Way Chelan, WA 98816; **Parcel Numbers:** 28-22-34-410-100

CPA 26-067 WA DNR- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 20 (RR20) to Rural Residential Resource 10 (RR10). **Site Address:** Unassigned, Wenatchee, WA 98801; **Parcel Numbers:** 23-20-16-100-000

CPA 26-060 McMahon - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 10 (RR10) to Rural Residential Resource 2.5 (RR2.5). **Site Address:** 7948 East Leavenworth Rd. Leavenworth, WA 98826; **Parcel Numbers:** 24-17-23-510-480

CPA 26-054 Hellickson- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Commercial Forest (FC) to Rural Residential/Resource 10 (RR10). **Site Address:** 10705 Fox Rd. Leavenworth, WA 98826; **Parcel Numbers:** 25-18-32-330-200

CPA 26-041 Campbell- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residentia l/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5) **Site Address:** 24 Hugo Rd. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-330-175

CPA 26-048 HMJD-Collins LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) and Rural Residential/Resource 10 to Rural Residential/ Resource 2.5 (RR2.5) **Site Address:** Unassigned. Chelan, WA 98816; **Parcel Numbers:** 27-23-03-430-050

CPA 26-026 G&B Properties East LLC- An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 5 (RR5) to Rural Commercial (RC). **Site Address:** 18625 Beaver Valley Rd., Plain, WA 98826; **Parcel Numbers:** 26-17-13-720-007

CPA 26-007 Heart for Homes - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Industrial (RI) to Rural Commercial (RC). **Site Address:** 85 Chestnut St., Chelan Falls, WA 98817; **Parcel Numbers:** 27-23-32-515-096

This information is available to the public on request and may be reviewed at Chelan County Community Development, 316 Washington Street, #301, Wenatchee, WA, during normal business hours. **Comments on these determinations should be sent to the above listed address and must be received by May 14, 2026 at 5:00 PM.**

Date: April 30, 2026

#######

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DEPARTMENT OF ECOLOGY State of Washington

SEPA Record Submittal

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Resources

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

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Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-067

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:

WA

Parcel number:
23-20-16-100-000

Coordinates (Lat, Long):

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:
Nonproject

Related Ecology SEPA numbers:
202600914

Important dates

Issued date:
4/30/2026

Comments due to lead agency:
5/14/2026

SEPA Number: 202600914

Applicant name:
Washington Department of Natural Resources

Applicant contact information:

Document type:
CONSULT

Document sub type:
DNS

Proposal name:
WA DNR Comprehensive Plan Map Amendment

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 20 (RR20) to Rural Residential/Resource 10 (RR10).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Ashley Fernandez

Date submitted to Ecology:
4/28/2026

Published date:

Attached files

File name	File description
Application.pdf	Application Materials
CPA 26-067 - WA DNR - SEPA -DNS.pdf	Issuance of DNS

Ecology home Ecology's SEPA website SEPA Register public search
Version: 1.0.0.0 Contact admin Privacy notice
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CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) **CPA 26-067**
COUNTY OF CHELAN)

Matthew Matulovich for DNR being first duly sworn, deposes and says: That at all times mentioned herein she/he was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That the general notice of land use action containing the permit #, applicant name and a description of the proposal for a **Comprehensive Plan Amendment, CPA 26-067**, was maintained on the subject property, in accordance with the records of property ownership of the Chelan County Assessor, in good conditions from March 19th, 2026 (date of posting on the project site by the Chelan County Department of Community Development), through April 1st 2026 (the end of the public comment period), and affidavit returned to the Chelan County Department of Community Development on April 2nd 2026.

Signature

4.1.26
Date

ACKNOWLEDGEMENT

This is to certify that on 1st day of April, 2026.

Matthew Natulovich to me known to be the person(s), who executed the foregoing Affidavit of Posting and acknowledged to me that they signed the same as their free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Merveille Nunga Madilamba, Emerville
Notary Public in and for the State of Washington,
residing in Chelan, WA

My commission expires 03/22/2028

Notary Public
State of Washington
MERVEILLE NUNGA MADILAMBA
LICENSE # 20103190
MY COMMISSION EXPIRES
MARCH 22, 2028

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
)
COUNTY OF CHELAN)

CPA 26-048

Erin A. Burgess, being first duly sworn, deposes and says: That at all times mentioned herein she/he was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That the general notice of land use action containing the permit #, applicant name and a description of the proposal for a **Comprehensive Plan Amendment, CPA 26-048**, was maintained on the subject property, in accordance with the records of property ownership of the Chelan County Assessor, in good conditions from Wednesday March 4 2026 (date of posting on the project site by the Chelan County Department of Community Development), through March 18, 2026 (the end of the public comment period), and affidavit returned to the Chelan County Department of Community Development on March 25, 2026.

E. A. Burgess
Signature

3/25/2026
Date

ACKNOWLEDGEMENT

This is to certify that on 25 day of March, 2026.

ERIN BURGESS to me known to be the person(s), who executed the foregoing Affidavit of Posting and acknowledged to me that they signed the same as their free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Sydney Gebers
Notary Public in and for the State of Washington,
residing in Wenatchee, WA

My commission expires 7/15/28

SYDNEY GEBERS
NOTARY PUBLIC
STATE OF WASHINGTON
MY COMM. EXP. 07-15-28
COMM. NO. 24022458

File: CPA 26-067

CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) SS
COUNTY OF CHELAN)

Jessica Thompson, being first duly sworn, deposes and says: That at all times mentioned herein she was, and now is, a citizen of the United States, a resident of the State of Washington, and over the age of 21 years.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on 3/11/2026, I personally mailed true and correct copies of the hereto attached:

- ☐ Notice of Shoreline Application
- ☑ Notice of Application
- ☐ Other _____

to all property owners within _____ feet (excluding 60 feet of Street rights of way pursuant to Section 14.08.060 (1)(B), Chelan County Code) of the project boundary in accordance with the records of property ownership of the Chelan County Assessor and any other interested parties. A copy of the mailing list is attached to this affidavit.

Signature

3/11/26
Date

ACKNOWLEDGEMENT

This is to certify that on 11th day of March, 2026

Jessica Thompson to me known to be the person who executed the foregoing Affidavit of Mailing and acknowledged to me that she signed the same as her free and voluntary act. WITNESS my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing in Douglas County

My commission expires 2/20/2029

BREANNE HENSLEY
Commission Expires
02-20-2029
NOTARY PUBLIC
License Number 190561
STATE OF WASHINGTON

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Edit | Copy | Delete

Agency information

Agency name:
Chelan County

Lead agency file number:
CPA 26-067 WA DNR

Contact name:
Susan Dretke

Phone:
(509) 667-6225

Email:
susan.dretke@co.chelan.wa.us

To submit comments

Email:
susan.dretke@co.chelan.wa.us

Url:

Project location information

County:
CHELAN

Region:
Central

Address:

WA

Parcel number:
23-20-16-100-000

Coordinates (Lat, Long):

Section/Township/Range:

Other identifying location information:

Project documentation

Proposal type:
Project

Related Ecology SEPA numbers:

Important dates

Issued date:
3/12/2026

Comments due to lead agency:

Applicant name:
Washington Department of Natural Resources

Applicant contact information:

Document type:
CONSULT

Document sub type:

Proposal name:
CPA 26-067 WA DNR

Proposal description:
An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 20 (RR20) to Rural Residential/Resource 10 (RR10).

Project website:
https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

SEPA record creator:

SEPA record submitter:
Jessica Thompson

3/26/2026

Date submitted to Ecology:
3/10/2026

Published date:

Attached files

File name	File description
Application.pdf	Application Materials
CPA 26-067 WA DNR NOA.pdf	Notice of Application
General Land Use Application Form Combined(06OCT21) Final.pdf	Application Materials
S4-032050CL.pdf	Application Materials
SEPA Checklist_nonproject 2023.pdf	Application Materials

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Jessica K. Thompson

From:	Jessica K. Thompson
Sent:	Tuesday, March 10, 2026 1:06 PM
To:	FMO; 'EHSupport'; Cindy Grubb; 'Real Estate Services'; 'ECY RE CRO SEPA Coordinator'; 'permitcenter@wenatcheewa.gov'; 'ENVIROREVIEW@YAKAMA.COM'; 'guy.moura@colvilletribes.com'
Cc:	Susan Dretke
Subject:	Request for Comments – CPA 26-067 WA DNR – Chelan County Dept. of Community Development
Attachments:	CPA 26-067 WA DNR NOA.pdf; Application.pdf; General Land Use Application Form Combined(06OCT21) Final.pdf; SEPA Checklist_nonproject 2023.pdf; SUVT Map 2 site plan.pdf; 20251023_BurchMt.pdf

Greetings,

Chelan County has a **Comprehensive Plan Amendment** application in which we are requesting comments from agencies and special districts. Attached are all the materials for your review and the Notice of Application. Please respond by **5:00 pm on March 26, 2026.**

Project File No.:	CPA 26-067
Project Location:	Unassigned, Wenatchee, WA 98801
Parcel Number:	23-20-16-100-000
Applicant/Owner:	Washington State Dept. of Natural Resources
Application Date:	March 2, 2026
Determination of Complete:	March 4, 2026
Notice of Application Date:	March 12, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 20 (RR20) to Rural Residential/Resource 10 (RR10).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Application Materials: Attached to this email or may be found on the Chelan County Public Notice Portal: https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch

Return Comments To: **Susan Dretke**
Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Email: Susan.Dretke@co.chelan.wa.us

Sincerely,
Jessica Thompson
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

Jessica K. Thompson

From: Jessica K. Thompson
Sent: Tuesday, March 10, 2026 2:25 PM
To: 'Matulovich, Matthew (DNR)'
Cc: Susan Dretke
Subject: Notice of Application for CPA 26-067 WA DNR - Chelan County Dept. of Community Development
Attachments: CPA 26-067 WA DNR NOA.pdf; Affidavit of posting NOA.pdf

Greetings,

Please find the attached Notice of Application for a Comprehensive Plan Amendment regarding WA DNR's property, File# CPA 26-067. This notice should be posted on the subject property by March 12, or as soon as possible. Please place in a prominent position on site and maintain it for 14 days, starting from the first day of posting. If you need a sign for posting, you may pick one up at our office.

Also attached is the affidavit of posting that needs to be filled out with the appropriate information after the 14-day comment period, signed before a notary, and the original returned to your planner. If your affidavit of posting is not returned to your planner, your file may be placed on hold.

If you have any questions pertaining to your application please contact the Chelan County Planner associated with this file, Susan Dretke, at 509-667-6225 or Susan.Dretke@co.chelan.wa.us.

