

BEFORE THE CHELAN COUNTY HEARINGS EXAMINER

IN THE MATTER OF)	
)	
WV 20-004)	FINDINGS OF FACT,
MCCOMAS)	CONCLUSIONS OF LAW,
)	CONDITIONS OF APPROVAL,
)	AND DECISION

THIS MATTER, having come on before the Chelan County Hearing Examiner on August 4, 2021, the Hearing Examiner having taken evidence hereby submits the following Findings of Fact, Conclusions of Law, Decision and Conditions of Approval as follows:

I. FINDINGS OF FACT

1. This is an application for a wetland variance submitted to reduce the associated wetland buffer for the construction of a single-family residence, attached garage, driveway, and lawn area. The subject property contains a Category II wetland that holds a protective buffer of 100 ft. The application proposes to reduce a portion of the Category II wetland buffer from 100 ft. to 30 ft. for the proposed residential development, as indicated on the revised site plan, date stamped June 9, 2021. The proposed development would have a building footprint of approximately 5,516 sq. ft. As part of the proposed project, the applicant will mitigate through approximately 4,031 sq. ft. of soil remediation, roughly 2,300 sq. ft. of native plantings within and adjacent to the wetland, and the removal of machinery that currently exists within the buffer.
2. The applicants and owners are Michael and Marsha McComas, 23809 White River Road, Leavenworth, WA 98826.
3. The agent is Grette Associates, LLC, Attn: Jay Dirske, 151 South Worthen Street, Suite 101, Wenatchee, WA 98801.
4. The project location is 23750 Little Wenatchee River Road, Lake Wenatchee, WA 98826.
5. The parcel number of the subject property is 27-16-10-310-120.
6. The legal description of the subject property is Lot 2 of Short Plat No. 2006-038 recorded on July, 8, 1997 under AFN: 2008723. The subject property is 8.5 acres.
7. The project location is outside of an Urban Growth Area.
8. The Comprehensive Plan designation is Rural Residential/Resource 5 (RR5).
9. The subject property has an existing garage/barn structure, domestic well, and gravel driveway and is being used for equipment storage. According to the applicant, the property was previously used for cattle grazing, yard waste and debris management.
10. The subject property is flat and vegetated with native grasses. The property has been historically modified by human influence.

11. The property to the north is US Fish and Wildlife and zoned Rural Residential/Resource 20 (RR20).
12. The property to the south is residential and is zoned Rural Residential/Resource 5 (RR5).
13. The property to the east is White River Road in residential use and is zoned Rural Residential/Resource 5 (RR5).
14. The property to the west is in residential use and is zoned Rural Residential/Resource 5 (RR5).
15. The Aquifer Recharge form was completed with the variance application. Pursuant to Chelan County Code (CCC), Section 11.82.060(2)(A), residential dwelling units and their accessory uses are exempt from the aquifer recharge area regulations under this chapter.
16. According to the Washington State Department of Fish and Wildlife, Priority Habitat and Species Maps, the subject property does contain WDFW Priority Habitat Species. Therefore, the provisions of CCC 11.78 as it relates to priority habitat would apply.
17. As stated, the subject property contains a Category II slope wetland. Therefore, the provisions of CCC Chapter 11.82 would apply.
18. The Category II wetlands are not considered shorelines of statewide significance. Therefore, the provisions of the Chelan County Shoreline Master Program would not apply.
19. According to the Federal Emergency Management Agency, FIRM Panel No. 5300150750B, flooding is indicated on the subject property. Therefore, the provisions of CCC 11.84 and 3.20 would apply. Staff recommended a conditional of approval for a Floodplain Development Permit.
20. The County GIS data map indicates no known geologically hazardous conditions on the subject property. Therefore, the provisions of CCC 11.86 would not apply.
21. Pursuant to comment received from the Confederate Tribes of the Colville Reservation, the subject property is located in an area with high probability of archaeological resources and medicinal plants. A cultural resource survey is required. Pursuant to RCW 27.53.020, if the applicants or their agents discover previously unknown historic or archaeological remains/artifacts while conducting the development activities authorized by this permit, the applicant/agent shall immediately stop work and notify the appropriate tribal and state representatives and the Chelan County Department of Community Development of the finding for local, state and tribal coordination.
22. Pursuant to WAC 197-11-800(6) (e), variance applications that are based on special circumstances, not including economic hardship, applicable to the subject property, such as size, shape, topography, location or surrounding and do not result in a change of land use or density are categorically exempt from the environmental review process.
23. Construction will begin upon issuance of all necessary permits and within the appropriate work window.

