



# Chelan County Sheriff's Office

Incident Report for Incident 18C05405

Nature: BURGLARY  
Location: 1

Address: 18195 W DARDANELLS RD  
LAKE WENATCHEE WA 98826

Offense Codes: BURF

Received By: VANBUSKIRK  
R

How Received: T

Agency: CCSO

Responding FLICK DAVID  
Officers:

Responsible FLICK DAVID  
Officer:

Disposition: ACT 05/31/18

When Reported: 13:03:28  
05/31/18

Occurred 13:03:07 05/31/18 and 13:03:07  
Between: 05/31/18

Assigned To:

Detail:

Date Assigned: \*\*/\*\*/\*\*

Status:

Status Date: \*\*/\*\*/\*\*

Due Date: \*\*/\*\*/\*\*

Complainant: 264645

Last: LINDELL

First: TANYA

Mid: V

DOB: 11/29/45

Dr Lic: REDACTED

Address: 5112 192ND ST SW

Race: U

Sex: F

Phone: (206)999-0212

City: LYNNWOOD, WA 98036

Offense Codes

Reported: BUNC Burglary, Not Classified

Observed:

Additional Offense: BURF Burglary, Resid, Forcible Ent

Circumstances

IBR IBR COMPLETED

Responding Officers:

Unit :

FLICK DAVID

K24

Responsible Officer: FLICK DAVID

Agency: CCSO

Received By: VANBUSKIRK R

Last Radio Log: 13:31:13 05/31/18 CMPLT

How Received: T Telephone

Clearance: RTF Report to Follow

When Reported: 13:03:28 05/31/18

Disposition: ACT Date: 05/31/18

Judicial Status:

Occurred between: 13:03:07 05/31/18

Misc Entry: and: 13:03:07 05/31/18  
 Modus Operandi: Description : Method :

#### Involvements

Date	Type	Description	
06/01/18	Name	LINDELL, TANYA	VICTIM
05/31/18	Name	LINDELL, TANYA V	Complainant
05/31/18	Cad Call	13:03:28 05/31/18 BURGLARY	Initiating Call
11/06/18	DS	LEXIS NEXIS	RECORDS REQUEST

#### Narrative

NARRATIVE: On 05/31/18, at 1303 hours, I, Deputy Flick was on uniformed patrol for the Chelan County Sheriff's Office

Rivercom dispatched me to a burglary that occurred at 18195 W. Dardanells RD. Tanya V. Lindell DOB: 11/29/45 told me several times were taken from the vacation rental. Mrs. Lindell provided the following list of items.

Here is the list of all the items stolen from my property: This might not be a complete list and I may be adding more later: If there is a p beside the item, it means I have a photo of the item.

Alcohol - 2 bottles of rum, and 1 bottle of whiskey.

Wheelbarrows - 1 large, heavy duty, 1 small (p)

Gas cans - 6 various sizes.(p)

Tool Chest - Sears, approximately 4 1/2 feet high, red. (p)

Auto repair tools - in chest.

Skill saws - 2, Sears.

Chain saw - 1, electric.

Chain saw - 1, gas, Stihl, MS180C, #297538443, bought 7/28/14 for \$222. (p)

Hand tools - hammers, screw drivers, etc.

Yard tools - shovels, rakes (p)

Lumber for deck - (p)

Ladders - Big aluminum one that extends above roof (p) and small wooden ladder.

Electric smoker - little chief.

Huge generator - used for electricity for entire cabin, with a wire underground running to a panel. This generator is the size of a small kitchen table. Black.

Small generator - Trades Pro 1500 watt 2.8 HP Model 837753, yellow. (p)

Small generators - both red which did not work.

Shop vac - black (p), small

Work table - folds in carrier. (p)

Shop light - click on, small. (p)

Huge yellow fire extinguisher (p)

Kerosene lights - 2

Battery lights - 1

Lawn mower - 1 (p)

Snow blower - 1 (p)

Truck mounted, black tool box (p)

Lock on shed - clasp (p)

Pad locks - 4

Firewood - 2 cords, alder, (p)

Misc supplies - aspirin, medications, canned goods, etc

There are no suspect in this case. The email was sent to me on 6/12/18 in the case.

DISTRIBUTION:

NIBRS INFORMATION

IN CAR VIDEO (Y/N): N

IN CAR RECORDED STATEMENT (Y/N) N

PHOTOS TAKEN (Y/N): N

RECORDED STATEMENT:(OTHER THAN IN CAR VIDEO)

Digital Recorder (Y/N):

OFFENSE

Domestic Violence (Y/N):

Location Code:

Number of Premises entered (burglary only):

Forced entry (burglary only) (Y/N):

Bias Motivation:

OFFENDER/SUSPECT (For Each Offender)

Name: UNKNOWN

DOB:

Offender suspected of using (D/A):

Type of Criminal Activity:

Resident (of Chelan County) (Y/N):

Weapon/Force used (Y/N):

VICTIM (For Each Victim)

Victim #1 name: LINDELL, TANYA V.

DOB: 11/29/45

Resident (of Chelan County) (Y/N):

Victim to Offender Relationship:

Victim Injuries (No, Minor, Significant):

DRUG VIOLATIONS

Type of drug:

Quantity:     grams

Value:

FELONY ASSAULT/HOMICIDE

Circumstances:

Related Case(s):

CRIMINAL CHARGES:

RCW: CHARGE: BOOKED:

RCW: CHARGE: BOOKED:

RCW: CHARGE: BOOKED:

EVIDENCE/PROPERTY (not entered in Spillman)

1. Alcohol - 2 bottles of rum, and 1 bottle of whiskey.
2. Wheelbarrows - 1 large, heavy duty, 1 small (p)
3. Gas cans - 6 various sizes.(p)
4. Tool Chest - Sears, approximately 4 1/2 feet high, red. (p)
5. Auto repair tools - in chest.
6. Skill saws - 2, Sears.
7. Chain saw - 1, electric.
8. Chain saw - 1, gas, Stihl, MS180C, #297538443, bought 7/28/14 for \$222. (p)
9. Hand tools - hammers, screw drivers, etc.
10. Yard tools - shovels, rakes (p)
11. Lumber for deck - (p)
12. Ladders - Big aluminum one that extends above roof (p) and small wooden ladder.
13. Electric smoker - little chief.
14. Huge generator - used for electricity for entire cabin, with a wire underground running to a panel. This generator is the size of a small kitchen table. Black.
15. Small generator - Trades Pro 1500 watt 2.8 HP Model 837753, yellow. (p)
16. Small generators - both red which did not work.
17. Shop vac - black (p), small
18. Work table - folds in carrier. (p)
19. Shop light - click on, small. (p)
20. Huge yellow fire extinguisher (p)
21. Kerosene lights - 2



- 22. Battery lights - 1
  - 23. Lawn mower - 1 (p)
  - 24. Snow blower - 1 (p)
  - 25. Truck mounted, black tool box (p)
  - 26. Lock on shed - clasp (p)
  - 27. Pad locks - 4
  - 28. Firewood - 2 cords, alder, (p)
  - 29. Misc supplies - aspirin, medications, canned goods, etc
- I certify under penalty of perjury under the laws of the state of Washington that I have issued this on the date and at the location above, that I have probable cause to believe the above named person(s) committed the above offense(s) and my report written on this document is true and correct.
- D. Flick 1239 11/06/18

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Deputy: Number      Date  
Leavenworth

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LocationSun Jun 10 05:27:21 2018 DTF  
I am waiting for a list of items and values for this call

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Responsible LEO:

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Approved by:

---

Date

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Name Involvements:

Complainant : 264645

Last: LINDELL	First: TANYA	Mid: V
DOB: 11/29/45	Dr Lic: REDACTED	Address: 5112 192ND ST SW
Race: U	Sex: F	Phone: (206)999-0212
		City: LYNNWOOD, WA 98036

07/30/19  
10:19

Chelan County Sheriff's Office  
Dissemination Table:

858  
Page: 1

Release  
Dissemination Number 96910  
When Disseminated 10:19:07 07/30/19  
Disseminator WOLSBORN, KARRI  
Agency CCSO  
Recipient JDSA LAW  
Organization MICHELLE GREEN  
Address EMAIL  
Reason for Inquiry RECORDS REQUEST  
Dissemination Method EMAIL

Information Disseminated  
(See below)

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INVOLVEMENTS:

Type	Record #	Date	Description	Relationship
LW	18C03876	04/27/18	BURGLARY	RECORDS REQUEST

Information Disseminated:

Date Received:

5 Day Response Sent:

Date of Completion: 7/30/19

Requester: JDSA LAW/ MICHELLE GREEN

Text of Request:

Records Produced:

☒ Incident Rpt  
☐ Collision Rpt  
☐ Supl Rpt

☐ Cad/Call Comments

☐ DVD/Photos  
☐ DVD/Video

☐ Other:

Description of records redacted

DRIVERS LICENSE NUMBER

Reasons for redacting:

☒ Personal Identifying Info ie: SSN,DL / RCW 42.56.230  
☐ Active Investigations / RCW 42.56.240  
☐ Non Conviction Information / RCW 10.97.080  
☐ Victim and/or Witness / RCW 42.56.240 (2)

Additional reasons including RCW's for withholding



# Chelan County Sheriff's Office

Incident Report for Incident 18C03876

Nature: BURGLARY  
Location: 6

Address: 9485 E LEAVENWORTH RD  
LEAVENWORTH WA 98826

Offense Codes: BURU

Received By: ELLIOTT M

How Received: T

Agency: CCSO

Responding DUNLAP DAANE

Officers:

Responsible DUNLAP

Disposition: ACT 04/27/18

Officer: DAANE

When Reported: 10:01:29  
04/27/18

Occurred 10:00:54 04/27/18 and 10:00:54  
Between: 04/27/18

Assigned To:

Detail:

Date Assigned: \*\*/\*\*/\*\*

Status:

Status Date: \*\*/\*\*/\*\*

Due Date: \*\*/\*\*/\*\*

Complainant: 192666

Last: DELZER

First: JAMES

Mid: A

DOB: 03/29/78

Dr Lic: REDACTED

Address: 8029 E LEAVENWORTH RD

Race: W

Sex: M

Phone: (970)331-1109

City: LEAVENWORTH, WA 98826

Offense Codes

Reported: BUNC Burglary, Not Classified

Observed:

Additional Offense: BURU Burglary, Resident, Unlawf Ent

Circumstances

IBR IBR COMPLETED

Responding Officers:

Unit :

DUNLAP DAANE

K54

Responsible Officer: DUNLAP DAANE

Agency: CCSO

Received By: ELLIOTT M

Last Radio Log: 10:28:58 04/27/18 CMPLT

How Received: T Telephone

Clearance: RR Report Received by Records

When Reported: 10:01:29 04/27/18

Disposition: ACT Date: 04/27/18

Judicial Status:

Occurred between: 10:00:54 04/27/18

Misc Entry:

and: 10:00:54 04/27/18

Modus Operandi:

Description :

Method :

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Involvements

Date	Type	Description	
05/02/18	Name	DELZER, JAMES A	Complainant
05/01/18	Name	DELZER, JAMES A	VICTIM
04/27/18	Cad Call	10:01:29 04/27/18 BURGLARY	Initiating Call

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Narrative

NARRATIVE:

On 04-27-18 at about 1001 hours I, Deputy D. Dunlap, was on patrol in Chelan County, Washington when I was advised of a burglary at 9485 East Leavenworth Road in Leavenworth. Rivercom advised JIM DELZER, reported a vacation rental he owned at the location had been entered and marijuana was left.

I responded to the location and made contact with DELZER and his neighbor DONNA.

DONNA advised last night, 04-26-18, at about 1700 hours a white four door station wagon type vehicle arrived at the location and four males exited the vehicle. She said all four males were white, wore backpacks and plaid shirts, and appeared to be about 20 to 25 years old. She explained she was outside when they arrived and said they used the barbeque on the pack porch area to make dinner. She said when it started getting dark the subjects went inside the house and she was able to see them moving about inside. She said she thought the subjects left around 2250 to 2300 hours. She said she did not recognize any of the males, did not get a license plate number, and did not think much of the subjects being there as the home is a vacation rental.

DELZER showed me through the house and said there was nothing taken or damaged but did point out a very small amount of a leafy substance on the kitchen counter and a piece of a plastic wrapper on the bathroom floor. He said he believed the subjects entered the house through the front door and explained the door does not latch well and can easily be left unsecure by accident.

There was no further suspect information.

Case pending further information.

DISTRIBUTION:

NIBRS INFORMATION

IN CAR VIDEO (Y/N): NO

IN CAR RECORDED STATEMENT (Y/N): NO

PHOTOS TAKEN (Y/N): NO

RECORDED STATEMENT:(OTHER THAN IN CAR VIDEO)

Digital Recorder (Y/N): NO

OFFENSE

Domestic Violence (Y/N): NO

Location Code: 20

Number of Premises entered (burglary only): 1

Forced entry (burglary only) (Y/N): NO

Bias Motivation: UNK

OFFENDER/SUSPECT (For Each Offender)

Name: (Last, First, Middle) UNKNOWN

DOB: N/A

Offender suspected of using (D/A): N/A

Type of Criminal Activity: N/A

Resident (of Chelan County) (Y/N): N/A

Weapon/Force used (Y/N): N/A

VICTIM (For Each Victim)

Victim #1 name: JIM DELZER

DOB: 04-27-18

Resident (of Chelan County) (Y/N): YES

Victim to Offender Relationship: UNKNOWN

Victim Injuries (No, Minor, Significant): NONE

DRUG VIOLATIONS

Type of drug: N/A

Quantity: N/A grams

Value: N/A

FELONY ASSAULT/HOMICIDE

Circumstances: N/A

Related Case(s): N/A

CRIMINAL CHARGES:

RCW: 9A.52.080 CHARGE: CRIMINAL TRESPASS 2ND BOOKED: NO

RCW: N/A CHARGE: N/A BOOKED: N/A

RCW: N/A CHARGE: N/A BOOKED: N/A

EVIDENCE/PROPERTY (not entered in Spillman)

1. N/A

2. N/A

3. N/A

4. N/A

I certify under penalty of perjury under the laws of the state of Washington that I have issued this on the date and at the location above, that I have probable cause to believe the above named person(s) committed the above offense(s) and my report written on this document is true and correct.

D. DUNLAP 1287 04-27-18

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Deputy: Number      Date  
CHELAN COUNTY, WA

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Location

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Responsible LEO:

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Approved by:

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Date

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Name Involvements:

VICTIM : 192666

Last: DELZER

First: JAMES

Mid: A

DOB: 03/29/78

Dr Lic: REDACTED

Address: 8029 E LEAVENWORTH RD

Race: W

Sex: M

Phone: (970)331-1109

City: LEAVENWORTH, WA 98826

07/30/19  
10:17

Chelan County Sheriff's Office  
Dissemination Table:

858  
Page: 1

Release  
Dissemination Number 96909  
When Disseminated 10:16:54 07/30/19  
Disseminator WOLSBORN, KARRI  
Agency CCSO  
Recipient JDSA LAW  
Organization MICHELL GREEN  
Address EMAIL  
Reason for Inquiry RECORDS REQUEST  
Dissemination Method EMAIL

Information Disseminated  
(See below)

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INVOLVEMENTS:

Type	Record #	Date	Description	Relationship
LW	18C00762	01/24/18	THEFT	RECORDS REQUEST

Information Disseminated:

Date Received:

5 Day Response Sent:

Date of Completion: 7/30/19

Requester: JDSA LAW/ MICHELLE GREEN

Text of Request:

Records Produced:

☒ Incident Rpt  
☐ Collision Rpt  
☐ Supl Rpt

☐ Cad/Call Comments

☐ DVD/Photos  
☐ DVD/Video

☐ Other:

Description of records redacted

DRIVERS LICENSE NUMBER, FULL MIDDLE NAME

Reasons for redacting:

☒ Personal Identifying Info ie: SSN,DL / RCW 42.56.230



- Active Investigations / RCW 42.56.240
- Non Conviction Information / RCW 10.97.080
- Victim and/or Witness / RCW 42.56.240 (2)

Additional reasons including RCW's for withholding



# Chelan County Sheriff's Office

Incident Report for Incident 18C00762

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Nature: THEFT  
Location: 6

Address: 10300 SUNCREST DR  
LEAVENWORTH WA 98826

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Offense Codes: CIVL

Received By: WEATHERMAN  
K

How Received: T

Agency: CCSO

Responding DUNLAP DAANE  
Officers:

Responsible DUNLAP DAANE  
Officer:

Disposition: CIV 02/01/18

When Reported: 08:48:39 01/24/18

Occurred 08:48:16 01/24/18 and 08:48:16  
Between: 01/24/18

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Assigned To:  
Status:

Detail:  
Status Date: \*\*/\*\*/\*\*

Date Assigned: \*\*/\*\*/\*\*  
Due Date: \*\*/\*\*/\*\*

---

Complainant: 197598

Last: SHUGRUE First: ROCHELLE Mid: A

DOB: 07/29/58 Dr Lic: REDACTED Address: 10300 SUNCREST DR

Race: W Sex: F Phone: (509)548-2382 City: LEAVENWORTH, WA 98826

Offense Codes

Reported: TPOT Theft, Property, Other

Observed:

Additional Offense: CIVL Civil

Circumstances

Responding Officers:  
DUNLAP DAANE

Unit :  
K54

Responsible Officer: DUNLAP DAANE

Agency: CCSO

Received By: WEATHERMAN K

Last Radio Log: 09:31:23 01/24/18 CMPLT

How Received: T Telephone

Clearance: RIN REPORT IN NARRATIVE

When Reported: 08:48:39 01/24/18

Disposition: CIV Date: 02/01/18

Judicial Status:

Occurred between: 08:48:16 01/24/18

Misc Entry:

and: 08:48:16 01/24/18

Modus Operandi:

Description :

Method :

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Involvements

Date	Type	Description	
01/24/18	Name	SHUGRUE, ROCHELLE A	Complainant
01/24/18	Cad Call	08:48:39 01/24/18 THEFT	Initiating Call

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Narrative

14:08:27 01/25/2018 - DUNLAP DAANE

I attempted phone contact on 01-24-18 but was unable to reach RP and left a message with my contact information.

On 01-25-18 I followed up with the RP who explained there is an easment road on her property which provides access to the neighbor's property. She explained the neighbor's property is a vacation rental which is capable of sleeping about 20 people at a time. She explained there have been ongoing issues with parking for the vacation rental. She said after attempting to keep peace with the owner of the vacation rental by requesting other parking arrangements for their guests the issues continued.

The RP explained she and her husband made an agreement with Jaeger's Tow to tow vehicles from the easment road if a sign was posted advising others of the intent to tow vehicles. She said she and husband posted a "No Parking - Jaeger's Tow" sign about 4 weeks ago and noticed about one week ago the sign had been pulled out of the ground and was missing.

The RP explained she believed it was the owner of the vacation rental that took the sign but said she had no proof of her assumption.

The RP wanted the incident documented as she planned to post another sign and did not want to have the same issue twice.

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Responsible LEO:

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Approved by:

Date

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Name Involvements:

Complainant : 197598

Last: SHUGRUE First: ROCHELLE Mid: A

DOB: 07/29/58 Dr Lic: REDACTED Address: 10300 SUNCREST DR

Race: W Sex: F Phone: (509)548-2382 City: LEAVENWORTH, WA 98826

07/30/19  
10:15

Chelan County Sheriff's Office  
Dissemination Table:

858  
Page: 1

Release  
Dissemination Number 96907  
When Disseminated 10:14:35 07/30/19  
Disseminator WOLSBORN, KARRI  
Agency CCSO  
Recipient JDSA LAW  
Organization MICHELLE GREEN  
Address EMAIL  
Reason for Inquiry RECORDS REQUEST  
Dissemination Method EMAIL

Information Disseminated  
(See below)

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INVOLVEMENTS:

Type	Record #	Date	Description	Relationship
LW	18C00644	01/20/18	ALARM	RECORDS REQUEST

Information Disseminated:

Date Received:

5 Day Response Sent:

Date of Completion: 7/30/19

Requester: JDSA LAW / MICHELLE GREEN

Text of Request:

Records Produced:

☒ Incident Rpt  
☐ Collision Rpt  
☐ Supl Rpt

☐ Cad/Call Comments

☐ DVD/Photos  
☐ DVD/Video

☐ Other:

Description of records redacted

Reasons for redacting:

- \_\_\_ Personal Identifying Info ie: SSN,DL / RCW 42.56.230
- \_\_\_ Active Investigations / RCW 42.56.240
- \_\_\_ Non Conviction Information / RCW 10.97.080
- \_\_\_ Victim and/or Witness / RCW 42.56.240 (2)

Additional reasons including RCW's for withholding



# Chelan County Sheriff's Office

Incident Report for Incident 18C00644

Nature: ALARM  
Location: 1

Address: 20620 HAIGHT DR  
LAKE WENATCHEE WA 98826

Offense Codes: ALAR

Received By: MERCADO  
NORBERT

How Received: T

Agency: CCSO

Responding DUNLAP DAANE  
Officers:

Responsible DUNLAP DAANE  
Officer:

Disposition: ACT 01/20/18

When Reported: 13:55:59 01/20/18

Occurred 13:55:46 01/20/18 and 13:55:46  
Between: 01/20/18

Assigned To:

Detail:

Date Assigned: \*\*/\*\*/\*\*

Status:

Status Date: \*\*/\*\*/\*\*

Due Date: \*\*/\*\*/\*\*

Complainant: S886

Last: ADT SECURITY

First:

Mid:

DOB: \*\*/\*\*/\*\*

Dr Lic:

Address:

Race:

Sex:

Phone: (877)238-7730

City: ,

Offense Codes

Reported: ALAR Alarm

Observed:

Additional Offense: ALAR Alarm

Circumstances

Responding Officers:

DUNLAP DAANE

Unit :

K54

Responsible DUNLAP DAANE  
Officer:

Agency: CCSO

Received By: MERCADO  
NORBERT

Last Radio Log: 14:04:06 01/20/18 CMPLT

How Received: T Telephone

Clearance: RIN REPORT IN  
NARRATIVE

When Reported: 13:55:59 01/20/18

Disposition: ACT Date: 01/20/18

Judicial Status:

Occurred 13:55:46 01/20/18  
between:

Misc Entry:

and: 13:55:46 01/20/18

Modus Operandi:

Description :

Method :

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Involvements

Date	Type	Description	Complainant
01/20/18	Name	ADT SECURITY,	
01/20/18	Cad Call	13:55:59 01/20/18 ALARM	Initiating Call

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Narrative

08:35:45 01/21/2018 - DUNLAP DAANE

I made a phone call to the property owner and left a message. Due to previous knowledge of the address being a vacation rental Sergeant Long advised no deputy response was necessary unless the property owner requested a check. I provided the property owner with contact information if she wanted to speak with me about the alarm but I did not hear back from her.

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Responsible LEO:

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Approved by:

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Date

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Name Involvements:

Complainant : S886

Last: ADT SECURITY

First:

Mid:

DOB: \*\*/\*\*/\*\*

Dr Lic:

Address:

Race:

Sex:

Phone: (877)238-7730

City: ,



07/30/19  
10:10

Chelan County Sheriff's Office  
Dissemination Table:

858  
Page: 1

Release  
Dissemination Number 96903  
When Disseminated 10:08:33 07/30/19  
Disseminator WOLSBORN, KARRI  
Agency CCSO  
Recipient JDSA LAW  
Organization MICHELLE GREEN  
Address EMAIL  
Reason for Inquiry RECORDS REQUEST  
Dissemination Method EMAIL

Information Disseminated  
(See below)

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INVOLVEMENTS:

Type	Record #	Date	Description	Relationship
LW	17C13562	11/17/17	FRAUD/FORGERY	RECORDS REQUEST

Information Disseminated:

Date Received:

5 Day Response Sent:

Date of Completion: 7/30/19

Requester: JDSA LAW/ MICHELLE GREEN  
Text of Request:

Records Produced:

- ☒ Incident Rpt
- ☐ Collision Rpt
- ☐ Supl Rpt
- ☐ Cad/Call Comments
- ☐ DVD/Photos
- ☐ DVD/Video
- ☐ Other:

Description of records redacted

DRIVERS LICENSE NUMBER, FULL MIDDLE NAME

Reasons for redacting:

- ☒ Personal Identifying Info ie: SSN,DL / RCW 42.56.230
- ☐ Active Investigations / RCW 42.56.240

— Non Conviction Information / RCW 10.97.080  
— Victim and/or Witness / RCW 42.56.240 (2)

Additional reasons including RCW's for withholding



# Chelan County Sheriff's Office

Incident Report for Incident 17C13562

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Nature: FRAUD/FORGERY  
Location: 1

Address: 16965 RIVER RD  
PLAIN WA

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Offense Codes:

Received By: MCKINNEY  
ELIZAB

How Received: T

Agency: CCSO

Responding MCCOMAS LUCAS  
Officers:

Responsible MCCOMAS  
Officer: LUCAS

Disposition: ACT 11/17/17

When Reported: 22:09:52 11/17/17

Occurred 22:09:22 11/17/17 and 22:09:22  
Between: 11/17/17

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Assigned To:

Detail:

Date Assigned: \*\*/\*\*/\*\*

Status:

Status Date: \*\*/\*\*/\*\*

Due Date: \*\*/\*\*/\*\*

---

Complainant: 237296

Last: VACASA VACATION  
RENTALS

First:

Mid:

DOB: \*\*/\*\*/\*\*

Dr  
Lic:

Address: 123 E JOHNSON  
AVE # 2

Race:

Sex: Phone: (509)682-  
9782

City: CHELAN, WA  
98816

Offense Codes

Reported: FORG Counterfeiting/Forgery

Observed:

Circumstances

Responding Officers:

MCCOMAS LUCAS

Unit :

K31

Responsible MCCOMAS LUCAS  
Officer:

Agency: CCSO

Received By: MCKINNEY  
ELIZAB

Last Radio Log: 22:46:05 11/17/17 CMPLT

How Received: T Telephone

Clearance: RIN REPORT IN  
NARRATIVE

When Reported: 22:09:52 11/17/17

Disposition: ACT Date: 11/17/17

Judicial Status:

Occurred 22:09:22 11/17/17

between:

Misc Entry:

and: 22:09:22 11/17/17

Modus Operandi:

Description :

Method :

---

#### Involvements

Date	Type	Description	
11/18/17	Name	FAULCONER, MICHEAL W	RP/Property Manager
11/17/17	Name	VACASA VACATION RENTALS,	Complainant
11/17/17	Cad Call	22:09:52 11/17/17 FRAUD/FORGERY	Initiating Call

---

#### Narrative

Sat Nov 18 01:29:19 PST 2017 L. MCCOMAS 1294

I spoke with the RP, Micheal, who advised he was checking on a vacation rental in Plain he manages. The rental company received a fraudulent payment from the guest who booked the house, and was receiving more payments for other rental houses in Oregon from the same guest.

Micheal said he would call if subjects were located at the rental and if any issues arose.

END OF REPORT

---

Responsible LEO:

---

Approved by:

---

Date

---

Name Involvements:

Complainant 237296

:

Last: VACASA VACATION  
RENTALS

First:

Mid:

DOB: \*\*/\*\*/\*\*

Dr

Address: 123 E JOHNSON  
AVE # 2

Lic:

Race:

Sex: Phone: (509)682-  
9782

City: CHELAN, WA  
98816

RP/Property S35686

Manager :

Last: FAULCONER First: MICHEAL

Mid: W

DOB: 05/26/76

Dr REDACTED

Address: 1001 HARVARD AVE;  
B

Lic:

Race: W

Sex: M Phone: (509)782-  
0717

City: WENATCHEE, WA  
98801

07/30/19  
10:07

Chelan County Sheriff's Office  
Dissemination Table:

858  
Page: 1

Release  
Dissemination Number 96901  
When Disseminated 10:05:31 07/30/19  
Disseminator WOLSBORN, KARRI  
Agency CCSO  
Recipient JDSA LAW  
Organization MICHELLE GREEN  
Address email  
Reason for Inquiry RECORDS REQUEST  
Dissemination Method EMAIL

Information Disseminated  
(See below)

= = = = =

INVOLVEMENTS:

Type	Record #	Date	Description	Relationship
LW	17C12208	10/14/17	DUI	RECORDS REQUEST

Information Disseminated:

Date Received:

5 Day Response Sent:

Date of Completion: 7/30/19

Requester: JDSA LAW/ MICHELLE GREEN

Text of Request:

Records Produced:

☒ Incident Rpt  
☐ Collision Rpt  
☐ Supl Rpt

☐ Cad/Call Comments

☐ DVD/Photos  
☐ DVD/Video

☐ Other:

Description of records redacted

DRIVERS LICENSE NUMBERS, FULL MIDDLE NAME, LICENSE PLATE NUMBER

Reasons for redacting:

☒ Personal Identifying Info ie: SSN,DL / RCW 42.56.230

- Active Investigations / RCW 42.56.240
- Non Conviction Information / RCW 10.97.080
- Victim and/or Witness / RCW 42.56.240 (2)

Additional reasons including RCW's for withholding



# Chelan County Sheriff's Office

Incident Report for Incident 17C12208

Nature: DUI Address: 228 CHUMSTICK HWY; CC3 STATION 31  
Location: 6 LEAVENWORTH WA 98826

Offense Codes: DUI

Received By: ATKINSON  
KARRIE

How Received: O

Agency: CCSO

Responding RISDON LEE, PETERSON BRETT  
Officers:

Responsible RISDON LEE  
Officer:

Disposition: CAA 10/20/17

When Reported: 01:34:13 10/14/17

Occurred 01:26:17 10/14/17 and 01:34:13  
Between: 10/14/17

Assigned To:

Detail:

Date Assigned: \*\*/\*\*/\*\*

Status:

Status Date: \*\*/\*\*/\*\*

Due Date: \*\*/\*\*/\*\*

Complainant: CCSO

Last: CHELAN COUNTY  
SHERIFFS OFFICE

First:

Mid:

DOB: \*\*/\*\*/\*\*

Dr C62870

Address: 401 WASHINGTON  
ST

Lic:

Race:

Sex: Phone: (509)667-  
6875

City: WENATCHEE, WA  
98801

Offense Codes

Reported: DUI DUI Alcohol or Drugs

Observed:

Additional Offense: DUI DUI Alcohol or Drugs

Circumstances

IBR IBR COMPLETED

Responding Officers:

RISDON LEE

PETERSON BRETT

Unit :

K22

K36

Responsible RISDON LEE  
Officer:

Agency: CCSO



Received By: ATKINSON  
KARRIE

Last Radio Log: 02:41:41 10/14/17 CMPLT

How Received: O Officer Report

Clearance: RR Report Received by  
Records

When Reported: 01:34:13 10/14/17

Disposition: CAA Date: 10/20/17

Judicial Status:

Occurred 01:26:17 10/14/17  
between:

Misc Entry:

and: 01:34:13 10/14/17

Modus Operandi:

Description :

Method :

---

#### Involvements

Date	Type	Description	
10/17/17	Name	NIELSON, DARREN S	ARRESTED
10/14/17	Name	CHELAN COUNTY SHERIFFS OFFICE,	Complainant
10/14/17	Name	JAEGER TOWING, 5361	TOW CO/AQB5931
10/17/17	Citation	DUI	Citation
10/14/17	Offense	DUI	Charged With
10/14/17	Vehicle	2010 HYUN GENESIS WA	VEH IMPOUNDED
10/14/17	Cad Call	01:34:13 10/14/17 DUI	Initiating Call

---

#### Narrative

##### NARRATIVE:

##### Vehicle in Motion

On 10/14/17 at approximately 0125 hours, I, Deputy Lee Risdon was traveling eastbound on U.S. Highway 2 and stopped for the red light at Chumstick Highway in Leavenworth, WA. When the light turned green I turned northbound and was directly behind a passenger car. As the vehicle made the left turn it traveled over the double yellow lane divider line by approximately 1/2 a tire width. There was also a car coming in the opposite direction. The vehicle swerved back into its lane and I activated my emergency lights. I identified the vehicle as Washington license REDACTED and stopped the vehicle near the parking lot of the Chelan County Fire Station.

##### Personal Contact

I contacted the driver of the vehicle and informed him he was being video and audio recorded. I immediately observed his eyes were bloodshot, watery, and he had a non focused gaze about his eyes. I smelled an obvious and overwhelming odor of intoxicants coming out of the vehicle and continued to

smell this as I spoke with the driver. I asked where he was going and he said a few miles up the Chumstick to a vacation rental. He advised he had a little bit to drink when I asked him how much he had to drink. I asked if he would be willing to perform some voluntary field sobriety tests and he agreed.

#### Pre-Arrest Observations (Standardized Field Sobriety Tests- SFST's)

After agreeing to perform the SFST's I asked the driver to step out of the car. I checked him for hard objects which could be used as a weapon and found nothing. I identified him as Darren S. Nielson, DOB: 11/25/66 from his Washington driver's license. I asked Nielson if he had any physical impairments and he said no. He advised he did not wear contacts or eyeglasses. I had Nielson stand in front of my patrol car and in front of my in car camera. I advised Nielson during the first voluntary test I would be looking at his eyes. I first checked for equal tracking, equal pupils, resting nystagmus, and all appeared normal. I then checked his eyes for lack of smooth pursuit. As he followed my pen I observed his eyes "twitch" or "bounce." I observed this in both the left and right eye. Next, I checked his eyes for distinct and sustained nystagmus at max deviation. As he followed my pen I again observed his eyes "twitch" or "bounce" at max deviation. I observed this in both the left and right eye. I then checked his eyes for angle of onset prior to 45 degrees. As he followed my pen I again observed his eyes "twitch" or "bounce" prior to 45 degrees. I observed this in both the left and right eye. I did not observe vertical nystagmus.