Thank you,

Jessica Thompson
Community Development Department

316 Washington Street, Suite 301,
Wenatchee, WA 98801
Phone: (509) 667-6231
JessicaK.thompson@co.chelan.wa.us

Owner_Name CPA 26-067	Address_1	Address_2	Address_3	City	State	Country	Zip
BAERLOCHER NATALIE	278 BURCH HOLLOW LN			WENATCHEE	WA		98801
BAKER JERRY L & JULIE R	3706 SKY CREST LN			WENATCHEE	WA		98801
BARBER THEODORE M & MARYLYNNE	3823 BURCH MOUNTAIN RD			WENATCHEE	WA		98801
BARNES JASON & SUSAN	404 W ROLLING HILLS LN			WENATCHEE	WA		98801
BEAVER WM & PAMELA	3613 MCMULLAN RD			WENATCHEE	WA	USA	98801
BERGEY MATTHEW & ELIZABETH	15 BURCH VIEW LN			WENATCHEE	WA		98801
BESCHEN TAMARA J	406 W ROLLING HILLS LN			WENATCHEE	WA	USA	98801-9161
BIRCH MOUNTAIN LLC	7700 SW RIVER RD			HILLSBORO	OR		97123
BLACK MICHAEL J & CHERYL A	15907 70TH AVE W			EDMONDS	WA		98026
BLAIR CARRISA C & JAMES C	181 BURCH VIEW LN			WENATCHEE	WA		98801
BLOCK BARTON A & JANICE L	284 ROLLING HILLS LN			WENATCHEE	WA	USA	98801
BOYLES VICTOR & NANCY	405 W ROLLING HILLS LN			WENATCHEE	WA	USA	98801
BUCHOLZ JACOB & HEIDI	289 BURCH HOLLOW LN			WENATCHEE	WA		98801-5605
BURCH MOUNTAIN ESTATES HOMEOWNERS ASSOC	19020 33RD AVE W STE 450			LYNNWOOD	WA		98036
BUSHONG JASON B	110 PHEASANT CANYON CT			WENATCHEE	WA	USA	98801-9157
C & C INVESTMENT PROPERTIES LLC	PO BOX 2874			WENATCHEE	WA		98807
CALDIROLA-DAVIS CARLO & KOKOSZKA ELIZABETH	409 W ROLLING HILLS LN			WENATCHEE	WA		98801
CALLSVIK JOYCE L	3742 SKY CREST LN			WENATCHEE	WA		98801
CAMERON RICHARD & PATRICIA LIVING TRUST	223 BURCH HOLLOW LN			WENATCHEE	WA		98801
CARTER CHRISTOPHER N & REBECCA L	200 ROLLING HILLS LN			WENATCHEE	WA		98801
CERRO ANA V	188 ROLLING HILLS LN			WENATCHEE	WA		98801
CHASE ERIC P & HELEN M	7003 BURCH MOUNTAIN RD			WENATCHEE	WA		98801
CHASE PAUL & SHELLEY	6905 BURCH MOUNTAIN RD			WENATCHEE	WA		98801
CHELAN COUNTY	316 WASHINGTON ST STE 402			WENATCHEE	WA	USA	98801
CHRISTMAN WILLIAM G & KATHLEEN	3770 SKY CREST LN			WENATCHEE	WA		98801
CHUNG STEPHEN S & S CHRISTINE TRUST	244 BURCH HOLLOW LN			WENATCHEE	WA		98801
COLE CURTIS M & CAMMIE M	291 ROLLING HILLS LN			WENATCHEE	WA		98801
CONRAD JOHN F & LINA L	268 BURCH HOLLOW LN			WENATCHEE	WA		98801
CUSTOM APPLE PACKERS INC	PO BOX 4640			WENATCHEE	WA	USA	98807
D & M KELLOGG PROPERTIES LLC	295 BURCH HOLLOW LN			WENATCHEE	WA		98801
DALBECK ERIC & ABBY	247 BURCH HOLLOW LN			WENATCHEE	WA		98801
DOUGLASS GAR	109 HEATHER LN			WENATCHEE	WA	USA	98801
ELLER HEATHER K & HEPPER CLINTON L	3785 BUCK HAVEN LN			WENATCHEE	WA		98801
EVANS DEVELOPMENT CO LLC	C/O DAVID M EVANS	14576 FISH LAKE RD		LEAVENWORTH	WA		98826
FARNUS ROBERT & MARLENE	73 BURCH VIEW LN			WENATCHEE	WA		98801
FARRAR TYLER & WADE STEPHANIE	1385 WESTVIEW DR			WENATCHEE	WA		98801
FEWEL SUNDELEAF KERRIEANN TRUST	8612 SW FAIRRIDGE WAY			PORTLAND	OR		97223
FIFE JAMES D & LAUREL L	122 E MOUNTIAN BROOK LN			WENATCHEE	WA	USA	98801
FITZGERALD TREVOR M	239 ROLLING HILL LN			WENATCHEE	WA	USA	98801
FREY ROBERT & JANET	260 BURCH HOLLOW LN			WENATCHEE	WA		98801
FRIEDRICH MARION A	235 BURCH HOLLOW LN			WENATCHEE	WA		98801
FROST BENJAMIN L	1925 DEXTER AVE N			SEATTLE	WA		98109
FULBRIGHT CAMERON & CALLEN	241 BURCH HOLLOW LN			WENATCHEE	WA		98801
GALLARDO JESUS & EDITH	1923 LION PL			WENATCHEE	WA		98801
GARETSON JAMES R & STOJSIC-GARETSON DRAGANA	95 LONE RAM LN			WENATCHEE	WA		98801
GASPERS BRETT V & PAMELA B	3828 SKY CREST LN			WENATCHEE	WA		98801
GILBERT KEVIN	3909 BURCH MOUNTAIN RD			WENATCHEE	WA	USA	98801
GJS 97A PROPERTIES LLC	PO BOX 284			CASHMERE	WA		98815
GLACE WILLIAM L & BREANN L	236 ROLLING HILLS LN			WENATCHEE	WA		98801
GODBEY CALVIN & CORINNE	1123 FULLER ST			WENATCHEE	WA		98801
GOODMAN JOCELYN	248 ROLLING HILLS LN			WENATCHEE	WA		98801
GRIFFITH SCOTT W & CARLY A	106 HEATHER LN			WENATCHEE	WA		98801
GUTIERREZ ADAN & GUTIERREZ ANDRES	3840 US HIGHWAY 97A			WENATCHEE	WA		98801
HANZLIK DOUGLAS M	284 STONEYBROOK LN			WENATCHEE	WA	USA	98801-9049
HARMON RYAN & KAITLYNN	176 ROLLING HILLS LN			WENATCHEE	WA		98801
HARMS GEOFFREY	C/O HARMS GEOFFREY	4083 BURCH MOUNTIAN RD		WENATCHEE	WA		98801
HARRISON ERIC & MARIA	296 ROLLING HILLS LN			WENATCHEE	WA		98801
HARTFORD ANDREA & TASCHUK MICHAEL	107 LONE RAM LN			WENATCHEE	WA		98801
HEWITT CHAD J & RICKIE W	3900 SKY CREST LN			WENATCHEE	WA		98801
HORNSEY JACQUELINE & BENJAMIN	229 BURCH HOLLOW LN			WENATCHEE	WA		98801
HORSEY HENRY R JR & GROMOVA SVETLANA V	301 BURCH HOLLOW LN			WENATCHEE	WA		98801
HOWELL DANIEL F	174 MORNINGWIND LN			WENATCHEE	WA	USA	98801
HWANG INKU & MICHELE L SANDBERG	272 ROLLING HILLS LN			WENATCHEE	WA		98801
IVEY BERT S & MEILYN R	111 ROLLING HILLS			WENATCHEE	WA	US	98801
JACOBSON TOMMY & SCHMIDT JACOBSON KATHRYN	152 HEATHER LN			WENATCHEE	WA		98801
JAMMERMAN LIVING TRUST	120 E MOUNTAIN BROOK LN			WENATCHEE	WA		98801
JOHNSON DEAN P	4075 BURCH MTN RD			WENATCHEE	WA	USA	98801
JONES RODERICK M & NANCY E	849 BRIARWOOD DR			EAST WENATCHEE	WA		98802
JORGENSEN REBEKAH L	312 TEAKWOOD LN			WENATCHEE	WA		98801
KALLAS TOM	PO BOX 3524			WENATCHEE	WA		98807
KELLOGG DANIEL A & AUDREY	295 BURCH HOLLOW LN			WENATCHEE	WA		98801
KELLY JONATHAN & KRISTA	88 KESSEL RUN LN			WENATCHEE	WA		98801
KIMMEL LARRY V & SUSAN L	401 W ROLLING HILLS LN			WENATCHEE	WA		98801
KIMPLE PERRY & ALEXANDER PAMELA	1536 HARRINGTON LN			EAST WENATCHEE	WA		98802
KLUMB EDWARD & LINDA	3876 SKY CREST LN			WENATCHEE	WA		98801
KRISHNAN SRIDHAR	199 BURCH HOLLOW LN			WENATCHEE	WA		98801
LEAGUE TREVOR T & MALINDA M	120 HEATHER LN			WENATCHEE	WA		98801
LIEBERG WILLIAM S & MICHELLE	284 BURCH HOLLOW LN			WENATCHEE	WA		98801
LISKE DEBRA L	211 BURCH HOLLOW LN			WENATCHEE	WA		98801
LOWE MARK & JODI	3711 SKY CREST LN			WENATCHEE	WA	USA	98801
MAAS JAMES B & TAMMI R	3933 BURCH MOUNTAIN RD			WENATCHEE	WA	USA	98801
MARKER LIVING TRUST	MARKER DUANE & KATHRYN TRUSTEES	106 PHEASANT CANYON CT		WENATCHEE	WA		98801
MARTIN JOAN M	156 HEATHER LN			WENATCHEE	WA	USA	98801
MEISSNER RICHARD J & JENI L	3908 BURCH MOUNTAIN RD			WENATCHEE	WA		98801
MEISSNER SUKHWINDER & KYLE	3900 BURCH MOUNTAIN RD			WENATCHEE	WA		98801
MELTON GARREN L & KELLY M	264 BURCH HOLLOW LN			WENATCHEE	WA		98801

MONAHAN JOSEPH T & ANGELA R	2100 W HONEYSETT RD		WENATCHEE	WA		98801
MONAHAN THOMAS J & MARY A	22005 100TH AVE W		EDMONDS	WA		98020
MOORE BRIAN C & KATHERYN L	150 BURCH VIEW LN		WENATCHEE	WA		98801
MOORE FAMILY TRUST	MICHAEL R AND MARILYN MOORE, TRTEES	3912 BURCH MTN RD	WENATCHEE	WA	US	98801
MOORE KRISTOPHER & LISA	259 BURCH HOLLOW LN		WENATCHEE	WA	US	98801
MOUNTAIN BROOK HOMEOWNERS ASSOCIATION	PO BOX 4213		WENATCHEE	WA		98807
MOUNTAIN VISTA ESTATES HOMEOWNERS ASSOC	277 BURCH VIEW LN		WENATCHEE	WA		98801
NOBLE DAVID & KATHLEEN	117 PHEASANT CANYON CT		WENATCHEE	WA	US	98801
OCHS JOLEEN & ADAM	212 BURCH VIEW LN		WENATCHEE	WA	US	98801
OHME BROTHERS LLC ETAL	2311 SW 114TH ST		SEATTLE	WA		98146
OSBORNE DONALD J III & JENNIFER S	395 STONEYBROOK LN		WENATCHEE	WA		98801
PACIFIC CREST HOLDINGS LLC	630 VALLEY MALL PKWY #435		EAST WENATCHEE	WA	USA	98802
PAPE' PROPERTIES INC	PO BOX 407		EUGENE	OR	USA	97440
PARMENTER ROWAN	4065 BURCH MOUNTAIN RD		WENATCHEE	WA		98801
PERKINS JOHN E & MARKA L	408 W ROLLING HILLS LN		WENATCHEE	WA		98801
PHILLIP R & CAMIEA L HELTON RVC TRUST	PHILLIP & CAMIEA TRUSTEES	4033 BURCH MT RD	WENATCHEE	WA		98801
PITTMAN BARBARA L	1525 CHERRY ST		WENATCHEE	WA	USA	98801
POWER TOMORROW LLC	PO BOX 1826		WENATCHEE	WA	USA	98807
POWERS ADAM & RACHEL M	3681 SKY CREST LN		WENATCHEE	WA		98801
RADFORD MEL & MARJORY TRUSTEES	PO BOX 4840		WENATCHEE	WA		98807
RAM RIDGE LLC	4300 US 97A		WENATCHEE	WA	US	98801
RAPACZ MARY ANNE	149 MORNINGWIND LN		WENATCHEE	WA	USA	98801
RECHTIN TOM	118 HEATHER LN		WENATCHEE	WA	USA	98801
REDDICK VICTOR & BONNIE	113 LONE RAM LN		WENATCHEE	WA		98801
REYES MARIO	113 PHEASANT CANYON ST		WENATCHEE	WA	USA	98801
ROMINE ROBERT T	183 ROLLING HILLS LN		WENATCHEE	WA	USA	98801
RON & MANDY PROPERTIES LLC	66 N MARY AVE		EAST WENATCHEE	WA	US	98802
ROTH JASON & SHEEETS ROTH DINA	109 PHEASANT CANYON CT		WENATCHEE	WA		98801
RUDOLPH JOHN M JR & FRIESEN MEGAN R	3852 SKY CREST LN		WENATCHEE	WA		98801
SCOVILL PETER	110 TARN PL		WENATCHEE	WA	USA	98801
SIEG MICHAEL D & KEELY M	161 MORNINGWIND LN		WENATCHEE	WA		98801
SMITH VERNON L & JULIE C	PO BOX 5360		WENATCHEE	WA		98807
SORENSEN ROBIN	3618 BURCH MT RD		WENATCHEE	WA	USA	98801
SPINDLE VALERIE M & NICHOLAS R	227 ROLLING HILLS LN		WENATCHEE	WA		98801
STAHLY GREGORY E & BROOKE E	171 ROLLING HILLS LN		WENATCHEE	WA		98801
STANGELAND KEVIN & ANDREA L	3659 SKY CREST LN		WENATCHEE	WA		98801
STARKWEATHER ROGER J	3525 BURCH MT RD		WENATCHEE	WA	USA	98801
STEBLINA VLADMIR & SUSAN	4025 BURCH MOUNTAIN RD		WENATCHEE	WA	USA	98801
TATE BROTHERS PROPERTIES LLC	1105 MONROE ST		WENATCHEE	WA		98801
TAYLOR ORCHARDS LLC	C/O TAYLOR ORCHARDS LLC	3748 SR 97A	WENATCHEE	WA		98801
THOENE MICHELLE & DANIEL	79779 CASSIA ST		LA QUINTA	CA		92253
THORNTON LIVING TRUST	C/O NITA THORNTON	224 ROLLING HILLS LN	WENATCHEE	WA		98801
THRIFTY BUILDERS SUPPLY	C/O THOMSON REUTERS	PO BOX 460069	HOUSTON	TX		77056
TYRRELL MICHAEL & PATTI	3904 BURCH MOUNTAIN RD		WENATCHEE	WA		98801
US DEPT OF INTERIOR	BUREAU OF LAND MANAGEMENT	915 N WALLA WALLA ST	WENATCHEE	WA	USA	98801
VALDEZ DENNIS L	138 MORNINGWIND LN		WENATCHEE	WA	USA	98801
VALDEZ RICARDO L & MARIA R	3522 US HWY 97A		WENATCHEE	WA		98801
VALLEY LAKE PROPERTIES LLC	203 MISSION AVE UNIT 110		CASHMERE	WA		98815
VAN SOMEREN GREVE HENRI & JUDITH	426 W ROLLING HILLS LN		WENATCHEE	WA		98801
VAUGHAN COLLEEN K	212 ROLLING HILLS LN		WENATCHEE	WA	USA	98801
VEREBI JR STEVEN & JUDIT	3901 BURCH MOUNTAIN RD		WENATCHEE	WA	US	98801
WALTER JULIE L & MICHAEL W	217 BURCH HOLLOW LN		WENATCHEE	WA		98801
WASHINGTON STATE DEPT OF FISH & WILDLIFE	600 CAPITOL WAY N		OLYMPIA	WA		98501-1091
WASHINGTON STATE DEPT OF NATURAL RESOURCES	SE REGION STATE LANDS	713 BOWERS RD	ELLENSBURG	WA	USA	98926-9301
WATTS ADAM C & YOKOI GARNET M	3782 BUCK HAVEN LN		WENATCHEE	WA		98801
WAUDE TY & BONNIE	272 BURCH HOLLOW LN		WENATCHEE	WA	US	98801
WEBB JAMES D & KRISTINA L	253 BURCH HOLLOW LN		WENATCHEE	WA		98801
WILHELMI LARRY & PAT	296 STONEYBROOK LN		WENATCHEE	WA		98801
WILSON COMMERCIAL PROPERTIES LLC ETAL	222 S 1ST ST		YAKIMA	WA		98901
WINTLER VALERIE R ETAL	3831 SKY CREST LN		WENATCHEE	WA		98801
WISEMAN LORIE J & MARK R	101 LONE RAM LN		WENATCHEE	WA		98801
WOOD WEN-LING & STEVEN B	157 HEATHER LN		WENATCHEE	WA	USA	98801