24. The subject property has frontage on White River Road and Little Wenatchee Road. The proposed single-family residence and appurtenant structures would be accessed from Little Wenatchee Road.
25. Domestic water would be provided by an existing private well.
26. Power is provided by Chelan County PUD No. 1.
27. Sanitation would be provided by an on-site septic system. The proposed septic system appears to be located outside of the wetland and its associated buffer.
28. The subject property is located within the boundaries of Fire District #9.
29. Noise from construction will occur. Construction noise is regulated by CCC, Section 11.88.190, which states no construction activity shall be permitted within one thousand feet of an occupied residence between the hours of ten p.m. to seven a.m.
30. Because the proposed development will be residential, the visual impact is anticipated to be minimal as the surrounding properties are developed residentially.
31. The application was submitted on October 7, 2020.
32. The Determination of Completeness was issued on November 13, 2020.
33. The Notice of Application was referred to surrounding property owners within 300' (excluding 60' of right-of-way), jurisdictional agencies and departments of the County. These agencies and surrounding property owners were notified on November 18, 2020, with comments due December 2, 2020. The Notice of Public Hearing was published on July 21, 2021. Agency comments were considered by the Hearing Examiner and, when appropriate, and set forth in the Conditions of Approval. The following is a list of Agencies who received notice and the date comments were received.

Agencies Notified	Response Date & Nature of Comment
WA Department of Ecology	November 30, 2020 – Expressed concerns regarding the size, location, and type and amount of mitigation for the proposed single-family residence. June 7, 2021 – The County shared Ecology’s concerns with the applicant, who revised their original Habitat Management and Mitigation Plan to reduce the building footprint and impacts. Ecology supports the reduced overall project footprint and relocation of compensatory mitigation plantings.
Confederated Tribes of the Colville Reservation	November 22, 2020 – The subject property is located within an area of high probability of archaeological resources and medicinal plants. A cultural resource survey is requested.

Agencies Notified	Response Date & Nature of Comment
Chelan County Building Official	No comments received
Chelan-Douglas Health District	
Department of Archaeology & Historic Preservation	
Chelan County Fire Marshal	
Chelan County PUD	
Cascade School District	
Fire District No. 9	
WA Dept. of Natural Resources	
WA State Dept. of Fish & Wildlife	
Yakama Nation	

- 34. No public comments were received.
- 35. The Comprehensive Plan has been reviewed. Specifically, the goals and policies related to the Rural Residential/Resource 5 (RR5) Comprehensive Plan designation and Critical Areas, for consistency with the proposed residential development.
- 36. The project is consistent with the Rural Residential/Resource 5 (RR5) purpose statement: To provide opportunities for small scale agricultural activities, and rural development consistent with the rural character and rural development provisions outlined in goals and policies of the comprehensive plan. These areas may provide opportunities for protecting sensitive environmental areas and open space typical of a rural setting. RR5 designations adjacent to urban growth areas are intended to encourage the preservation of rural areas until such time as they serve as urban growth areas and urban services become available. RR5 designations can also act as buffers between designated resource lands and more intense rural or urban development. Uses appropriate for these areas include: open space, residential, agriculture, and forestry.
- 37. Additionally, the project is consistent with Goal CL 1 of the Resource Element: Identify and protect critical areas from adverse environmental impacts while providing for reasonable use of the property. The Hearing Examiner finds that the project, as conditioned, is consistent with the Comprehensive Plan.
- 38. Chelan County Code 11.12.020: Standards for the Rural Residential/Resource 5 (RR5) Zoning District.
 - 38.1 Minimum Lot Size: 5 acres
 - 38.1.2 The applicant is not requesting to modify the lot size.
 - 38.1.3 This requirement does not apply.
 - 38.2 Minimum Lot Width: 100 ft. at the front building line
 - 38.2.1 The lot exceeds 100 ft. at the front building line.
 - 38.2.2 The lot complies with the required building width.
 - 38.3 Maximum Building Height: 35 ft.
 - 38.3.1 Building height would be calculated during building permit review.