The next voluntary test I asked Nielson to perform was the walk and turn. I first explained this test to him and then demonstrated it for him. Before explaining the test I asked him to stand with his right foot in front of his left and stay in that position until being told to begin the test. Neilson had a difficult time standing in this position and swayed while doing so. After I explained the test to him I asked if he had any questions and he said he did not so I instructed him to begin. During the first 9 steps he did not count any of his steps out loud. On his first step he raised his left leg and left arm after losing his balance. It was obvious his balance was poor. He missed heel to toe several times by more than 2 inches and stumbled during several of his steps. He made an improper turn before continuing the second 9 steps. During his second 9 steps he stepped offline by approximately 6 inches during step 2 and missed heel to toe by more than 2 inches several times. He did not count out loud during his second 9 steps.

The next voluntary test I asked Nielson to perform was the one leg stand. I first explained the test to him and then demonstrated it for him. After demonstrating the test I asked if he had any questions and he said he did not so I instructed him to begin. At approximately 4 second he raised his left foot and left arm well out to his side and leaned to his right nearly falling over. He picked his foot back up and picked his foot up and down at approximately 1 second or less numerous times. Approximately 1/2 way through the test Nielson gave up on the test. I advised him he was under arrest for DUI and placed him in handcuffs and into the back of my patrol car. I advised Nielson of his Miranda warnings at approximately 0137 hours and he said he understood his rights. Deputy Brett Peterson stayed with the vehicle until it was removed by Jaeger's Towing.

#### Administrative Process

I transported Nielson to CCRJC and arrived at approximately 0200 hours. I checked his mouth for foreign objects at approximately 0203 hours and found nothing. I observed him the entire 15 minute observation period. I advised Nielson of his Constitutional Rights from the DUI arrest report and he signed the form at approximately 0206 hours. I then advised him of his implied consent warning for breath and he signed the form at approximately 0208 hours. When I asked Nielson if he was going to give a breath sample he asked, "What happens if I don't." I advised him that was what I just read to him. I then re-read 1- 4 on the implied consent warning for breath and Nielson said he understood again and advised he would give a breath sample. After the 15 minute observation period I continued processing Nielson on the Draeger Alcotest according to my training. He gave two valid samples on the Draeger. The first measured IR .163 / EC .163 BAC. The second measured IR .171 / EC .170 BAC. He was booked into CCRJC for DUI.

Nielson was cooperative and respectful throughout the entire contact with him. Nielson also advised several times he knew he messed up.

Disposition: Nielson booked into CCRJC for DUI.

#### DISTRIBUTION:

#### NIBRS INFORMATION

CAR VIDEO (Y/N): y

PHOTOS TAKEN (Y/N): n

#### RECORDED STATEMENTS:

In Car Video (Y/N): n

Digital Rec (Y/N): n

OFFENSE

Domestic Violence (Y/N): n

Location Code: 13

Number of Premises entered (burglary only):

Forced entry (burglary only) (Y/N):

Bias Motivation:

OFFENDER/SUSPECT (For Each Offender)

Name: (Nielson, Darren S.)

DOB: 11/25/66

Offender suspected of using (D/A): a

Type of Criminal Activity:

Resident (of Chelan County) (Y/N): n

Weapon/Force used (Y/N):

VICTIM (For Each Victim)

Victim #1 name:

DOB:

Resident (of Chelan County) (Y/N):

Victim to Offender Relationship:

Victim Injuries (No, Minor, Significant):

DRUG VIOLATIONS

Type of drug:

Quantity:     grams

Value:

FELONY ASSAULT/HOMICIDE

Circumstances:

Related Case(s):

CRIMINAL CHARGES:

RCW:46.61.502 CHARGE: DUI BOOKED: yes

RCW: CHARGE: BOOKED:

RCW: CHARGE: BOOKED:

EVIDENCE/PROPERTY (not entered in Spillman)

1.

2.

3.

4.

I certify under penalty of perjury under the laws of the state of Washington that I have issued this on the date and at the location above, that I have probable cause to believe the above named person(s) committed the above offense(s) and my report written on this document is true and correct.

\_\_\_\_ L. Risdon \_\_\_\_\_ k22/1253 \_\_\_\_\_ 10/14/17 \_\_\_\_\_

Deputy: Number      Date

\_\_\_\_ CCSO LV \_\_\_\_\_

Location

\_\_\_\_\_  
Responsible LEO:

\_\_\_\_\_  
Approved by:

\_\_\_\_\_  
Date

---

### Vehicles

Vehicle Number: 233400

License Plate: REDACTED

State: WA

Vehicle Year: 2010

Make: HYUN Hyundai

Color: /

Vehicle Type: PC Passenger Car

License Type: PC Regular Passenger Automobile

Expires: 08/02/18

VIN: KMHHU6KH5AU011417

Model: GENESIS

Doors: 2

Value: \$0.00

Owner:

Last: NIELSON      First: DARREN

Mid: S

DOB: 01/25/66      Dr Lic: REDACTED

Address: 15433 COUNTRY CLUB A106

Race: W      Sex: M      Phone: (206)790-8447

City: MILL CRK, WA 98102

Agency:

Date Recov/Rcvd: \*\*/\*\*/\*\*

Officer:

Area:

UCR Status:

Wrecker Service:

Local Status:

Storage Location:

Status Date: \*\*/\*\*/\*\*

Release Date: \*\*/\*\*/\*\*

Comments:

---

Name Involvements:

Complainant CCSO

:

Last: CHELAN COUNTY  
SHERIFFS OFFICE

First:

Mid:

DOB: \*\*/\*\*/\*\*

Dr C62870

Address: 401 WASHINGTON  
ST

Lic:

Race:

Sex: Phone: (509)667-  
6875

City: WENATCHEE, WA  
98801

ARRESTED : 257342

Last: NIELSON

First: DARREN

Mid: S

DOB: 11/25/66

Dr Lic: REDACTED

Address: 211 MAGNOLIA AVE

Race: W

Sex: M

Phone: (206)790-8447

City: EVERETT, WA 98203

TOW CO/AQB5931 JAEGER

:

Last: JAEGER  
TOWING

First:

Mid:

DOB: \*\*/\*\*/\*\*

Dr

Address: 5816 SUNBURST LN

Lic:

Race:

Sex: Phone: (509)782-  
2400

City: CASHMERE, WA  
98815

07/29/19  
17:11

Chelan County Sheriff's Office  
Dissemination Table:

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Page: 1

Release  
Dissemination Number 96883  
When Disseminated 17:08:54 07/29/19  
Disseminator WOLSBORN, KARRI  
Agency CCSO  
Recipient JDSA LAW  
Organization MICHELLE GREEN  
Address EMAIL  
Reason for Inquiry RECORDS REQUEST  
Dissemination Method EMAIL

Information Disseminated  
(See below)

= = = = =

INVOLVEMENTS:

Type	Record #	Date	Description	Relationship
LW	17C11633	10/01/17	SUSPICIOUS	RECORDS REQUEST

Information Disseminated:

Date Received:

5 Day Response Sent:

Date of Completion: 7/29/19

Requester: JDSA LAW/ MICHELLE GREEN

Text of Request:

Records Produced:

☒ Incident Rpt  
☐ Collision Rpt  
☐ Supl Rpt

☐ Cad/Call Comments

☐ DVD/Photos  
☐ DVD/Video

☐ Other:

Description of records redacted

ALL IDENTIFYING INFORMATION OF INDIVIDUALS ARRESTED: NAMES, ADDRESSES, DATES OF BIRTH, PHONE NUMBERS, DRIVERS LICENSE NUMBERS/ RCW 10.97.040;080

FULL MIDDLE NAMES, DRIVERS LICENSE NUMBERS OF VICTIM/WITNESS

Reasons for redacting:

- ☒ Personal Identifying Information: SSN, DL / RCW 42.56.230
- ☐ Active Investigations / RCW 42.56.240
- ☒ Non Conviction Information / RCW 10.97.080; 040
- ☐ Victim and/or Witness / RCW 42.56.240 (2)

Additional reasons including RCW's for withholding





# Chelan County Sheriff's Office

Incident Report for Incident 17C11633

Nature: SUSPICIOUS  
Location: MA

Address: 3109 CHELAN BLVD  
MANSON WA 98831

Offense SUSP, TPBD, PRNC, ,  
Codes:

Received By: WEATHERMAN K

How Received: T

Agency: CCSO

Responding MOODY RYAN, HUNTER NIGEL, HAYNES MONIKA, MUSGROVE

Officers: ADAM, MUTCH DOMINIC, CCSO, SUTTON IAN K, SENSENEY ERNIE

Responsible MOODY RYAN

Disposition: CAA 10/06/17

Officer:

When 13:41:03 10/01/17

Occurred Between: 13:40:08 10/01/17 and  
13:40:08 10/01/17

Reported:

Assigned To: LONG BRUCE

Detail:

Date Assigned: \*\*/\*\*/\*\*

Status: ASN

Status Date: 10/18/17

Due Date: \*\*/\*\*/\*\*

Complainant: 245258

Last: MCCRARY

First: DANIEL

Mid: R

DOB: 10/13/87

Dr Lic: REDACTED

Address: 421 W WEBSTER AVE

Race: W

Sex: M

Phone: (509)860-5188

City: CHELAN, WA 98816

Alert Codes:

CWP Concealed Weapon Permit

Offense Codes

Reported: SUSP Suspicious Circumstances

Observed:

Additional Offense: SUSP Suspicious Circumstances

Additional Offense: TPBD Theft, Property, Building

Additional Offense: PRNC Property, Not Classified

Additional Offense:

Additional Offense:

Circumstances

IBR IBR COMPLETED

Responding Officers:

Unit :

MOODY RYAN	K37
HUNTER NIGEL	K32
HAYNES MONIKA	K16
MUSGROVE ADAM	K30
MUTCH DOMINIC	K33
CCSO	CCSO
SUTTON IAN K	K41
SENSENEY ERNIE	K39

Responsible Officer: MOODY RYAN

Agency: CCSO

Received By: WEATHERMAN K Last Radio Log: 15:41:35 10/03/17 CMPLT

How Received: T Telephone

Clearance: RR Report Received by Records

When Reported: 13:41:03 10/01/17

Disposition: CAA Date: 10/06/17

Judicial Status:

Occurred between: 13:40:08 10/01/17

Misc Entry:

and: 13:40:08 10/01/17

Modus Operandi:

Description :

Method :

#### Involvements

Date	Type	Description	
10/06/17	Name	MCCRARY, DANIEL R	VICTIM
10/01/17	Name	GERDES, SARAH J	WITNESS
10/01/17	Name	WATSON, ANDREA	WITNESS
10/01/17	Name	MCCRARY, DANIEL R	Complainant
10/01/17	Name	REDACTED	ARRESTED
10/01/17	Name	REDACTED	ARRESTED
10/01/17	Name	REDACTED	ARRESTED
10/01/17	Offense	THEFT 1ST	Charged With
10/01/17	Offense	POSS STOLEN PROPERTY 1ST	Charged With
10/01/17	Offense	THEFT 1ST	Charged With
10/01/17	Offense	POSS STOLEN PROPERTY 1ST	Charged With
10/01/17	Offense	THEFT 1ST	Charged With
10/01/17	Offense	POSS STOLEN PROPERTY 1ST	Charged With
10/02/17	Vehicle	BLK 2005 CHEV IMPALA WA	SUSP VEH
10/01/17	Cad Call	13:41:03 10/01/17 SUSPICIOUS	Initiating Call
10/06/17	Property	Household other 5000	Property
10/06/17	Evidence	GREEN OSPREY BACKPACK	Evidence Incident
10/18/17	DS	WENATCHEE WORLD	RECORDS REQUEST

## Narrative

### NARRATIVE:

On 10/01/2017 at approximately 1341 hrs, Deputy Hunter and I responded to a suspicious call at 3104 Chelan Blvd in Manson. The reporting party (Daniel McCrary) an employee of VACASA Vacation Rental company, was reporting that a vacation rental house had a bunch of items taken from it the night before. He noticed another rental had been rented by a male with the same last name as the one with all the items stolen from it. So he went to the Chelan Blvd address to make sure the male that had rented it (Jim Olson) was actually there. Upon his arrival, he contacted a female who didn't know who Jim was and was also acting very suspicious.

Upon our arrival, we contacted the reporting party, Daniel McCrary up the road from the house. He explained they had a number of items stolen from another rental house located at 1905 Lakeshore Dr in Manson. After he contacted the female at the residence, she went inside the house, locked all the doors, and would not answer when he knocked. He felt the whole situation was suspicious and asked that we contact the people in the house to make sure they were not related to the people that stole the items from the other house.

Deputy Hunter and I went to the house. As I walked up to the front door, I noticed a female (later identified as REDACTED) standing next to the door talking on the phone. After seeing me, standing by the door, she started to walk away. I told her to come back and talk to me. She came to the door, opened it, kept talking on the phone and walked into a nearby bedroom. Not knowing her intent going into the room, I followed her to make sure she was not trying to access anything dangerous. I told her I needed to talk to her and she needed to get off the phone. While I was doing that, Deputy Hunter was doing a security sweep of the immediate area and contacted another female (later identified as REDACTED). We had both females come outside the residence.

While we were walking out, I asked REDACTED if Jim Olson was there. She said she didn't know Jim Olson and was there with some friends (REDACTED, and two other female she said were named REDACTED and Megan). I asked her where the other females were and she said they had gone into town. I asked her if she knew who rented the house. She said she didn't know, but her friend REDACTED was the one that invited her. She did not know REDACTED last name. I told her to call REDACTED and have her come back to the residence so we can verify the residence was rented legally.

A short time later, REDACTED arrived by herself driving a black 2005 Chevy Impala Lic #BAC0507. I asked her if she had ID. She handed me a Washington State ID card identifying herself. I checked her name through DOL via Rivercom and was advised her driving status was suspended 3rd Degree. I asked her where Megan was. After thinking for a moment, she said she left her at the store to do some shopping. After REDACTED arrival, Daniel advised me the vehicle REDACTED was driving was the same one parked at the Lakeshore Dr house the day before.

Daniel also advised me the only person that was registered to be at the house was a Jim Olson. REDACTED said he rented the house for them but was not with them. (It should be noted that later REDACTED told Deputy Hunter she did not know who rented the house for them) Daniel also advised me if Jim Olson was not at the residence, it was a breach of contract and per the rental contract he was allowed to go inside the residence to check on it. While we were outside the residence talking to the females, McCrary came from inside the house and advised us that he identified a number of items taken from the other house inside this residence in plain view.

At approximately 1453 hrs, Deputy Hunter advised all three females of their Miranda Rights. All three said they understood them. After further questioning, all three admitted to having items that "didn't belong to them" but would not admit to taking them from the other residence. At that point, Deputy Hunter advised them of their Ferrier Warning and asked them if they were willing to get the items that didn't belong to them and give them back. They all volunteered to go with us into the residence, take all the items that didn't belong to them out their bags, and give them to us. They all three set aside items they that were positively identified by the rental company employees as belonging to the other residence. In addition to the items, REDACTED gave me keys she located in the room where her belonging were. One key was to the front door of the house we were at, but the other two belonged to the house on Lakeshore Dr. She also had a bag with a bunch of alcohol in it. I asked her if that had come from the other house. She said, "we basically unloaded everything that was in my car into this room". I asked her how all the items from the other house got into her car. She said, "I think you know where it all came from". I also asked her if she and the other ladies stayed at the other house last night. She thought for a moment and said, "yes". As REDACTED and REDACTED were setting aside the items, they also finally admitted to taking the items from the other house at 1905 Lakeshore Dr. I photographed the items that the

females identified as being taken from the other house. I also advised REDACTED I was audio and video recording her as she removed all the items she had in her room. The employee estimated the value of the items taken to be in excess of \$5000.

After reminding REDACTED of her Ferrier Warning, I escorted her up to her vehicle where she voluntarily went through her vehicle removing additional items taken from the Lakeshore Dr residence (a vacuum and a metal candle holder).

All the items that were taken from the Lakeshore Dr address were recovered and returned to Daniel. He told me he would supply me with an itemized list of items with their approximate values.

The female's personal items were placed in REDACTED vehicle. Daniel gave her permission to secure her vehicle at the residence and come get it after she got out of jail. We were unable to locate Megan. Therefore, her belongings were booked into evidence pending a search warrant.

The three females were transported to CCRJ and booked for Theft 1st Degree. At this time it is still unknown if Jim Olson was actually the person who rented the house. VACASA employees are attempting to verify his identity.

I am also requesting an additional charge of RCW 46.20.342 "DWLS 3rd Degree" on REDACTED.