Date Referral Sent: _____ File Number: CPA 26-067

Agency Referrals	Date Received	Comments Received
☐ Assessor		Yes/No
☑ Fire Marshal		Yes/No
☐ Building Official		Yes/No
☑ CD Health District		Yes/No
☐ Water		Yes/No
☐ Septic		Yes/No
☐ Solid Waste		Yes/No
☐ Food Service		Yes/No
☑ Public Works		Yes/No
☑ PUD		Yes/No
☐ Power/Water		Yes/No
☐ Property		Yes/No
☐ Sewer		Yes/No
☐ WA State Dept of Natural Resources		Yes/No
☐ Aquatic		Yes/No
☐ Forest		Yes/No
☑ WA State Dept of Ecology		Yes/No
☐ Shorelines/Wetlands		Yes/No
☐ FEMA		Yes/No
☐ WA Dept of Fish & Wildlife		Yes/No
☐ US Fish & Wildlife		Yes/No
☐ WA State Dept of Transportation		Yes/No
☐ US Army Corps of Engineers		Yes/No
☐ Fire District # _____		Yes/No
☐ Sewer Purveyor: _____		Yes/No
☐ Water Purveyor: _____		Yes/No
☐ Irrigation District: _____		Yes/No
☐ Water District: _____		Yes/No
☐ School District: _____		Yes/No
☐ Hospital District: _____		Yes/No
☐ City of: Wenatchee		Yes/No
☐ Community Council: _____		Yes/No
☐ WA State Archaeology		Yes/No
☑ Yakima Nation		Yes/No
☑ Confederated Tribes of Colville		Yes/No
☐ Noxious Weed Control Board		Yes/No
☐ Port of Chelan County		Yes/No
☑ SEPA Register		Yes/No
☐ Bureau of Land Management		Yes/No
☐ Other: _____		Yes/No

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Wenatchee World** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(509) 663-5161**.

Notice ID: duA2I1z42BR74U0gOUMt | **Proof Updated: Mar. 10, 2026 at 08:32am PDT**
Notice Name: Mar. 12th Non. Op.

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Jessica Thompson jessicak.thompson@co.chelan.wa.us (509) 667-6225	Wenatchee World

Columns Wide: 2 **Ad Class:** Legals

Total Column Inches: 6.01

Number of Lines: 31

3/12/2026: Custom notice (Thursday Rate)	95.98
Subtotal	$95.98
Tax	$0.00
Processing Fee	$9.60
Total	**$105.58**

See Proof on Next Page

NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

Notice is hereby given that the Chelan County Department of Community Development has received and found the following land use application to be complete and ready for processing, public review, and comment. We have further determined that this proposal is unlikely to have a significant adverse impact on the environment. The department expects to issue a Determination of Non-Significance (DNS) in accordance with the DNS process found in WAC 197-11-340(2). The proposal may include mitigation measures under applicable codes and public review processes. Mitigation measures may be required regardless of whether an EIS is prepared; however, possible mitigation measures are unknown at the issuance of this notice. A copy of the subsequent threshold determination for this proposal may be obtained upon request to this department. **This may be the only opportunity to comment on the environmental impact of this proposal.**

CPA 26-063 Sanderson - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/ Resource 10 (RR10) to Rural Residential/Resource 5 (RR5). 172 Whitetail Way, Chelan, WA 98816 APN: 28-22-34-410-100.

CPA 26-067 WA DNR - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/ Resource 20 (RR20) to Rural Residential/Resource 10 (RR10). Unassigned. Wenatchee. WA 98801; APN: 23-20-16-100-000.

On March 12, 2026, this application was noticed to the public, and no action will be taken on this project until the agency comment period ends March 26, 2026.

All reports and file of record are available at 316 Washington St., Suite 301, Wenatchee, WA 98801 for review. Public comments will be accepted at any time prior to the close of the public record on project permits. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, and original signature, should be as specific as possible, and may be mailed or personally delivered at the address listed above. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision, and appeal the decision as provided by law.

Date: March 12, 2026

######

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225 FAX: (509)667-6475

NOTICE OF APPLICATION

Project File No.:	CPA 26-067
Project Location:	Unassigned, Wenatchee, WA 98801
Parcel Number:	23-20-16-100-000
Applicant/Owner:	Washington State Dept. of Natural Resources
Application Date:	March 2, 2026
Determination of Complete:	March 4, 2026
Notice of Application Date:	March 12, 2026

Proposed Project Description: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 20 (RR20) to Rural Residential/Resource 10 (RR10).

Existing Environmental Documents: State Environmental Policy Act (SEPA) Checklist

Permits Required: None

Public Review and Comment Period: PUBLIC COMMENT ON THIS PROPOSAL IS ENCOURAGED and no action will be taken on the project until the Agency comment period ends on **March 26, 2026**. Agencies, tribes, and the public are encouraged to review and comment on the proposed project. Public comments will be accepted at any time prior to the close of the public record. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, original signature, and should be as specific as possible. Any person has the right to receive notice, participate in any hearings, request a copy of the final decision and appeal the decision as provided by law. Written comments must be submitted to the Department of Community Development, 316 Washington St., Suite 301 Wenatchee, WA 98801; Attention: Susan Dretke or email susan.dretke@co.chelan.wa.us for additional information or to review application materials.

The complete case file on this matter is available for review online at https://co-chelan-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome; or during normal business hours at the offices of the Chelan County Community Development Department located at 316 Washington St., Suite 301 Wenatchee, WA 98801 Monday-Friday between the hours of 8:00 A.M. and 5:00 P.M. Please contact the on-call planner at (509) 667-6224 to arrange an inspection of the file.

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

VIA EMAIL

DETERMINATION OF APPLICATION STATUS

Pursuant to Title 14, Development Permit Procedures & Administration, Section 14.08.030, Determination of Completeness. (CCBOR Resolution No. 2004-16, as amended)

Project Description: The proposal is a request to amend the current comprehensive plan map designation from Rural Residential/Resource 20 (RR20) to Rural Residential/Resource 10 (RR10).

File Number:	CPA 26-067
Related Files:	None
Parcel Address:	Unassigned, Wenatchee, WA 98801
Parcel Zoning	Rural Residential/Resource 20 (RR20)
Applicant/Owner:	Washington State Department of Natural Resources
Mailing Address:	1111 Washington St SE, Mailstop 47014, Olympia, WA 98504
Date Submitted:	3/2/26
Date Complete:	3/4/26

Upon Initial Review, The Above Referenced Application is Found To Be: COMPLETE

The required components of an application are present and are judged by the review authority to be technically accurate and contain sufficient information necessary to allow the processing of the application. All submittal fees have been paid.

Your application has been determined to be complete as of the date of this letter. Pursuant to Chelan County Code Section 14.08.030(5), a Determination of Completeness shall not preclude the department for requesting additional information or studies if the need for more information becomes apparent during processing of the proposed development.

Review Authority: Susan Dretke
Chelan County Community Development
316 Washington St., Suite 301, Wenatchee, WA 98801
Email: susan.dretke@co.chelan.wa.us
Phone: (509) 667-6586

Sincerely,

Susan Dretke 3/4/26

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
WATER RIGHT CLAIMS REGISTRATION

RECEIVED
DEPARTMENT OF ECOLOGY
JUL -2 7 30 42351

WATER RIGHT CLAIM

1. NAME State of Washington - Department of Natural ~~Resources~~ CASH / ~~OTHER~~ NONE

ADDRESS

Olympia, Wash. ZIP CODE 98504

2. SOURCE FROM WHICH THE RIGHT TO TAKE AND MAKE USE OF WATER IS CLAIMED: Surface (SURFACE OR GROUND WATER)

W.R.I.A. 45 (LEAVE BLANK)

A. IF GROUND WATER, THE SOURCE IS

B. IF SURFACE WATER, THE SOURCE IS Spring

3. THE QUANTITIES OF WATER AND TIMES OF USE CLAIMED: 0.022 ft/sec 0.022 ft/sec

A. QUANTITY OF WATER CLAIMED 10 GPM PRESENTLY USED ~~10 GPM~~ (CUBIC FEET PER SECOND OR GALLONS PER MINUTE)

B. ANNUAL QUANTITY CLAIMED 1 PRESENTLY USED 1 (ACRE FEET PER YEAR)

C. IF FOR IRRIGATION, ACRES CLAIMED PRESENTLY IRRIGATED

D. TIME(S) DURING EACH YEAR WHEN WATER IS USED: March 1 to September 30

4. DATE OF FIRST PUTTING WATER TO USE: MONTH ~~March~~ November YEAR 1889 ~~1889~~

5. LOCATION OF THE POINT(S) OF DIVERSION/WITHDRAWAL: 1100 FEET South AND 1000 FEET East FROM THE N 1/4 CORNER OF SECTION 16

BEING WITHIN NW 1/4 NE 1/4 OF SECTION 16 T. 23 N., R. 20 E (E. ~~OR W.~~) W.M.

IF THIS IS WITHIN THE LIMITS OF A RECORDED PLATTED PROPERTY, LOT BLOCK OF

(GIVE NAME OF PLAT OR ADDITION)

6. LEGAL DESCRIPTION OF LANDS ON WHICH THE WATER IS USED: N 1/2 NE 1/4, SE 1/4 NE 1/4 of Section 16 T.23 N.R 20 E. W.M.

Lease # 54341 COUNTY Chelan

7. PURPOSE(S) FOR WHICH WATER IS USED: Stockwater & Wildlife

8. THE LEGAL DOCTRINE(S) UPON WHICH THE RIGHT OF CLAIM IS BASED: Riparian Appropriation & Enabling Act Trust Land Rights

DO NOT USE THIS SPACE

THE FILING OF A STATEMENT OF CLAIM DOES NOT CONSTITUTE AN ADJUDICATION OF ANY CLAIM TO THE RIGHT TO USE OF WATERS AS BETWEEN THE WATER USE CLAIMANT AND THE STATE OR AS BETWEEN ONE OR MORE WATER USE CLAIMANTS AND ANOTHER OR OTHERS. THIS ACKNOWLEDGEMENT CONSTITUTES RECEIPT FOR THE FILING FEE.

DATE RETURNED THIS HAS BEEN ASSIGNED WATER RIGHT CLAIM REGISTRY NO.

JUL 23 73032051

DIRECTOR - DEPARTMENT OF ECOLOGY Joe Biggs

I HEREBY SWEAR THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF

X STATE OF WASHINGTON
DEPT. OF NATURAL RESOURCES
BERT L. COLE, COMMISSIONER

DATE IF CLAIM FILED ... PRINT OR TYPE FULL NAME AND MAILING ADDRESS OF AGENT BELOW.

By Norman L. Duncan
ECOLOGICAL AGENT 3/19/73
LANDS DIVISION

☐ ADDITIONAL INFORMATION RELATING TO WATER QUALITY AND/OR WELL CONSTRUCTION IS AVAILABLE

A FEE OF $2.00 MUST ACCOMPANY THIS WATER RIGHT CLAIM

ORIGINAL DWR 3570

RETURN ALL THREE COPIES WITH CARBONS INTACT ALONG WITH YOUR FEE TO
DEPARTMENT OF ECOLOGY
WATER RIGHT CLAIMS REGISTRATION
P.O. BOX 829 OLYMPIA, WASHINGTON 98501

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
WATER RIGHT CLAIMS REGISTRATION

DEPARTMENT OF ECOLOGY
JUL -2 73042350
CASH___ OTHER✓ NONE___

WATER RIGHT CLAIM

1. NAME State of Washington - Department of Natural Resources

ADDRESS _____

Olympia, Wash. ZIP CODE 98504

2. SOURCE FROM WHICH THE RIGHT TO TAKE AND MAKE USE OF WATER IS CLAIMED: Surface (SURFACE OR GROUND WATER)

W.R.I.A. 45 (LEAVE BLANK)

A. IF GROUND WATER, THE SOURCE IS _____

B. IF SURFACE WATER, THE SOURCE IS Spring

3. THE QUANTITIES OF WATER AND TIMES OF USE CLAIMED: .022 ft³/sec 0.022 ft³/sec

A. QUANTITY OF WATER CLAIMED ~~10 GPM~~ PRESENTLY USED ~~10 GPM~~ (CUBIC FEET PER SECOND OR GALLONS PER MINUTE)

B. ANNUAL QUANTITY CLAIMED / PRESENTLY USED / (ACRE FEET PER YEAR)

C. IF FOR IRRIGATION, ACRES CLAIMED _____ PRESENTLY IRRIGATED _____

D. TIME(S) DURING EACH YEAR WHEN WATER IS USED: March 1 to September 30

4. DATE OF FIRST PUTTING WATER TO USE: MONTH ~~March~~ November YEAR 1889 ~~1969~~

5. LOCATION OF THE POINT(S) OF DIVERSION/WITHDRAWAL: 1550 FEET South AND 120 FEET West FROM THE NE CORNER OF SECTION 16

BEING WITHIN SE¼ NE¼ OF SECTION 16, T. 23 N., R. 20 E. (E. ~~GWM.~~) W.M.

IF THIS IS WITHIN THE LIMITS OF A RECORDED PLATTED PROPERTY, LOT _____ BLOCK _____ OF _____
(GIVE NAME OF PLAT OR ADDITION).