- 38.3.2 Building height would be determined during review of the building permit application. As conditioned, the proposed accessory structure will not exceed 35 feet.
- 38.4 Maximum Lot Coverage: Buildings and structures shall not occupy more than 35% of the lot area.
- 38.4.1 According to Chelan County Assessor's records, the property is 8.51 acres, which would allow for 370,695.6 sq. ft. of lot coverage. Based on the revised site plan of record, dated June 4, 2021, and the Assessor's records, the total lot coverage upon completion of the project would be approximately 9,356 sq. ft.
- 38.4.2 The project meets the requirement for maximum lot coverage.
- 38.5 Minimum Setback Distances: Front yard 25 ft. from the front property line or 55 ft. from the street centerline, whichever is greater. Side yard 5 ft. from side property line. Rear yard 20 ft. from rear property line.
- 38.5.1 As indicated on the revised site plan of record, dated June 4, 2021, the proposed residential structure would meet the applicable zoning setbacks.
- 38.5.2 The proposed residential structure would meet the minimum required setbacks.
- 38.6 Off-street parking requirements in this district shall be as follows: (A) Two spaces per single-family dwelling.
- 38.6.1 Based on the revised site plan of record, an attached two car garage is proposed for the single-family residence.
- 38.6.2 The proposed two car garage would satisfy the off-street parking requirement.
39. Chelan County Code 11.95.030: Variance Evaluation Criteria. No variance shall be granted unless it can be shown that all of the following conditions exist:
- 39.1 The variance is necessary for the preservation of a property right of the applicant substantially the same as is possessed by owners of other property in the same neighborhood or district and shall not constitute a grant of a special privilege.
- 39.1.1 The proposed residential development is similar to the existing residences on the surrounding properties. The variance would allow for the development of a single-family residence on a legally established residential lot.
- 39.1.2 The applicant's project is similar to the residential development on the surrounding properties. The variance appears to be necessary to preserve a right substantially the same as possessed by owners within the same area and would not grant special privilege.
- 39.2 The plight of the applicant is due to unique circumstances such as topography, lot size or shape, or size of buildings, over which the applicant has no control.
- 39.2.1 Due to the Category II wetland and associated wetland buffers that encumber the subject property, the buildable area is constrained, as compared to the buildable areas of the surrounding properties. The applicant has identified several potential building sites in the application materials and chose the most functional location with the least impact on the wetland, associated wetland buffers, and existing 50 ft. wellhead protection area. The other possible building sites are not suitable for the construction of a reasonably sized single-family residence. The only area on the subject property that is not encumbered by wetland buffer is an irregularly shaped 1,704 sq. ft. section; however, this section is further reduced by the existing 50 ft. wellhead protection area. The Washington State Department of

Ecology questioned why the area directly south of the existing barn structure was not chosen in their agency comment response dated November 30, 2020. This location would not be feasible as it directly impedes access to the barn that is actively used to store machinery for the property owner's excavation business. To build in this location and avoid impeding access to the existing barn would result in a further reduced wetland buffer than what is currently proposed.

- 39.2.2 The applicant has identified a functional location that lessens the impact on the wetland, associated wetland buffers, and existing 50 ft. wellhead protection area and has proposed mitigation. The variance request appears to be based on the presence of critical areas that are located on and adjacent to the subject property, which the applicant has no control over.
- 39.3 The hardship asserted by the applicant is not the result of the applicant's or the owner's action.
 - 39.3.1 The hardship asserted by the owners appears to not be of their own actions. The hardship stems from the application of the critical areas as outlined in Chelan County Title 11; this includes the location of the Category II wetland and its associated 100 ft. protective buffer..
 - 39.3.2 The hardship does not appear to be of the owners' actions.
- 39.4 The authorization of the variance shall not be materially detrimental to the public welfare and safety, to the purposes of this title, be injurious to property in the same district or neighborhood in which the property is located, or be otherwise detrimental to the objectives of the comprehensive plan.
 - 39.4.1 The proposal is to create a building envelope for a residential development. The on-site septic drainfield is proposed to be placed outside of the wetland buffer and the wellhead protection area. The proposed residential structure would be required to meet building code requirements and as proposed, would meet the required setbacks from property lines pursuant to the CCC Section 11.12.020. A Habitat Management and Mitigation Plan (Exhibit B), date stamped October 7, 2020, and a letter to Chelan County with revisions to the plan to address Ecology's concerns (Exhibit C), dated June 4, 2021, was submitted. The plan proposes approximately 6,331 sq. ft. of compensatory mitigation, as well as improvements to the existing, degraded buffer.
 - 39.4.2 The proposal satisfies the objectives of the comprehensive plan for the Rural Residential/Resource 5 (RR5) zone and critical areas. As conditioned, the proposal would not be materially detrimental to the public welfare and safety or injurious to property in the neighborhood.
- 39.5 The hardship asserted by the application results from the application of this title to the property.
 - 39.5.1 Based on Boundary Line Adjustment 2020-089, recorded October 12, 2020 under AFN: 2526888, the current critical areas regulations were established prior to the creation of the current lot configuration; however, the boundary line adjustment does not appear to have resulted in the need for this variance. The presence of the wetland with the associated buffer covers a substantial amount of the subject property.
 - 39.5.2 The hardship appears to be a result of the application of CCC Title 11 to the subject property.