DISTRIBUTION:

NIBRS INFORMATION

CAR VIDEO (Y/N): Y

PHOTOS TAKEN (Y/N): Y

RECORDED STATEMENTS:

In Car Video (Y/N): Y

Digital Rec (Y/N): Y

OFFENSE

Domestic Violence (Y/N): N

Location Code: 20

Number of Premises entered (burglary only):

Forced entry (burglary only) (Y/N):

Bias Motivation: N

OFFENDER/SUSPECT (For Each Offender)

Name: REDACTED

DOB: REDACTED

Offender suspected of using (D/A):Y

Type of Criminal Activity:

Resident (of Chelan County) (Y/N):N

Weapon/Force used (Y/N):N

Name: REDACTED

DOB: REDACTED

Offender suspected of using (D/A):Y

Type of Criminal Activity:

Resident (of Chelan County) (Y/N):N

Weapon/Force used (Y/N):N

Name: REDACTED

DOB: REDACTED

Offender suspected of using (D/A):Y

Type of Criminal Activity:

Resident (of Chelan County) (Y/N):N

Weapon/Force used (Y/N):N

VICTIM (For Each Victim)

Victim #1 name:

DOB: VACASA RENTALS

Resident (of Chelan County) (Y/N):Y

Victim to Offender Relationship:NO

Victim Injuries (No, Minor, Significant):

DRUG VIOLATIONS

Type of drug:

Quantity: grams

Value:

FELONY ASSAULT/HOMICIDE

Circumstances:

Related Case(s):

CRIMINAL CHARGES:

RCW:9A.56.030 CHARGE:THEFT 1ST DEGREE BOOKED:YES

RCW: CHARGE: BOOKED:

RCW: CHARGE: BOOKED:

EVIDENCE/PROPERTY (not entered in Spillman)

1.

- 2.
- 3.
- 4.

I certify under penalty of perjury under the laws of the state of Washington that I have issued this on the date and at the location above, that I have probable cause to believe the above named person(s) committed the above offense(s) and my report written on this document is true and correct.

---

Deputy: Number      Date

---

Location

---

Responsible LEO:

---

Approved by:

---

Date

---

#### Vehicles

Vehicle Number: 232933

License Plate: REDACTED

License Type: PC Regular Passenger Automobile

State: WA

Expires: 06/03/18

Vehicle Year: 2005

VIN: 2G1WF52E659380790

Make: CHEV Chevrolet

Model: IMPALA

Color: BLK /

Doors: 0

Vehicle Type: PC Passenger Car

Value: \$0.00

Owner:

Last:

First:

Mid:

DOB: \*\*/\*\*/\*\*

Dr Lic:

Address:

Race:

Sex:

Phone:

City: ,

Agency:

Date Recov/Rcvd: \*\*/\*\*/\*\*

Officer:

Area:

UCR Status:  
Local Status:  
Status Date: \*\*/\*\*/\*\*  
Comments:

Wrecker Service:  
Storage Location:  
Release Date: \*\*/\*\*/\*\*

---

Property

Property Number: 77887

Item: Household other

Owner Applied  
Nmbr:

Brand:

Model:

Year: 0

Quantity: 1

Meas:

Serial Nmbr:

Total Value: \$5,000.00

Color:

Owner: MCCRARY DANIEL R 245258

Agency: CCSO Chelan County Sheriff's  
Office

Tag Number:

Accum Amt \$0.00

Officer: MOODY  
RYAN

Recov:

UCR: HHG Household Goods

UCR Status: SNR

Local Status: STO

Storage Location:

Crime Lab

Status Date: 10/01/17

Number:

Date Released: \*\*/\*\*/\*\*

Date Recov/Rcvd: \*\*/\*\*/\*\*

Released By:

Amt Recovered: \$0.00

Released To:

Custody: \*\*:\*.\*\*  
\*\*/\*\*/\*\*

Reason:

Comments: NO ITEMIZED LIST OR EXACT VALUES GIVEN/ESTIMATED FOR  
NIBRS

---

Name Involvements:

ARRESTED : 256852

Last: REDACTED

First: REDACTED

Mid: REDACTED

DOB: REDACTED

Dr Lic: REDACTED

Address: REDACTED

Race: W

Sex: F

Phone: REDACTED

City: SNOHOMISH, WA 98290

Complainant : 245258

Last: MCCRARY

First: DANIEL

Mid: R

DOB: 10/13/87

Dr Lic: REDACTED

Address: 421 W WEBSTER AVE



Race: W Sex: M Phone: (509)860-5188 City: CHELAN, WA 98816

ARRESTED : 256851

Last: REDACTED First: REDACTED Mid:

DOB: REDACTED Dr Lic: REDACTED Address: REDACTED

Race: W Sex: F Phone: ( ) - City: STANWOOD, WA 98292

WITNESS : 130790

Last: WATSON First: ANDREA Mid: L

DOB: 01/30/84 Dr Lic: REDACTED Address: 421 W WEBSTER AVE

Race: W Sex: F Phone: (509)630-8828 City: CHELAN, WA 98816

WITNESS : 12867

Last: GERDES First: SARAH Mid: J

DOB: 11/15/76 Dr Lic: REDACTED Address: 600 SUN COVE RD

Race: W Sex: F Phone: ( ) - City: ORONDO, WA 98843

ARRESTED : 256853

Last: REDACTED First: REDACTED Mid:

DOB: REDACTED Dr Lic: REDACTED Address: REDACTED

Race: W Sex: F Phone: ( ) - City: EVERETT, WA 98201

07/29/19  
16:48

Chelan County Sheriff's Office  
Dissemination Table:

858  
Page: 1

Release  
Dissemination Number 96880  
When Disseminated 16:47:27 07/29/19  
Disseminator WOLSBORN, KARRI  
Agency CCSO  
Recipient JDSA LAW  
Organization MICHELLE GREEN  
Address EMAIL  
Reason for Inquiry RECORDS REQUEST  
Dissemination Method EMAIL

Information Disseminated  
(See below)

= = = = =

INVOLVEMENTS:

Type	Record #	Date	Description	Relationship
LW	17C10805	09/12/17	SUSPICIOUS	RECORDS REQUEST

Information Disseminated:

Date Received:

5 Day Response Sent:

Date of Completion: 7/29/19

Requester: JDSA LAW/ MICHELLE GREEN

Text of Request:

Records Produced:

☒ X Incident Rpt  
☐ Collision Rpt  
☐ Supl Rpt

☐ Cad/Call Comments

☐ DVD/Photos  
☐ DVD/Video

☐ Other:

Description of records redacted

DRIVERS LICENSE NUMBER

Reasons for redacting:

☒ X Personal Identifying Info ie: SSN,DL / RCW 42.56.230  
☐ Active Investigations / RCW 42.56.240  
☐ Non Conviction Information / RCW 10.97.080  
☐ Victim and/or Witness / RCW 42.56.240 (2)

Additional reasons including RCW's for withholding



# Chelan County Sheriff's Office

Incident Report for Incident 17C10805

Nature: SUSPICIOUS  
Location: 6

Address: 9471 E LEAVENWORTH RD  
LEAVENWORTH WA 98826

Offense Codes: SUSP

Received By: MILLER R

How Received: T

Agency: CCSO

Responding LAWRENCE SCOTT  
Officers:

Responsible LAWRENCE  
Officer: SCOTT

Disposition: NR 09/12/17

When Reported: 10:55:55 09/12/17

Occurred 10:53:53 09/12/17 and 10:53:53  
Between: 09/12/17

Assigned To:

Detail:

Date Assigned: \*\*/\*\*/\*\*

Status:

Status Date: \*\*/\*\*/\*\*

Due Date: \*\*/\*\*/\*\*

Complainant: 256166

Last: SMITH

First: CAROLINE

Mid:

DOB: 07/19/50

Dr Lic: REDACTED

Address: 6655 NE DAPPLE CT

Race: W

Sex: F

Phone: (206)842-6236

City: BAINBRIDGE ISL, WA 98110

Offense Codes

Reported: SUSP Suspicious Circumstances

Observed:

Additional Offense: SUSP Suspicious Circumstances

Circumstances

Responding Officers:

Unit :

LAWRENCE SCOTT

K8

Responsible Officer: LAWRENCE SCOTT

Agency: CCSO

Received By: MILLER R

Last Radio Log: 11:38:28 09/12/17 CMPLT

How Received: T Telephone

Clearance: DC Deputy Closed

When Reported: 10:55:55 09/12/17

Disposition: NR Date: 09/12/17

Judicial Status:

Occurred between: 10:53:53 09/12/17

Misc Entry:

and: 10:53:53 09/12/17

Modus Operandi:

Description :

Method :

---

**Involvements**

Date	Type	Description	Complainant
09/12/17	Name	SMITH, CAROLINE	
09/12/17	Cad Call	10:55:55 09/12/17 SUSPICIOUS	Initiating Call

---

**Narrative**

RP wanted to report a suspicious truck with loud exhaust drive up her long driveway and shine its headlights into her residence approximately 0130 9-9-17.