6. LEGAL DESCRIPTION OF LANDS ON WHICH THE WATER IS USED: N½ NE¼, SE¼ NE¼ of Section 16 T.23N.R.20E. W.M.

Lease # 54341 COUNTY Chelan

7. PURPOSE(S) FOR WHICH WATER IS USED: Stockwater & Wildlife

8. THE LEGAL DOCTRINE(S) UPON WHICH THE RIGHT OF CLAIM IS BASED: Riparian, Appropriation & Enabling Act Trust Land Rights

DO NOT USE THIS SPACE

THE FILING OF A STATEMENT OF CLAIM DOES NOT CONSTITUTE AN ADJUDICATION OF ANY CLAIM TO THE RIGHT TO USE OF WATERS AS BETWEEN THE WATER USE CLAIMANT AND THE STATE OR AS BETWEEN ONE OR MORE WATER USE CLAIMANTS AND ANOTHER OR OTHERS. THIS ACKNOWLEDGEMENT CONSTITUTES RECEIPT FOR THE FILING FEE.

DATE RETURNED THIS HAS BEEN ASSIGNED WATER RIGHT CLAIM REGISTRY NO.

JUL 23 73032050

Jim Biggs
DIRECTOR - DEPARTMENT OF ECOLOGY

I HEREBY SWEAR THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF

X STATE OF WASHINGTON
DEPT. OF NATURAL RESOURCES
BERT L. COLE, COMMISSIONER

DATE _____

IF CLAIM FILED BY AGENT, PLEASE PRINT OR TYPE FULL NAME AND MAILING ADDRESS OF AGENT BELOW.

BY Howard Duncan
ECOLOGICAL AGENT
LANDS DIVISION 3/15/73

☐ ADDITIONAL INFORMATION RELATING TO WATER QUALITY AND/OR WELL CONSTRUCTION IS AVAILABLE

A FEE OF $2.00 MUST ACCOMPANY THIS WATER RIGHT CLAIM

RETURN ALL THREE COPIES WITH CARBONS INTACT ALONG WITH YOUR FEE TO
DEPARTMENT OF ECOLOGY
WATER RIGHT CLAIMS REGISTRATION
P.O. BOX 829 OLYMPIA, WASHINGTON 98501

ORIGINAL DWR 3569

OL

Narrative-

The Washington State Department of Natural Resources (DNR) hopes to amend the Comprehensive Plan Map to eventually allow a rezone of:

Portion of Section 16, Township 23 North, Range 20 East, W.M.,
Chelan County, Washington.
Land Description
The Northwest Quarter of the Northeast Quarter, and the East Half of Section 16, Township 23 North, Range 20 East, Willamette Meridian, Chelan County, Washington, according to U.S. Government subdivision procedures.
Subject to Burch Mountain County Road and Washington State Department of Transportation (WSDOT) utility easement.
or

Chelan County parcel number- 232016100000

DNR would like to change the comprehensive plan map designation from RR20 to RR10. No physical site changes are planned by DNR. The Comp Plan Map change and rezone will likely lead to an eventual sale. Specific comp plan map is 65.

This site is a Common School Trust property that does not currently provide revenue for statewide K-12 school construction. Shifting this asset to a denser zoning would allow better transitioning from its neighboring urban growth area and dense rural zoning, creating a gradual transition to the more rural RR20. The change would increase the parcel's socioeconomic value to the county via urban adjacent density and tax revenue.

This proposal addresses zoning irregularities where RV, R 2.5, and the Wenatchee Urban Growth Area flow directly into RR20. Transitioning to RR10 would allow a more gradual decrease in density, maximizing the benefit of public services and transportation while alleviating some development pressures from more rural properties. This would promote urban transition growth, allowing a gradual transition to lower density while further maximizing the public benefit via eventual taxation and, separately, an increase in revenue for statewide K-12 funding by allowing DNR to transition to a better location to generate long-term revenue.

The site is situated on public roads and near existing bus, train, and airport services. This allows existing infrastructure to maximize its public benefit by enhancing its economies of scale.

If additional potential density is achieved at maximum residential yield, this site would still feature a lower density than neighboring developed sites. It would only nominally aesthetically affect land use in the area; the potential built-out landscape view would be altered only minimally, thanks to the eventual RR10 still being a relatively low density and existing development difficulties associated with the terrain.

This property has been vacant for many years. It has not provided the trust or the county with revenue, nor has it provided the community with housing or employment. We hope this step allows the site to achieve its highest and best use.

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

***Instructions for applicants*:**

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:
   Burch Mountain Rezone

2. Name of applicant:
   Washington State Department of Natural Resources

3. Address and phone number of applicant and contact person:

1111 Washington St SE, MS 47014
Olympia, WA 98504
Matthew Matulovich
564.669.0897

4. Date checklist prepared:
   02.12.2026

5. Agency requesting checklist:
   Chelan County

6. Proposed timing or schedule (including phasing, if applicable):
   As needed for county review and processing, 9-12 months.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
   NO

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   DNR departmental site review based upon section wide internal special concerns report. Report and departmental conclusions available upon request. Data present in checklist responces.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
   No

10. List any government approvals or permits that will be needed for your proposal, if known.
    Comp Plan Map update & Rezone

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

    DNR hopes to amend the county comp plan map to allow for a rezone and then rezone 119 acres of school trust land near Wenatchee.
    The current zoning is RR-20. DNR hopes to achieve a zoning consistent with area properties that allows more density.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

    T23-0N R20-0E S16, Chelan County parcel 232016100000

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

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

b. What is the steepest slope on the site (approximate percent slope)?

A small area of 65-80%. Slope class II per DNRs SUVT(State Uplands Viewing Tool)

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

All Non Hydric- Cowiche silt loam, Burch loam, and Bjork silt loam. (SUVT)

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No known issues per SUVT. Some modeling flags small potential slide areas forreview(Eastside Slope Stability Model).

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

No earthwork planned.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No earthwork planned.

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

No project construction planned.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

None

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

No construction/project planned

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Nope

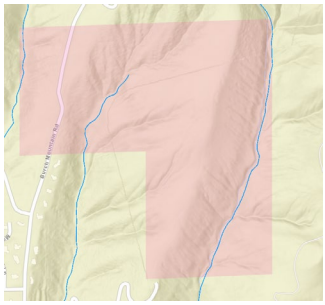
c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None

3. **Water**

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.



Three streams are shown on the site, all of which are listed as both continuous and intermittent. All flow into the Columbia. None appears to be fish-bearing. (SUVT)

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described
waters? If yes, please describe and attach available plans.

Nope

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

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Nope

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Nope

6) Does the proposal involve any discharges of waste materials to surface waters? If so,
describe the type of waste and anticipated volume of discharge.

Nope

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Nope

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

No change to the current runoff.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No planned change to the site, no new waste materials will be generated.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Site maintains current drainage patterns.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None

4. **Plants**

a. Check the types of vegetation found on the site:

__X_deciduous tree: alder, maple, aspen, other
_X_evergreen tree: fir, cedar, pine, other
_X_shrubs
_X__grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

None

c. List threatened and endangered species known to be on or near the site.

No known threatened or endangered plants on site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

No changes planned.

e. List all noxious weeds and invasive species known to be on or near the site.

No known noxious weeds.

5. **Animals**

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Deer, various birds, insects, and snakes.

b. List any threatened and endangered species known to be on or near the site.

This site is flagged as winter range for Mule Deer, overlaps or is within 1000' of Golden Eagle areas of interest, overlaps or is within 45000' of Grey Wolf areas of interest, overlaps or is within 6000' of Western Gray Squirrel area of interest. (SUVT)

c. Is the site part of a migration route? If so, explain.

Winter range for Mule Deer

f. Proposed measures to preserve or enhance wildlife, if any:

None

g. List any invasive animal species known to be on or near the site.

None known on site.

6. **Energy and Natural Resources**

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

None

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Nope

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None

7. **Environmental Health**

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe.

Nope

1) Describe any known or possible contamination at the site from present or past uses.

No known contaminations.

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

None

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

None

4) Describe special emergency services that might be required.

No change to the site, no anticipated additional need for emergency services.

5) Proposed measures to reduce or control environmental health hazards, if any:

None

b. Noise

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

None

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

None

3) Proposed measures to reduce or control noise impacts, if any:

None

8. **Land and Shoreline Use**

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Current use is vacant land, surrounded mostly by vacant land and some small single-family residential lots.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No, no conversion planned.

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

Nope

c. Describe any structures on the site.

None

d. Will any structures be demolished? If so, what?

Nope

e. What is the current zoning classification of the site?

RR20

f. What is the current comprehensive plan designation of the site?

RR40

g. If applicable, what is the current shoreline master program designation of the site?

No shoreline.

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

No, no critical areas listed in or near the site on the state's special concerns report.

i. Approximately how many people would reside or work in the completed project?

None

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

None

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

No change in use planned. No compatibility change.

l. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None

9. **Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any:

None

10. **Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No structures planned.

b. What views in the immediate vicinity would be altered or obstructed?

No change in views.

h. Proposed measures to reduce or control aesthetic impacts, if any:

None

11. **Light and Glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

No change

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Nope

c. What existing off-site sources of light or glare may affect your proposal?

None

d. Proposed measures to reduce or control light and glare impacts, if any:

None

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?

Many indoor and outdoor recreational opportunities exist, from parks and trails to bowling alleys and gymnasiums.

b. Would the proposed project displace any existing recreational uses? If so, describe.

Nope

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Nope

13. **Historic and cultural preservation**

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

Nope

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Yes, DNRs archioligist review and recommendations attached.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

No development planned, no impact.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

No impact anticipated.

14. **Transportation**

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Burch Mt Road passes through the site, no additional impact will be added.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site is about 7000’ from Transit Route 28 on W Peters Street, about 22700’ as the crow flies from the local Amtrak station, and 44155’ as the crow flies from Pangborn Memorial Airport

b. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Nope

c. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Nope

d. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

No additional trips per day.

e. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Nope

f. Proposed measures to reduce or control transportation impacts, if any:

None

15. **Public Services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Nope

b. Proposed measures to reduce or control direct impacts on public services, if any.

None

16. **Utilities**

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Nothing proposed

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee _Matthew V Matulovich_____

Position and Agency/Organization _Transition Lands Program Manager WA DNR_

Date Submitted: _2.12.2026

D. **SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS**

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   No increase anticipated.

Proposed measures to avoid or reduce such increases are:

None

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

   No anticipated affect.

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

   None

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

   No anticipated depletion.

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

   None

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

No anticipated affect.

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

None

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

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

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

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

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

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 232016100000 Lot Size: 119.04 DNR assessment (Acres)
Parcel Address: T23N R 20E WM S2 NE NW NE City/Zip Code: Wenatchee, WA 98801
Property Owner(s): DNR Zoning: RR20
Mailing Address: 1111 Washington St SE Mailstop 47014
City/State/Zip Code: Olympia, WA 98504-7014
Phone: 564.669.0897 E-mail: matthew.matulovich@dnr.wa.gov

Applicant/Agent (if different than owner)**:** _____
Company and Mailing Address: _____
City/State/Zip: _____ Phone: _____
E-mail: _____
For multiple owners, applicants, or agents, provide additional sheets.

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ❑ Administrative Modification
- ❑ Administrative Determination
- ❑ Administrative Interpretation
- ❑ Binding Site Plan
- ☑ Comprehensive Plan Map Amendment
- ❑ Comprehensive Plan Text Amendment
- ❑ Conditional Use Permit
- ❑ Forest Practice/Conversion
- ❑ Open Space: Public Benefit Rating System
- ❑ Major Subdivision
- ❑ Master Planned Development
- ❑ Planned Development
- ❑ Plat Alteration or Vacation
- ❑ Short Plat
- ❑ Variance (zoning or critical areas)
- ❑ Zoning Text Amendment/ Map Amendment
- ❑ Critical Area Determination
- ❑ Other: _____

APPLICABILITY SECTION

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

File(s) No. _____

GENERAL INFORMATION

Please provide a narrative of the proposed project including, but not limited to, all proposed activities, uses and development (attach additional sheets if needed):

DNR would like to change the comp plan map designation from RR20 to RR10.

No physical site changes planned. Comp Plan Map change and rezone may lead to eventual sale.

☒ Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): SEPA Checklist, CPA Supplemental information
2. Is the subject property located within an Urban Growth Area (UGA)? ☑ No ❑ Yes
   If "yes", which UGA? _____
3. Please describe adjacent land uses in all directions around the subject property:
   North: 91 Undeveloped Land-range, open land undeveloped
   South: 11 Household, single family units
   East: 94 Open space land classified under chapter 84.34 RCW
   West: 11 Household, single family units
4. What is the current use of the property? 69 Miscellaneous Services
5. Sanitation Disposal: ☑ N/A ❑ Septic Permit ❑ Sewer District: _____
6. Water Source: ☑ N/A ❑ Single Private Well ❑ Shared Private Well ❑ Group B
   ❑ Public Water Supplier: _____
7. Irrigation Water:
   ☑ N/A ❑ Yes (Private) ❑ Yes (Public) Irrigation District/Purveyor: _____
8. Fire District: Chelan County FPD 01 School District: Wenatchee SD
9. Power Service: No power
10. Are there critical areas or critical area buffers on the property?
    ❑ Airport Overlay: _____
    ❑ Aquifer Recharge Area (see attached)
    ❑ Floodplain / Floodway _____

    Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:
    ❑ Alluvial Fan (250') ❑ Known Historic Hazardous Area (250') ☑ Slopes > 40% (250')
    ❑ Erosive soils (on-site) ☑ Landslide ❑ Snow Avalanche (500')
    ☑ Habitat/Riparian Area, protected species/area: No DNR internal concerns. Evidence of Grey Wolf, Mule Deer, Steppe zone
    ☑ Streams / Waterbodies: 1 potential fish-bearing stream on site ❑ Shoreline Environment Designation: _____
    ☑ Drainage or Seasonal Stream: _____ ❑ Wetland, if so what category: _____
    ☑ Cultural or Archeological: "...a probability for cultural resources to be present." State Archaeologist comments attached.
11. Will landfill be required? ☑ No ❑ Yes, approximate _____(cubic yards)
12. Will excavation be required? ☑ No ❑ Yes, approximate _____(cubic yards)
13. Has site preparation been started on the site? If so, to what extent?
    No site prep or site work required.
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?
    No changes to site planned.