- 39.6 The granting of a variance should not:
 - 39.6.1 Be substantially based upon precedent established by illegal or nonconforming circumstances.
 - 39.6.1.1 The variance request is based on the property's encumbrances due to the application of the Title 11 critical areas for wetlands. The parcel was legally established pursuant to CCC Section 14.98.1090 definition of legal lot of record being as it was created prior to October 17, 2000. The project, as proposed, would conform to Chelan County building codes and setback requirements associated with the Rural Residential/Resource 5 (RR5) zoning designation. The hardship stems from the required critical areas for wetlands and the associated buffers.
 - 39.6.1.2 The proposed variance is based on the application of the Chelan County critical areas ordinance of Title 11 as it relates to the associated wetland buffers.
 - 39.6.2 Be substantially based upon lack of reasonable economic return or a claim that the existing/proposed structure is too small.
 - 39.6.2.1 The applicant indicates that the request is not based on economic return, but rather a reasonable use of the property in way similar to properties in the proximity.
 - 39.6.2.2 There is no claim of economic return. The reduced buffers would provide a building area for a residential structure and accessory developments
 - 39.6.3 Be based on the fact that the condition, for which the variance is requested, existed at the time the applicant acquired the property.
 - 39.6.3.1 The owners acquired the property on June 21, 1988. The lot was legally created in 1988, prior to the establishment of critical areas regulations. The lot shape was reconfigured through a Boundary Line Adjustment in 2020. However, this did not alleviate the hardship of the wetland buffer.
 - 39.6.3.2 The lot was legally created as a residential lot and acquired by the property owners prior to the county's adoption of zoning codes and critical areas regulations.
 - 39.6.4 Result in a de facto zone reclassification.
 - 38.6.4.1 The proposed variance does not change the permitted land uses.
 - 38.6.4.2 This does not apply.
 - 39.6.5 Be substantially for the purpose of circumventing density regulations.
 - 39.6.5.1 The proposed variance does not affect density.
 - 39.6.5.2 This does not apply.
40. Chelan County Code 11.80.120: Wetland Variance Provisions. In addition to the requirements of Chapter 11.95 of this title as amended, a variance shall not be granted unless it can be shown that all of the following conditions exist:
- 40.1 The analysis of the proposal's impact on wetland and wetland buffer areas determines that there would not be a significant impact to the wetland and wetland buffer functions as stated in CCC Section 11.06.020 or that significant impacts would be mitigated by the application.
 - 40.1.1 The proposed developments would be located in an area of the wetland buffer that is already highly degraded. The proposed location was historically used as a

burn pile and staging area for equipment. These uses would be removed from the wetland buffer and soil remediation would occur per the submitted Habitat Management and Mitigation Plan, dated October 7, 2020, and letter to Chelan County to address Ecology's concerns dated June 4, 2021. As a way to alleviate the potential for adverse impacts to the wetland, the applicant proposes to plant native shrubs within the buffer between the proposed residence and the wetland, perform soil remediation to 4,031 sq. ft. of soil outside the proposed residence's footprint, and plant 2,300 sq. ft. of rehabilitation plantings on the northern end of the soil remediation area and on the southern end of the proposed residence for screening. The soil remediation area would be reseeded with native grasses and not maintained as lawn area, pursuant to the submitted Habitat Management and Mitigation Plan and letter to Chelan County.