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:

No changes to site planned.

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property coverd by this proposal? ☑ No ❑ Yes, please list:

No known "other proposal"s that are not directly related to this proposal (SEPA checklist)

"Does not apply*"--- "We do not meet the standard of "An applicant seeking to develop property.."

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Exempt from this section only are Single Family Residences and their associated development per CCC 11.82.060.An applicant seeking to develop property which requires a development permit, shall submit with the permit application this certified statement, which lists each of the evaluation criteria and shall indicate whether the criteria "applies" or "does not apply" to the site or development. "Unknown" or similar responses will not be accepted.

If the development meets criteria A, B, C, or D or if the site or development meets any two of the remaining criteria, the Department will direct the applicant to determine the vulnerability rating for the development pursuant to Section 11.82.050 Aquifer Recharge Areas. If the development has a high or medium vulnerability rating, the development shall be subject to the performance standards of Section 11.82.060.

If an applicant's statement asserts that the criteria of do not apply to the development, the Department will accept the statement and proceed with the permitting process. If any statement is incorrect, the applicant will be advised in writing to either; (a) provide an amended statement adding the evaluation criteria as being applicable and determine the vulnerability rating of the development pursuant to Section 11.82.050, or (b) present sufficient countering information clearly establishing that the basis for the Department's concern is incorrect. If the applicant selects to proceed under (b), upon receipt of the applicant's information, the Department shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the Administrator.

EVALUATION CRITERIA

The applicant is required to determine the vulnerability rating for **any development permit**, not otherwise exempted, if the site or development meets criteria A, B, C, or D or meets two or more of the remaining criteria below:

Please write the word(s) **"Applies** or **"Does Not Apply"** on the lines before each of the following statements:

Does Not apply* **A.** Within a wellhead protection area designated under WAC 246-290; *Wellhead Protection Area: The surface and subsurface area surrounding a well or well field for a distance of 100 feet, supplying a public water system, through which contaminants are reasonably likely to move toward and reach such water well or well field.

Does Not apply* **B.** Within an aquifer recharge area mapped and identified by a qualified ground water scientist;

Does Not apply **C.** The site will be utilized for hazardous substance, (as now or hereafter defined in RCW 70.105D.020(7)), processing storage or handling in applications or quantities larger than is typical of household use;

Does Not apply* **D.** The site will be utilized for hazardous waste treatment and storage as set forth in RCW 70.105 Hazardous Waste Management, as now or hereafter amended;

Does Not apply* **E.** The site contains highly permeable soils (please reference WAC 246-272A-0220 for Soil Table and Descriptions).

N/A **F.** Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act **(None currently designated in Chelan County)**;

N/A **G.** Within an area established for special protection pursuant to a groundwater management program, chapters 90.44, 90.48 and 90.54 RCW, and Chapters 173-100 and 173-200 WAC **(None currently designated in Chelan County)**;

Does Not apply* **H.** The development involves a proposed major or short subdivision and includes present or future plans to construct three or more dwelling units where the dwelling units will not be connected to a public sewer system and any of the lots are less than 1 net acre in size;

Does Not apply* **I.** The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds 4,000 square feet;

Does Not apply* **J.** The proposed use is as a commercial feedlot;

Does Not apply* **K.** The development is within 200 feet of the ordinary high water mark of a perennial river, stream, lake or pond.

Depending upon soil depths from the surface, the following soil series within Chelan County are considered to be highly permeable soils:

Ardenvoir: ArF, 27-43 inches (depth from surface), very gravelly sandy loam

Anatone: AkD, 5-14 inches (depth from surface), very gravelly silt loam

Beverly: Be, 17-24 inches (depth from surface), very gravelly sandy loam; Bf, 17-24 inches (depth from surface), very gravelly sandy loam; Bg, 0-10 inches (depth from surface), very gravelly loamy fine sand; Bg, 17-24 inches (depth from surface), very gravelly sandy loam

Brief: BrA, BrB, BrC, Brd, 26-60 inches (depth from surface), very gravelly sandy loam

BsD, 26-60 inches (depth from surface), very gravelly sandy loam

Chelan: CgB, CgC, CgD, CgE, 35-60 inches (depth from surface), very gravelly sandy loam; ChC, ChE, 35-60 inches (depth from surface), very gravelly sandy loam; CkD, CkE, 35-60 inches (depth from surface), very gravelly sandy loam; CIA, CIB, CIC, CID, CIE, 35-60 inches (depth from surface), very gravelly sandy loam

Jumpe: JmD, 10-60 inches (depth from surface), very stony silt loam; JnF, 0-60 inches (depth from surface), very stony silt loam

Loneridge: LoD, LoF, 0-10 inches (depth from surface), very stony loam; 10-16 inches (depth from surface), very gravelly clay loam

Malaga: MaA, MaC, 15-19 inches (depth from surface), very gravelly sandy loam

Peshastin: PhB, PhC, 18-60 inches (depth from surface), very cobbly sandy loam; PID, PIE, 18-60 inches (depth from surface), very cobbly loam

Pogue: PsE, 0-17 inches (depth from surface), very stony fine sandy loam

Stemilt: StD, StE, 17-60 inches (depth from surface), very cobbly silty clay loam

Supplee: SuA, SuB, SuC, SuD, SuE, 0-6 inches (depth from surface), Very fine sandy loam; 18-31 inches (depth from surface), very gravelly sandy loam

Thow: TgD, 10-60 inches (depth from surface), very gravelly sandy loam; ThE 10-60 inches (depth from surface), very gravelly sandy loam

Tronsen: TrD, TrE, 8-60 inches (depth from surface), very gravelly clay loam

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CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there **IS NOT** or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled "**IS NOT**" above, proceed to Sub-Section III of this form.

If you circled "**IS**" above, proceed to Sub-Section II of this form.

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

_____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.

_____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.

_____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.

_____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

☒ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis- related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

☒ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.

☐ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).

☐ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.

☐ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.

☐ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.

☐ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

- ❑ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ❑ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ❑ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ❑ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ❑ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- ❑ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ❑ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ❑ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ❑ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ❑ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ❑ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEGEMENT SECTION

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

By submitting this application, I acknowledge and certify the following:

Initials
(Owner and, if applicable, Applicant)

MVM _____ 1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.

MVM _____ 2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.

MVM _____ 3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.

MVM _____ 4. Additional permit applications and approvals may be necessary to conduct specific activities.

MVM _____ 5. Application fees are non-refundable, except when approve by the Board.

MVM _____ 6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

MVM _____ 7. Chelan County is hereby given consent to enter the property(ies) listed above.

MVM _____ 8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.

MVM _____ 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.

MVM _____ 10. I certify that this application has been made with the consent of the lawful property owner(s).

MVM _____ 11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.

MVM _____ 12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature: Matthew Matulovich **Place:** **Shoreline WA** **Date:** **02.12.2026**

Print Name: **Matthew Matulovich (DNR)**

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

File(s) No. _____

CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

GENERAL LAND USE APPLICATION FORM

Parcel Number (APN): 232016100000 Lot Size: 119.04 DNR assessment (Acres)
Parcel Address: T23N R 20E WM S2 NE NW NE City/Zip Code: Wenatchee, WA 98801
Property Owner(s): DNR Zoning: RR20
Mailing Address: 1111 Washington St SE Mailstop 47014
City/State/Zip Code: Olympia, WA 98504-7014
Phone: 564.669.0897 E-mail: matthew.matulovich@dnr.wa.gov

Applicant/Agent (if different than owner)**:** _____
Company and Mailing Address: _____
City/State/Zip: _____ Phone: _____
E-mail: _____
For multiple owners, applicants, or agents, provide additional sheets.

This General Land Use Application Form shall be completed unless specified below. Additional information and supplemental forms may be required. Please review all applicable statutes and regulations pertaining to the proposed development and provide information, documents, studies, and reports (such as a Traffic Impact Study or environmental forms) demonstrating compliance with all statutory and regulatory requirements and other applicable criteria.

Application For: (Check all that apply)

- ❑ Administrative Modification
- ❑ Administrative Determination
- ❑ Administrative Interpretation
- ❑ Binding Site Plan
- ☑ Comprehensive Plan Map Amendment
- ❑ Comprehensive Plan Text Amendment
- ❑ Conditional Use Permit
- ❑ Forest Practice/Conversion
- ❑ Open Space: Public Benefit Rating System
- ❑ Major Subdivision
- ❑ Master Planned Development
- ❑ Planned Development
- ❑ Plat Alteration or Vacation
- ❑ Short Plat
- ❑ Variance (zoning or critical areas)
- ❑ Zoning Text Amendment/ Map Amendment
- ❑ Critical Area Determination
- ❑ Other: _____

APPLICABILITY SECTION

The following have their own individual application. Do not use this form for:

1. Boundary Line Adjustments. Please use corresponding Boundary Line Adjustment Application Form.
2. Certificate of Exemptions. Please use corresponding Certificates of Exemption Application Form.
3. Shoreline Permits. Provide the JARPA form along with the corresponding Supplemental Form, as necessary.
4. Building and Fire Permits.
5. Pre-Applications.

The following attachments are required for a complete application:

1. Copy of Deed or Proof of Ownership
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title, 12, Title 14, and Title 15.

File(s) No. _____

GENERAL INFORMATION

Please provide a narrative of the proposed project including, but not limited to, all proposed activities, uses and development (attach additional sheets if needed):

DNR would like to change the comp plan map designation from RR20 to RR10.

No physical site changes planned. Comp Plan Map change and rezone may lead to eventual sale.

☒ Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): SEPA Checklist, CPA Supplemental information
2. Is the subject property located within an Urban Growth Area (UGA)? ☑ No ❑ Yes
   If "yes", which UGA? _____
3. Please describe adjacent land uses in all directions around the subject property:
   North: 91 Undeveloped Land-range, open land undeveloped
   South: 11 Household, single family units
   East: 94 Open space land classified under chapter 84.34 RCW
   West: 11 Household, single family units
4. What is the current use of the property? 69 Miscellaneous Services
5. Sanitation Disposal: ☑ N/A ❑ Septic Permit ❑ Sewer District: _____
6. Water Source: ☑ N/A ❑ Single Private Well ❑ Shared Private Well ❑ Group B
   ❑ Public Water Supplier: _____
7. Irrigation Water:
   ☑ N/A ❑ Yes (Private) ❑ Yes (Public) Irrigation District/Purveyor: _____
8. Fire District: Chelan County FPD 01 School District: Wenatchee SD
9. Power Service: No power
10. Are there critical areas or critical area buffers on the property?
    ❑ Airport Overlay: _____
    ❑ Aquifer Recharge Area (see attached)
    ❑ Floodplain / Floodway _____

    Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:
    ❑ Alluvial Fan (250') ❑ Known Historic Hazardous Area (250') ☑ Slopes > 40% (250')
    ❑ Erosive soils (on-site) ☑ Landslide ❑ Snow Avalanche (500')
    ☑ Habitat/Riparian Area, protected species/area: No DNR internal concerns. Evidence of Grey Wolf, Mule Deer, Steppe zone
    ☑ Streams / Waterbodies: 1 potential fish-bearing stream on site ❑ Shoreline Environment Designation: _____
    ☑ Drainage or Seasonal Stream: _____ ❑ Wetland, if so what category: _____
    ☑ Cultural or Archeological: "...a probability for cultural resources to be present." State Archaeologist comments attached.
11. Will landfill be required? ☑ No ❑ Yes, approximate _____(cubic yards)
12. Will excavation be required? ☑ No ❑ Yes, approximate _____(cubic yards)
13. Has site preparation been started on the site? If so, to what extent?
    No site prep or site work required.
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?
    No changes to site planned.

15. Provide a development schedule with the approximated dates of commencing and completing construction or proposed activity:

No changes to site planned.

16. Are there any other applications pending for governmental approvals for this or other proposal affecting the property coverd by this proposal? ☑ No ❑ Yes, please list:

No known "other proposal"s that are not directly related to this proposal (SEPA checklist)

"Does not apply*"--- "We do not meet the standard of "An applicant seeking to develop property.."

AQUIFER RECHARGE AREA DISCLOSURE SECTION

Exempt from this section only are Single Family Residences and their associated development per CCC 11.82.060.An applicant seeking to develop property which requires a development permit, shall submit with the permit application this certified statement, which lists each of the evaluation criteria and shall indicate whether the criteria "applies" or "does not apply" to the site or development. "Unknown" or similar responses will not be accepted.

If the development meets criteria A, B, C, or D or if the site or development meets any two of the remaining criteria, the Department will direct the applicant to determine the vulnerability rating for the development pursuant to Section 11.82.050 Aquifer Recharge Areas. If the development has a high or medium vulnerability rating, the development shall be subject to the performance standards of Section 11.82.060.

If an applicant's statement asserts that the criteria of do not apply to the development, the Department will accept the statement and proceed with the permitting process. If any statement is incorrect, the applicant will be advised in writing to either; (a) provide an amended statement adding the evaluation criteria as being applicable and determine the vulnerability rating of the development pursuant to Section 11.82.050, or (b) present sufficient countering information clearly establishing that the basis for the Department's concern is incorrect. If the applicant selects to proceed under (b), upon receipt of the applicant's information, the Department shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the Administrator.

EVALUATION CRITERIA

The applicant is required to determine the vulnerability rating for **any development permit**, not otherwise exempted, if the site or development meets criteria A, B, C, or D or meets two or more of the remaining criteria below:

Please write the word(s) **"Applies** or **"Does Not Apply"** on the lines before each of the following statements:

Does Not apply* **A.** Within a wellhead protection area designated under WAC 246-290; *Wellhead Protection Area: The surface and subsurface area surrounding a well or well field for a distance of 100 feet, supplying a public water system, through which contaminants are reasonably likely to move toward and reach such water well or well field.

Does Not apply* **B.** Within an aquifer recharge area mapped and identified by a qualified ground water scientist;

Does Not apply **C.** The site will be utilized for hazardous substance, (as now or hereafter defined in RCW 70.105D.020(7)), processing storage or handling in applications or quantities larger than is typical of household use;

Does Not apply* **D.** The site will be utilized for hazardous waste treatment and storage as set forth in RCW 70.105 Hazardous Waste Management, as now or hereafter amended;

Does Not apply* **E.** The site contains highly permeable soils (please reference WAC 246-272A-0220 for Soil Table and Descriptions).

N/A **F.** Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act **(None currently designated in Chelan County)**;

N/A **G.** Within an area established for special protection pursuant to a groundwater management program, chapters 90.44, 90.48 and 90.54 RCW, and Chapters 173-100 and 173-200 WAC **(None currently designated in Chelan County)**;

Does Not apply* **H.** The development involves a proposed major or short subdivision and includes present or future plans to construct three or more dwelling units where the dwelling units will not be connected to a public sewer system and any of the lots are less than 1 net acre in size;

Does Not apply* **I.** The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds 4,000 square feet;

Does Not apply* **J.** The proposed use is as a commercial feedlot;

Does Not apply* **K.** The development is within 200 feet of the ordinary high water mark of a perennial river, stream, lake or pond.

Depending upon soil depths from the surface, the following soil series within Chelan County are considered to be highly permeable soils:

Ardenvoir: ArF, 27-43 inches (depth from surface), very gravelly sandy loam

Anatone: AkD, 5-14 inches (depth from surface), very gravelly silt loam

Beverly: Be, 17-24 inches (depth from surface), very gravelly sandy loam; Bf, 17-24 inches (depth from surface), very gravelly sandy loam; Bg, 0-10 inches (depth from surface), very gravelly loamy fine sand; Bg, 17-24 inches (depth from surface), very gravelly sandy loam

Brief: BrA, BrB, BrC, Brd, 26-60 inches (depth from surface), very gravelly sandy loam

BsD, 26-60 inches (depth from surface), very gravelly sandy loam

Chelan: CgB, CgC, CgD, CgE, 35-60 inches (depth from surface), very gravelly sandy loam; ChC, ChE, 35-60 inches (depth from surface), very gravelly sandy loam; CkD, CkE, 35-60 inches (depth from surface), very gravelly sandy loam; CIA, CIB, CIC, CID, CIE, 35-60 inches (depth from surface), very gravelly sandy loam

Jumpe: JmD, 10-60 inches (depth from surface), very stony silt loam; JnF, 0-60 inches (depth from surface), very stony silt loam

Loneridge: LoD, LoF, 0-10 inches (depth from surface), very stony loam; 10-16 inches (depth from surface), very gravelly clay loam

Malaga: MaA, MaC, 15-19 inches (depth from surface), very gravelly sandy loam

Peshastin: PhB, PhC, 18-60 inches (depth from surface), very cobbly sandy loam; PID, PIE, 18-60 inches (depth from surface), very cobbly loam

Pogue: PsE, 0-17 inches (depth from surface), very stony fine sandy loam

Stemilt: StD, StE, 17-60 inches (depth from surface), very cobbly silty clay loam

Supplee: SuA, SuB, SuC, SuD, SuE, 0-6 inches (depth from surface), Very fine sandy loam; 18-31 inches (depth from surface), very gravelly sandy loam

Thow: TgD, 10-60 inches (depth from surface), very gravelly sandy loam; ThE 10-60 inches (depth from surface), very gravelly sandy loam

Tronsen: TrD, TrE, 8-60 inches (depth from surface), very gravelly clay loam

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CANNABIS DISCLOSURE SECTION

SUB-SECTION I: Circle

I AFFIRM there **IS NOT** or **IS** (circle one) an existing or pending Liquor and Cannabis Board (LCB) license or approval for cannabis production, processing, or retail located on the property that is the subject of the requested development permit or approval.

If you circled "**IS NOT**" above, proceed to Sub-Section III of this form.

If you circled "**IS**" above, proceed to Sub-Section II of this form.

SUB-SECTION II: You must read the below statements, initial on the space provided, and then proceed to Sub-Section III.

_____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.

_____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.

_____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.

_____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

SUB-SECTION III: Please select one of the following:

☒ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

☐ I certify with the signature below that the building or land use permit requested **IS** related to or in support of existing or planned cannabis- related activities, development, uses or construction on the property. I certify that any authorized activities, development, uses or construction will be in strict compliance with LCB licensure requirements and all applicable laws and regulations including but not limited to Chelan County Code, Chapter 69.50 RCW (Uniform Controlled Substances Act), Chapter 69.51A (Medical Cannabis), Chapter 19.27 RCW and WAC Title 51 (State Building Code), Chapter 58.17 RCW (Plats-Subdivisions-Dedications), Chapter 90.58 RCW (Shoreline Management Act), Chapter 314.55 WAC, and the Chelan County Shoreline Master Program.

SITE PLAN CHECKLIST SECTION

☒ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.

☐ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).

☐ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.

☐ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.

☐ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.

☐ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.

- ❑ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ❑ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ❑ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ❑ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ❑ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- ❑ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ❑ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ❑ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ❑ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ❑ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ❑ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

ACKNOWLEGEMENT SECTION

If the Applicant is not the owner of the property, this application and acknowledgment shall also be executed (signed) by each property owner.

By submitting this application, I acknowledge and certify the following:

Initials
(Owner and, if applicable, Applicant)

MVM _____ 1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.

MVM _____ 2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.

MVM _____ 3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.

MVM _____ 4. Additional permit applications and approvals may be necessary to conduct specific activities.

MVM _____ 5. Application fees are non-refundable, except when approve by the Board.

MVM _____ 6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

MVM _____ 7. Chelan County is hereby given consent to enter the property(ies) listed above.

MVM _____ 8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.

MVM _____ 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.

MVM _____ 10. I certify that this application has been made with the consent of the lawful property owner(s).

MVM _____ 11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.

MVM _____ 12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

I certify (or declare) under penalty of perjury and under the laws of the State of Washington that the foregoing and all information submitted with this application is true, correct and complete to the best of my knowledge.

Owner Signature: Matthew Matulovich **Place:** **Shoreline WA** **Date:** **02.12.2026**

Print Name: **Matthew Matulovich (DNR)**

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

Owner/Applicant/Agent Signature: _____ **Place:** _____ **Date:** _____

Print Name: _____

Narrative-

The Washington State Department of Natural Resources (DNR) hopes to amend the Comprehensive Plan Map to eventually allow a rezone of:

Portion of Section 16, Township 23 North, Range 20 East, W.M.,
Chelan County, Washington.
Land Description
The Northwest Quarter of the Northeast Quarter, and the East Half of Section 16, Township 23 North, Range 20 East, Willamette Meridian, Chelan County, Washington, according to U.S. Government subdivision procedures.
Subject to Burch Mountain County Road and Washington State Department of Transportation (WSDOT) utility easement.
or

Chelan County parcel number- 232016100000

DNR would like to change the comprehensive plan map designation from RR20 to RR10. No physical site changes are planned by DNR. The Comp Plan Map change and rezone will likely lead to an eventual sale. Specific comp plan map is 65.

This site is a Common School Trust property that does not currently provide revenue for statewide K-12 school construction. Shifting this asset to a denser zoning would allow better transitioning from its neighboring urban growth area and dense rural zoning, creating a gradual transition to the more rural RR20. The change would increase the parcel's socioeconomic value to the county via urban adjacent density and tax revenue.

This proposal addresses zoning irregularities where RV, R 2.5, and the Wenatchee Urban Growth Area flow directly into RR20. Transitioning to RR10 would allow a more gradual decrease in density, maximizing the benefit of public services and transportation while alleviating some development pressures from more rural properties. This would promote urban transition growth, allowing a gradual transition to lower density while further maximizing the public benefit via eventual taxation and, separately, an increase in revenue for statewide K-12 funding by allowing DNR to transition to a better location to generate long-term revenue.

The site is situated on public roads and near existing bus, train, and airport services. This allows existing infrastructure to maximize its public benefit by enhancing its economies of scale.

If additional potential density is achieved at maximum residential yield, this site would still feature a lower density than neighboring developed sites. It would only nominally aesthetically affect land use in the area; the potential built-out landscape view would be altered only minimally, thanks to the eventual RR10 still being a relatively low density and existing development difficulties associated with the terrain.

This property has been vacant for many years. It has not provided the trust or the county with revenue, nor has it provided the community with housing or employment. We hope this step allows the site to achieve its highest and best use.

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

***Instructions for applicants*:**

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:
   Burch Mountain Rezone

2. Name of applicant:
   Washington State Department of Natural Resources

3. Address and phone number of applicant and contact person:

1111 Washington St SE, MS 47014
Olympia, WA 98504
Matthew Matulovich
564.669.0897

4. Date checklist prepared:
   02.12.2026

5. Agency requesting checklist:
   Chelan County

6. Proposed timing or schedule (including phasing, if applicable):
   As needed for county review and processing, 9-12 months.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
   NO

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   DNR departmental site review based upon section wide internal special concerns report. Report and departmental conclusions available upon request. Data present in checklist responces.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
   No

10. List any government approvals or permits that will be needed for your proposal, if known.
    Comp Plan Map update & Rezone

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

    DNR hopes to amend the county comp plan map to allow for a rezone and then rezone 119 acres of school trust land near Wenatchee.
    The current zoning is RR-20. DNR hopes to achieve a zoning consistent with area properties that allows more density.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

    T23-0N R20-0E S16, Chelan County parcel 232016100000

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

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

b. What is the steepest slope on the site (approximate percent slope)?

A small area of 65-80%. Slope class II per DNRs SUVT(State Uplands Viewing Tool)

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

All Non Hydric- Cowiche silt loam, Burch loam, and Bjork silt loam. (SUVT)

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No known issues per SUVT. Some modeling flags small potential slide areas forreview(Eastside Slope Stability Model).

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

No earthwork planned.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No earthwork planned.

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

No project construction planned.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

None

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

No construction/project planned

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Nope

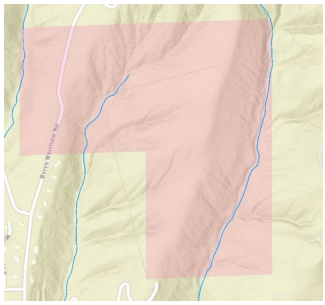
c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None

3. **Water**

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.



Three streams are shown on the site, all of which are listed as both continuous and intermittent. All flow into the Columbia. None appears to be fish-bearing. (SUVT)

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described
waters? If yes, please describe and attach available plans.

Nope

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

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Nope

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Nope

6) Does the proposal involve any discharges of waste materials to surface waters? If so,
describe the type of waste and anticipated volume of discharge.

Nope

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Nope

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

No change to the current runoff.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No planned change to the site, no new waste materials will be generated.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Site maintains current drainage patterns.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None

4. **Plants**

a. Check the types of vegetation found on the site:

__X_deciduous tree: alder, maple, aspen, other
_X_evergreen tree: fir, cedar, pine, other
_X_shrubs
_X__grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

None

c. List threatened and endangered species known to be on or near the site.

No known threatened or endangered plants on site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

No changes planned.

e. List all noxious weeds and invasive species known to be on or near the site.

No known noxious weeds.

5. **Animals**

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Deer, various birds, insects, and snakes.

b. List any threatened and endangered species known to be on or near the site.

This site is flagged as winter range for Mule Deer, overlaps or is within 1000' of Golden Eagle areas of interest, overlaps or is within 45000' of Grey Wolf areas of interest, overlaps or is within 6000' of Western Gray Squirrel area of interest. (SUVT)

c. Is the site part of a migration route? If so, explain.

Winter range for Mule Deer

f. Proposed measures to preserve or enhance wildlife, if any:

None

g. List any invasive animal species known to be on or near the site.

None known on site.

6. **Energy and Natural Resources**

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

None

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Nope

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None

7. **Environmental Health**

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe.

Nope

1) Describe any known or possible contamination at the site from present or past uses.

No known contaminations.

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

None

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

None

4) Describe special emergency services that might be required.

No change to the site, no anticipated additional need for emergency services.

5) Proposed measures to reduce or control environmental health hazards, if any:

None

b. Noise

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

None

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

None

3) Proposed measures to reduce or control noise impacts, if any:

None

8. **Land and Shoreline Use**

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Current use is vacant land, surrounded mostly by vacant land and some small single-family residential lots.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No, no conversion planned.

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

Nope

c. Describe any structures on the site.

None

d. Will any structures be demolished? If so, what?

Nope

e. What is the current zoning classification of the site?

RR20

f. What is the current comprehensive plan designation of the site?

RR40

g. If applicable, what is the current shoreline master program designation of the site?

No shoreline.

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

No, no critical areas listed in or near the site on the state's special concerns report.

i. Approximately how many people would reside or work in the completed project?

None

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

None

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

No change in use planned. No compatibility change.

l. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None

9. **Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any:

None

10. **Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No structures planned.

b. What views in the immediate vicinity would be altered or obstructed?

No change in views.

h. Proposed measures to reduce or control aesthetic impacts, if any:

None

11. **Light and Glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

No change

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Nope

c. What existing off-site sources of light or glare may affect your proposal?