40.1.2 The potential impact to the wetland and wetland buffer was assessed via the application materials, wetland delineation, Habitat Management and Mitigation Plan, and letter to Chelan County. The Hearing Examiner finds that the potential impacts to the wetland and associated wetland buffer would be properly mitigated as conditioned.

40.2 No other reasonable use with less impact is possible:

40.2.1 Based on the application materials and revised site plan of record, dated June 4, 2021, the proposed development is in the most reasonable location to construct a single-family residence. The proposed residential structure, garage, driveway, and lawn area appear to be designed in a manner that avoids significant impacts to the wetland and associated buffer to the greatest extent possible.

40.2.2 The Hearing Examiner finds, as conditioned, that the proposed development would result in a minimal impact to the wetland and associated buffer while allowing reasonable use of the subject property.

40.3 Impacts to critical lands cannot be lessened through locational or design changes to the proposed use.

40.3.1 The only area on the subject property that is not within the wetland buffer is an irregularly shaped, 1,704 sq. ft. section that is further reduced by an existing well head protection area. Further, if the proposed residence was placed in this alternate location, it would impede access to the existing barn to store machinery and equipment. The proposed location is the most feasible for a reasonably sized single-family residence.

40.3.2 The Hearing Examiner finds, as conditioned, that the proposed development would be located and designed in a manner to avoid significant impacts to the wetlands and associated buffer.

41. The proposed variance to reduce the associated wetland buffer would not be anticipated to constitute the granting of a special privilege as other properties in close proximity are developed residentially. Due to the application of the critical areas ordinance of Title 11, the subject property is almost entirely encumbered by protective buffers associated with the wetland present on site. The proposed mitigation plantings are anticipated to alleviate potential impacts that could be associated with the proposed residential development.

42. Based on the information contained in the application and the review of the Chelan County Comprehensive Plan, and the Chelan County Code, the Hearing Examiner finds that the proposal is consistent with Chelan County plans and regulations and recommended approval.
43. An open record public hearing was held on August 4, 2021.
44. The staff report, application materials, agency comments and the entire file of record were admitted into the record.
45. Appearing and testifying on behalf of the applicant were Lucas McComas and Jay Dirske. Mr. McComas and Mr. Dirske stated they were the agents for the property owners/applicants and were authorized to testify on their behalf. Mr. McComas testified that the property owners/applicants were in agreement with the proposed Conditions of Approval. Mr. Dirske testified as to the Applicant's compliance with Department of Ecology requirements.
46. No member of the public appeared at the hearing.
47. Any Conclusion of Law that is more correctly a Finding of Fact is incorporated herein as such by this reference.

II. CONCLUSIONS OF LAW

1. The Hearing Examiner has been granted authority to render this Decision.
2. As conditioned, the proposed use is consistent with the intent, purposes and regulations of the Chelan County Code and Comprehensive Plan.
3. As conditioned, the proposal will conform to the standards specified in the Chelan County Code.
4. As conditioned, the use will comply with all required performance standards as specified in the Chelan County Code.
5. As conditioned, the proposed use will not be contrary to the intent or purposes and regulations of either the Chelan County Code or the Comprehensive Plan.
6. As conditioned, this proposal does comply with Comprehensive Plan, the zoning code and other land use regulations, and SEPA.
7. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

III. DECISION

Based upon the above noted Findings and Fact and Conclusions of Law, request for variance, WV 20-004 is hereby **APPROVED**.

IV. CONDITIONS OF APPROVAL


1. Pursuant to CCC Section 11.95.040, the construction shall be in substantial conformance with the revised site plan of record, dated June 4, 2021.