None

d. Proposed measures to reduce or control light and glare impacts, if any:

None

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?

Many indoor and outdoor recreational opportunities exist, from parks and trails to bowling alleys and gymnasiums.

b. Would the proposed project displace any existing recreational uses? If so, describe.

Nope

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Nope

13. **Historic and cultural preservation**

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

Nope

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Yes, DNRs archioligist review and recommendations attached.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

No development planned, no impact.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

No impact anticipated.

14. **Transportation**

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Burch Mt Road passes through the site, no additional impact will be added.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site is about 7000’ from Transit Route 28 on W Peters Street, about 22700’ as the crow flies from the local Amtrak station, and 44155’ as the crow flies from Pangborn Memorial Airport

b. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Nope

c. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Nope

d. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

No additional trips per day.

e. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Nope

f. Proposed measures to reduce or control transportation impacts, if any:

None

15. **Public Services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Nope

b. Proposed measures to reduce or control direct impacts on public services, if any.

None

16. **Utilities**

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Nothing proposed

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee _Matthew V Matulovich_____

Position and Agency/Organization _Transition Lands Program Manager WA DNR_

Date Submitted: _2.12.2026

D. **SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS**

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   No increase anticipated.

Proposed measures to avoid or reduce such increases are:

None

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

   No anticipated affect.

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

   None

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

   No anticipated depletion.

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

   None

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

No anticipated affect.

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

None

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

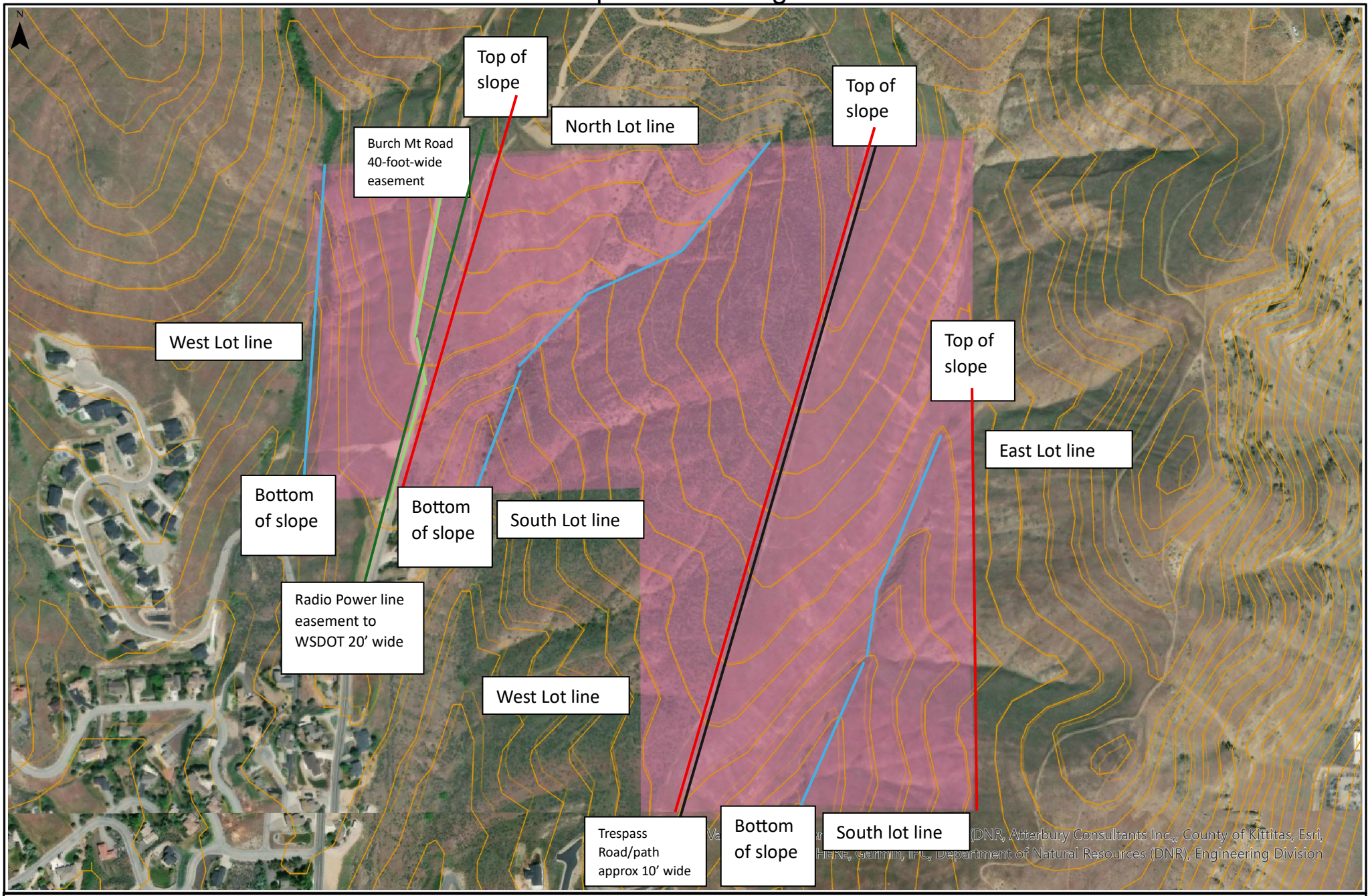
Proposed measures to avoid or reduce shoreline and land use impacts are:

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

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

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

State Uplands Viewing Tool



Approximate Scale : 1:6,066

0 0.03 0.06 0.09 0.12 Miles

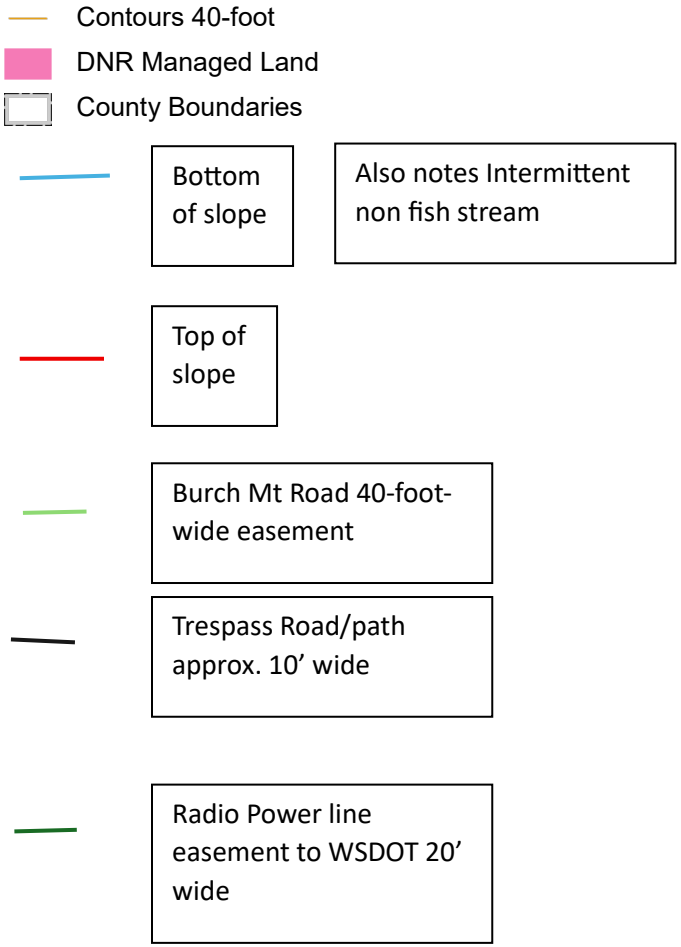
2/6/2026 2:52 PM

Coordinate System: NAD 1983 HARN StatePlane Washington South FIPS 4602 Feet

Extreme care was used during the compilation of this map to ensure accuracy. However, due to changes in data and the need to rely on outside information, the Department of Natural Resources cannot accept responsibly for errors or omissions, and therefore, there are no warranties which accompany this material.

119.4 Acres Total Parcel size

Legend



Also, two water rights exist that both have the same water use for wildlife and livestock from a surface spring. I could not locate the spring.

DEPARTMENT OF NATURAL RESOURCES

PRODUCT SALES & LEASING DIVISION
1111 WASHINGTON ST. SE
PO BOX 47014
OLYMPIA, WA 98504-7014

October 23, 2025

Re: Mineral potential review for Burch Mountain

As requested, I have completed a remote review of surface and subsurface mineral potential, as well as geological hazards, for the Burch Mountain project. This project consists of portions of section 16, T23 R20E in Chelan County, as shown in Figure 1. It is my understanding that this review is part of a comprehensive plan amendment and rezone for the property, with eventual disposal of the property. This letter documents the scope of my review, my findings and my conclusions.

I reviewed the 1:100,000-scale geologic mapping and ground response maps from the Washington Geologic Information Portal (Washington Department of Natural Resources, 2025), Department of Natural Resources lidar digital elevation models and derivatives, and the U.S. Department of Agriculture online soil survey (USDA, 2025). I also reviewed the active surface mine reclamation permit data on the Washington Geologic Information Portal for nearby mining activities, and the mining/minerals overlay on the Portal for information about minerals and historical mining districts. I used additional maps and resources as cited.

The subject property is 115 acres located west of the Columbia River, and north of the community of Wenatchee. Burch Mountain Road crosses the western portion of the property. According to aerial imagery, the property is shrub-steppe environment, with limited riparian vegetation along several drainages. West and south of the subject property is residential, with shrub-steppe land to the north and east. Lidar imagery indicates south-verging drainages with north-south trending ridges between the drainages. Minor drainages off the ridge slopes join the more major drainages. Personal professional experience supports that all drainages are dry most of the year, with limited flow only after intense precipitation or during seasonal snowmelt. Lidar imagery indicates occasional rocky outcrops within the more major drainages. Roads and trails are visible in both lidar and aerial imagery.

The 1:100k-scale geologic mapping indicates the subject property to be underlain by Precambrian Swakane Biotite Gneiss (DNR, 2025). Gneiss is a metamorphic rock that forms under high temperatures and pressures deep in the subsurface. More recent studies suggest the Swakane Biotite Gneiss to be Cretaceous in age, with the protolith (original rock) likely composed of sediments outboard of a volcanic arc system that were incorporated into deeper levels of the system by underthrusting (Matzel et al., 2004; Sauer et al., 2018). Although not shown on the 1:100k-scale geologic map, the lower slopes of Burch Mountain, including the subject property, are mantled by sediments associated with late Pleistocene glacial outburst flooding (Waitt et al., 2018). Personal professional experience supports that there are glacial erratic boulders on or near the subject property that were deposited by grounded ice bergs transported by outburst floods. These are relatively rare in the region and geologically important as they mark near high-water for the outburst floods. An onsite investigation would be required to verify the location of these erratic boulders. The soil survey indicates silt loam, sandy clay loam, and sandy loam up to 60-inches deep on the subject property (USDA, 2025). This soil is consistent with soils formed on slope-wash originating from metamorphic rocks and on glacial outburst flood sediments. The subject property is not located within a volcanic hazard zone nor a tsunami hazard zone. There is low liquefaction susceptibility from ground shaking during an earthquake. Liquefaction occurs when saturated sediments lose strength during strong shaking. There are no mapped landslides on the property.

Within an approximate 6-mile radius of the subject property there are four surface mine reclamation permits, all within sand and gravel (DNR, 2025). All are shown as mapped within sediments associated with glacial outburst flood deposits. Although the subject property does have outburst flood deposits, personal professional experience supports that these are relatively thin or consist of individual boulders, neither of which are suitable for an aggregate mine. Locally, there are no aggregate mines within the gneiss. The banding and layering common in the gneiss prevent it from being a suitable aggregate resource.

The subject property is located within the historical Wenatchee mining district. Significant gold was mined out of this district (Stanton, 2022). Metals minerals were hosted in Oligocene to Eocene sedimentary rocks and have not been found in the gneiss. The minerals overlay on the Geologic Information Portal indicates observations of massive quartz and limestone or marble within the gneiss that could be suitable for building stone (DNR, 2025). However, these have never been mined out of the gneiss and the subject property does not appear to have significant exposure of rock to assess the suitability. There are no oil/gas wells within over a 6-mile radius of the subject property. Oil or gas would not be sourced within gneiss.

In summary, the subject property likely does not have an aggregate resource, nor metal or industrial mineral, building rock, or oil/gas resources. The subject property may have glacial erratics rafted on glacial outburst flooding. If present, these are geologically significant as they mark near high-water for the flooding.

If you have questions or require additional information, please don't hesitate to contact me.

Kelsay M. Stanton, LG, Ph.D.
Mining and Minerals Program Manager
Cell: (360) 790-8179
Kelsay.Stanton@dnr.wa.gov

Limitations

This letter is a cursory remote review of the surface and subsurface mineral potential for the above-mentioned property. The conclusions presented in this report are based on information available at the time it was written. It is not possible to fully define geologic conditions, mineral potential, or geologic hazards based on this limited investigation.

References

Matzel, J.E.P., Bowring, S.A., and Miller, R.B., 2004, Protolith age of the Swakane Gneiss, North Cascades, Washington: Evidence of rapid underthrusting of sediments beneath an arc, Tectonics, v. 23, TC6009, 18 pp., doi:10.1029/2003TC001577

Sauer, K.B., Gordon, S.M., Miller, R.B, Vervoort, J.D., and Fisher, C.M., 2018, Provenance and metamorphism of the Swakane Gneiss: Implications for incorporation of sediment into the deep levels of the North Cascades continental magmatic arc, Washington, Lithosphere, v. 10, p. 460-477, doi:10.1130/L712.1.

Stanton, K.M., 2022, Wenatchee, Washington area mineralization, in context: untangling the Cenozoic structural story, Northwest Geology, v. 51, p. 129-138.

U.S. Department of Agriculture, Web Soil Survey. Accessed October 23, 2025 at https://websoilsurvey.nrcs.usda.gov/app/.

Waitt, R.B., Long, W.A., and Stanton, K.M, 2019, Erratics and other evidence of late Wisconsin Missoula outburst floods in lower Wenatchee and adjacent Columbia valleys, Washington, Northwest Science, v. 92, p. 318-337.

Washington Department of Natural Resources, Geologic Information Portal. Accessed October 23, 2025 at https://www.dnr.wa.gov/geologyportal.

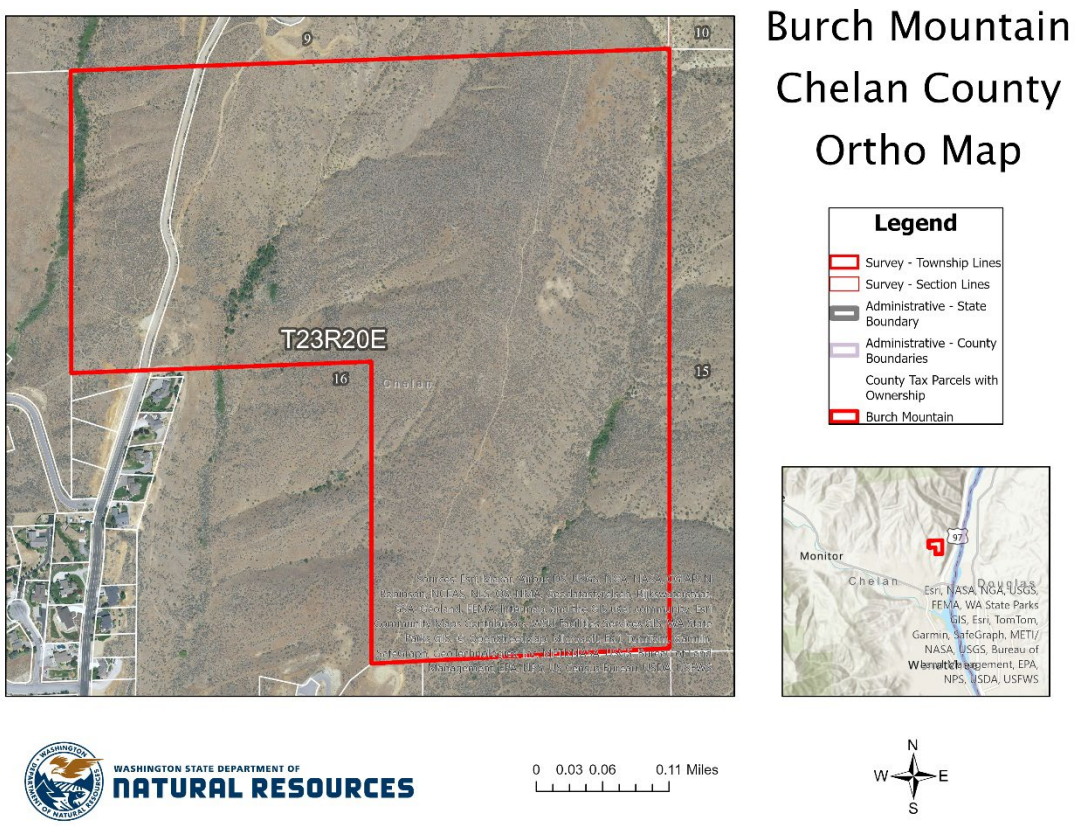


Figure 1. Provided map showing location of subject property outlined in a red line.

Form 1860–9
(March 1965)
(formerly 4–1043)

Washington 05340

The United States of America

To all to whom these presents shall come, Greeting:

WHEREAS, There are now deposited in the Bureau of Land Management of the United States an application by the State of Washington and a decision of the Oregon State Office of said Bureau at Portland, Oregon, directing that a patent issue to the State of Washington under the provisions of the Act of Congress approved June 21, 1934 (48 Stat. 1185), entitled "An Act Authorizing the Secretary of the Interior to issue patents to the numbered school sections in place, granted to the States by the Act approved February 22, 1889, by the Act approved January 25, 1927 (44 Stat. 1026), and by any other Act of Congress," for the following numbered school section lands in place, granted for the support of common schools and the title to which vested in the State of Washington under the Act of February 22, 1889 (25 Stat. 676) upon its admission into the Union on November 11, 1889 (26 Stat. 1552):

Willamette Meridian, Washington.

T. 25 N., R. 18 E.,
Sec. 16, All;
Sec. 36, All.

T. 26 N., R. 18 E.,
Sec. 16, All;
Sec. 36, All.

T. 27 N., R. 18 E.,
Sec. 16, All;
Sec. 36, All.

T. 21 N., R. 19 E.,
Sec. 36, All.

T. 22 N., R. 19 E.,
Sec. 16, All;
Sec. 36, All.

T. 23 N., R. 19 E.,
Sec. 16, NE¼ and S½;
Sec. 36, All.

T. 24 N., R. 19 E.,
Sec. 16, All;
Sec. 36, All.

T. 25 N., R. 19 E.,
Sec. 16, All;
Sec. 36, All.

T. 26 N., R. 19 E.,
Sec. 16, All;
Sec. 36, All.

T. 27 N., R. 19 E.,
Sec. 16, All;
Sec. 36, All.

T. 21 N., R. 20 E.,
Sec. 16, All;
Sec. 36, All.

Patent Number 46-74-0026

T. 22 N., R. 20 E.,

Sec. 16, All;

Sec. 36, All.

T. 23 N., R. 20 E.,

Sec. 16, All.

T. 24 N., R. 20 E.,

Sec. 16, All.

T. 25 N., R. 20 E.,

Sec. 16, All;

Sec. 36, All.

T. 26 N., R. 20 E.,

Sec. 16, All;

Sec. 36, All.

T. 27 N., R. 20 E.,

Sec. 16, All;

Sec. 36, All.

T. 21 N., R. 21 E.,

Sec. 16, All;

Sec. 36, All.

T. 26 N., R. 21 E.,

Sec. 16, Lots 1, 2, 4, and 5, NW¼NE¼, NW¼, and W½SW¼.

T. 27 N., R. 21 E.,

Sec. 16, Lots 1, 2, and 3, NW¼NE¼, S½N½, and S½;

Sec. 36, All.

Form 1860–10
(March 1965)
(formerly 4–1044)

Washington 05340

T. 21 N., R. 22 E.,

Sec. 16, Lots 2, 3, and 7.

T. 27 N., R. 23 E.,

Sec. 16, Lot 2.

Aggregating 22,687.90 acres;

NOW, THEREFORE, KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the said Act of Congress of June 21, 1934, and as evidence of the title which was granted to and vested in the State of Washington to the above-described lands on November 11, 1889, for the support of common schools, as aforesaid, and in confirmation of such title for such purpose, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT, unto the said State of Washington, and to its assigns, the lands above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said State of Washington, and to its assigns forever.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

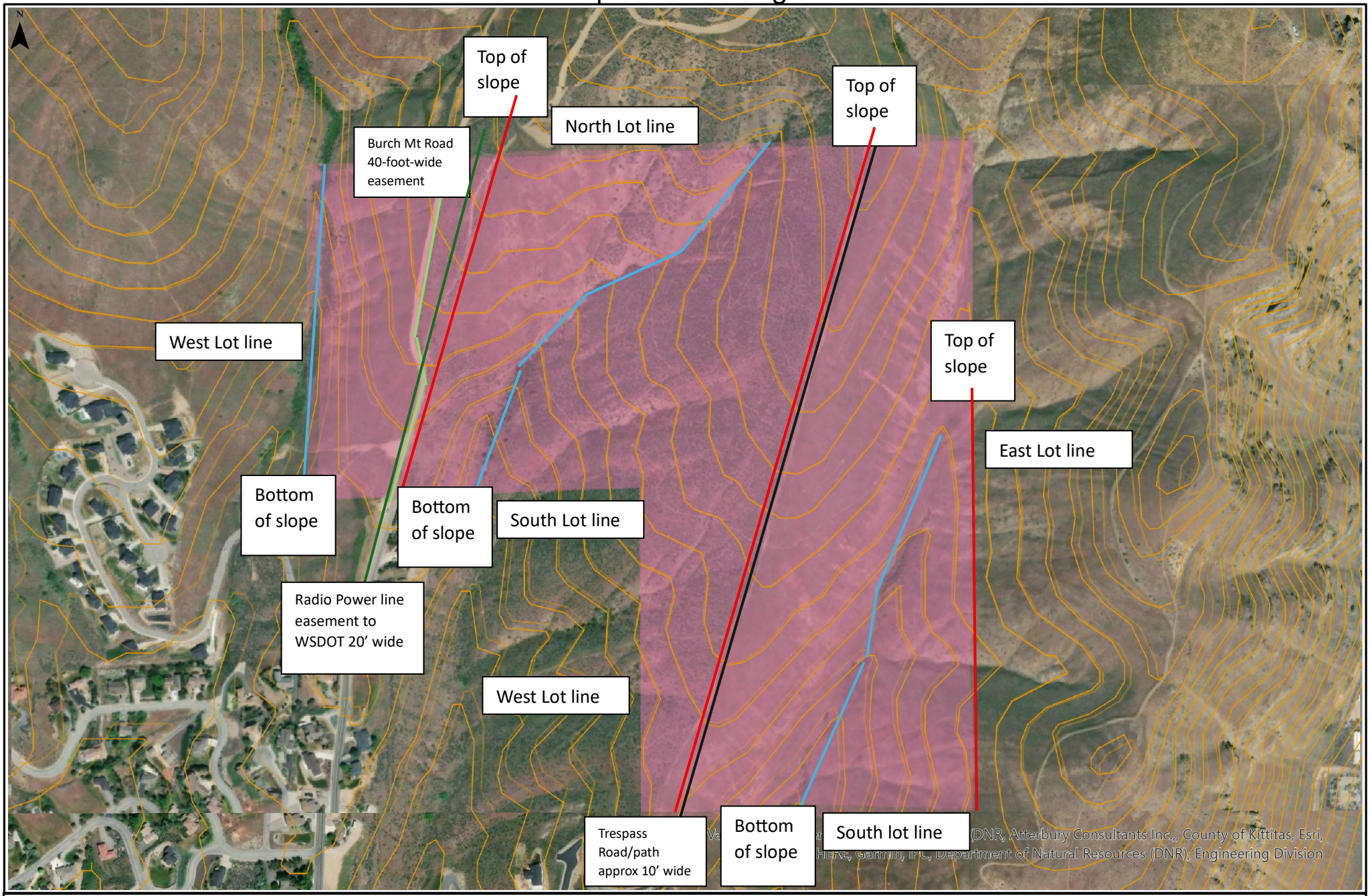
GIVEN under my hand, in Portland, Oregon
the SECOND day of NOVEMBER in the year
of our Lord one thousand nine hundred and SEVENTY-THREE
and of the Independence of the United States the one hundred
and NINETY-EIGHTH.

[SEAL]

By _____
Chief, Branch of Lands
and Minerals Operations

Patent Number 46-74-0026

State Uplands Viewing Tool



Approximate Scale : 1:6,066

0 0.03 0.06 0.09 0.12 Miles

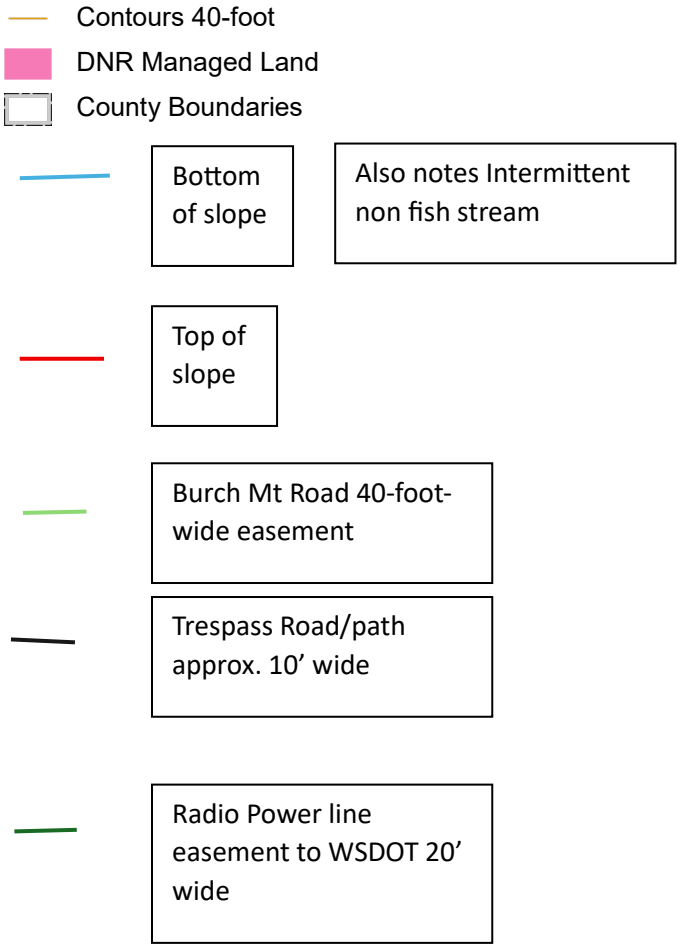
2/6/2026 2:52 PM

Coordinate System: NAD 1983 HARN StatePlane Washington South FIPS 4602 Feet

Extreme care was used during the compilation of this map to ensure accuracy. However, due to changes in data and the need to rely on outside information, the Department of Natural Resources cannot accept responsibly for errors or omissions, and therefore, there are no warranties which accompany this material.

119.4 Acres Total Parcel size

Legend



Also, two water rights exist that both have the same water use for wildlife and livestock from a surface spring. I could not locate the spring.