2. Pursuant to CCC Section 11.95.040 and the International Building Code, Section 105, the applicant shall obtain a building permit for the construction of the single-family residence.
3. Pursuant to CCC Section 11.80.110 and the Habitat Mitigation and Management Plan (Exhibit B), date stamped October 7, 2021, and the letter to Chelan County addressing Ecology's concerns (Exhibit C), dated June 4, 2021, the proposed plantings shall be completed prior to the final inspection of the building permit; if at such time the plantings cannot be completed prior to final inspection, bonding as outlined in CCC Chapter 14.16 shall be required.
 - 3.1 Upon installation of the approved plantings, monitoring reports shall be submitted to Chelan County Community Development at years one (1), three (3), and five (5) to ensure survival rates.
4. Pursuant to CCC Section 11.84 and 3.20 a Floodplain Development Permit shall be required.
5. Pursuant to CCC Section 11.80.050(3), the location of the outer extent of the wetland buffer, the wetland boundary and the areas to be disturbed shall be marked in the field, and such field markings shall be approved by the administrator prior to the commencement of permitted activities. The location of these areas shall be clearly identified on the site plan. Such field markings shall be maintained throughout the duration of the permit.
6. Pursuant to CCC Section 11.80.060(4), all wetland buffer areas shall be temporarily fenced between the construction activity and the buffer area with a highly visible and durable protective barrier(s) during construction to prevent access and sedimentation from disturbed areas from entering the wetland or its buffer. This requirement may be waived by the administrator if an alternative to fencing which achieves the same objective is proposed and approved.
 - 6.1 Prior to final inspection for the residential development, a wildlife passable fence shall be permanently installed at the edge of the wetland and mitigation plantings to demark areas to be retained in natural conditions.
7. Pursuant to CCC Section 11.88.190, no construction activity shall be permitted within 1,000 ft. of an occupied residence between the hours of 10 p.m. to 7 a.m.
8. Pursuant to comment received from the Confederated Tribes of the Colville Reservation, the subject property is located within an area of high probability of archaeological resources and possible medicinal plants. Therefore, a cultural resource survey is required unless waived by the requesting agency.
9. Pursuant to RCW 27.53.020, if the applicant or their agents discover previously unknown historic or archaeological remains/artifacts while conducting the development activities authorized by this permit, the applicant/ agent shall immediately notify the appropriate tribal and state representatives and the Chelan County Department of Community Development of the finding for local, state and tribal coordination.
 - 9.1 An inadvertent discovery plan must be submitted with the building permit application and kept onsite during all land disturbing activities.
10. Pursuant to CCC Section 11.95.050, in any case where a variance is granted under the terms of this title, no building or other permit shall be issued until after the end of the appeal period allowed in Title 14 of this code. An appeal of the decision shall automatically stay the issuance of building or other permits until such appeal has been completed.
11. Pursuant to CCC Section 11.95.060, the granting of a variance and the conditions set forth runs with the land; compliance with the conditions of the variance is the responsibility of the current owner of the property, whether that is the applicant or a successor.

12. Pursuant to CCC Section 11.95.070, upon final action of the hearing examiner as set forth in the provisions of this chapter, the department of building/fire safety and planning shall not accept filing of an application for substantially the same matter within one year from the date of the final denial of the application.
13. Pursuant to CCC Section 11.95.080, a variance shall become void three years after approval if no substantial construction has taken place or such other time period as established by the hearing examiner.

Dated this 5th day of August, 2021.

CHELAN COUNTY HEARING EXAMINER



Andrew L. Kottkamp

Anyone aggrieved by this decision has twenty-one (21) days from the issuance of this decision to file an appeal with Chelan County Superior Court, as provided for under the Judicial Review of Land Use Decisions, RCW 36.70C.040(3). The date of issuance is defined by RCW 36.70C.040(4)(a) as “(t)hree days after a written decision is mailed by the local jurisdiction or, if not mailed, the date on which the local jurisdiction provides notice that a written decision is publicly available” or if this section does not apply, then pursuant to RCW 36.70C.040(3)(c)” ..The date the decision is entered into the public record.” Anyone considering an appeal of this decision should seek legal advice.

Chelan County Code Section 1.61.130 provides that any aggrieved party or agency may make a written request for reconsideration by the Hearing Examiner within ten (10) days of the filing of the written record of decision. The request for reconsideration shall be submitted to the Community Development Department. Reconsideration of the decision is wholly within the discretion of the Hearing Examiner. If the Hearing Examiner chooses to reconsider, the Hearing Examiner may take such further action deemed proper and may render revised decision within five (5) days after the date of filing of the request for reconsideration. A request for reconsideration is not a prerequisite to filing an appeal under Section 1.61.160.

The complete case file, including findings, conclusions, and conditions of approval (if any) is available for inspection during the open office hours at Chelan County Department of Community Development. Their address is 316 Washington Street, Suite 301, Wenatchee, WA 98801. Their telephone number is (509) 667-6225.