RP advised that her residence as well as neighboring residences, are also part time vacation rentals. She agreed it was possible that the vehicle went down her driveway by mistake, since the neighboring residences are close.

Extra Patrol requested.

Tue Sep 12 11:16:30 PDT 2017 #1123

---

**Responsible LEO:**

---

**Approved by:**

---

**Date**

---

**Name Involvements:**

Complainant : 256166

Last: SMITH	First: CAROLINE	Mid:
DOB: 07/19/50	Dr Lic: REDACTED	Address: 6655 NE DAPPLE CT
Race: W	Sex: F	Phone: (206)842-6236
		City: BAINBRIDGE ISL, WA 98110

07/29/19  
16:46

Chelan County Sheriff's Office  
Dissemination Table:

858  
Page: 1

Release  
Dissemination Number 96879  
When Disseminated 16:45:18 07/29/19  
Disseminator WOLSBORN, KARRI  
Agency CCSO  
Recipient JDSA LAW  
Organization MICHELLE GREEN  
Address EMAIL  
Reason for Inquiry RECORDS REQUEST  
Dissemination Method EMAIL

Information Disseminated  
(See below)

= = = = =

INVOLVEMENTS:

Type	Record #	Date	Description	Relationship
LW	17C10696	09/09/17	BURGLARY	RECORDS REQUEST

Information Disseminated:

Date Received:

5 Day Response Sent:

Date of Completion: 7/29/19

Requester: JDSA LAW/MICHELLE GREEN

Text of Request:

Records Produced:

☒ Incident Rpt  
☐ Collision Rpt  
☐ Supl Rpt

☐ Cad/Call Comments

☐ DVD/Photos  
☐ DVD/Video

☐ Other:

Description of records redacted

DRIVERS LICENSE NUMBERS, FULL MIDDLE NAMES

Reasons for redacting:

☒ Personal Identifying Info ie: SSN,DL / RCW 42.56.230



# Chelan County Sheriff's Office

Incident Report for Incident 17C10696

Nature: BURGLARY  
Location: 1

Address: 2525 KINNIKINNICK DR  
LAKE WENATCHEE WA 98826

Offense Codes: BURF

Received By: GUTIERREZ DEE      How Received: 9      Agency: CCSO

Responding MANNIN JEREMY  
Officers:

Responsible MANNIN  
Officer: JEREMY

Disposition: TOD 09/18/17

When Reported: 14:02:38 09/09/17

Occurred 14:02:28 09/09/17 and 14:02:31  
Between: 09/09/17

Assigned To:

Detail:

Date Assigned: \*\*/\*\*/\*\*

Status:

Status Date: \*\*/\*\*/\*\*

Due Date: \*\*/\*\*/\*\*

Complainant: 79486

Last: CRAIN      First: COREY      Mid: M

DOB: 10/12/74      Dr Lic: REDACTED      Address: 2525 KINNIKINNICK DR

Race: W      Sex: M      Phone: (360)568-3739      City: LAKE WENATCHEE, WA 98826

Offense Codes

Reported: BUNC Burglary, Not Classified

Observed:

Additional Offense: BURF Burglary, Resid, Forcible Ent

Circumstances

IBR IBR COMPLETED

Responding Officers:

MANNIN JEREMY

Unit :

K40

Responsible Officer: MANNIN JEREMY

Agency: CCSO

Received By: GUTIERREZ DEE

Last Radio Log: 15:43:37 09/09/17 CMPLT

How Received: 9 911 Line

Clearance: SA Supervisor's Approval

When Reported: 14:02:38 09/09/17

Disposition: TOD Date: 09/18/17

Judicial Status:

Occurred between: 14:02:28 09/09/17

Misc Entry:

and: 14:02:31 09/09/17

Modus Operandi:

Description :

Method :

---

Involvements

Date	Type	Description	
09/14/17	Name	CRAIN, COREY M	VICTIM
09/09/17	Name	CRAIN, COREY M	Complainant
09/09/17	Cad Call	14:02:38 09/09/17 BURGLARY	Initiating Call
09/14/17	Property	Tools-General 250	Property

---

Narrative

NARRATIVE:

On the above date at approximately 1402 hours, I Deputy J. Mannin was dispatched to a burglary report at 2525 Kinnikinnick Dr. in Lake Wenatchee. The owner of the residence, Corey M. Crain (DOB 10/12/1974) arrived at his cabin that he lists as a vacation rental to find the garage portion of the residence had been entered.

I arrived at the location and contacted Corey. The garage appeared to have been forcefully entered as the man door was missing the exterior door handle.

Several misc. items Corey had stored inside the garage were missing. Further inspection of the man door revealed the door still would have been secured without the exterior handle and is not the likely point of entry. Corey showed me where he keeps keys to the residence hidden, but they were missing. Only a few people know the location of the keys, but were also kept in a typical location where people "hide" their extra keys.

Many items from the garage were taken, including two televisions and an old air compressor. A few less valuable items were also taken, such as a few innertubes for floating the river. However, several high value items were left behind that were in plain view. As of writing this I've yet to receive a complete list of items taken from Corey. (Will be submitted once received)

Corey mentioned William Metcalf and a female named "Rhonda" had previously helped Corey clean and maintain the cabin. Another younger female named "Elise" and her friend also had cleaned the residence recently and knew of the items inside the garage. At the time of this report, I've been unable to find William who's last known address was 4088 US 97 in Peshastin. I've also not been able to identify Elise or Rhonda. At this time there is no other suspects. END OF REPORT.



DISTRIBUTION:

NIBRS INFORMATION

CAR VIDEO (Y/N):N

PHOTOS TAKEN (Y/N):Y

RECORDED STATEMENTS:N

In Car Video (Y/N):

Digital Rec (Y/N):

OFFENSE

Domestic Violence (Y/N):N

Location Code:20

Number of Premises entered (burglary only):1

Forced entry (burglary only) (Y/N):Y

Bias Motivation:

OFFENDER/SUSPECT (For Each Offender)

Name: (Last, First, Middle)

DOB:

Offender suspected of using (D/A):

Type of Criminal Activity:

Resident (of Chelan County) (Y/N):

Weapon/Force used (Y/N):

VICTIM (For Each Victim)

Victim #1 name:Corey M. Crain

DOB:10/12/1974

Resident (of Chelan County) (Y/N):N

Victim to Offender Relationship:RU

Victim Injuries (No, Minor, Significant):No

DRUG VIOLATIONS

Type of drug:

Quantity: grams

Value:

FELONY ASSAULT/HOMICIDE

Circumstances:

Related Case(s):

CRIMINAL CHARGES:

RCW: CHARGE: BOOKED:

RCW: CHARGE: BOOKED:

RCW: CHARGE: BOOKED:

EVIDENCE/PROPERTY (not entered in Spillman)

- 1.
- 2.
- 3.
- 4.

I certify under penalty of perjury under the laws of the state of Washington that I have issued this on the date and at the location above, that I have probable cause to believe the above named person(s) committed the above offense(s) and my report written on this document is true and correct.

Jeremy B. Mannin 1263 9/18/17

---

Deputy: Number      Date  
Leavenworth, WA.

---

Location

---

Responsible LEO:

---

Approved by:

---

Date

---

Property

Property Number: 77655

Item: Tools-General

Owner Applied  
Nmbr:

Brand:

Model:

Year: 0

Quantity:

Meas:

Serial Nmbr:

Total Value: \$250.00

Color:

Owner: CRAIN COREY MONROE 79486	
Agency: CCSO Chelan County Sheriff's Office	Tag Number:
Accum Amt \$0.00	Officer: MANNIN JEREMY
Recov:	
UCR: TOO Tools (Hand/Power)	UCR Status: SNR
Local Status: STO	Storage Location:
Crime Lab Number:	Status Date: **/**/**
Date Released: **/**/**	Date Recov/Rcvd: **/**/**
Released By:	Amt Recovered: \$0.00
Released To:	Custody: **:*.**:** **/**/**
Reason:	
Comments:	

---

Name Involvements:

Complainant : 79486

Last: CRAIN	First: COREY	Mid: M
DOB: 10/12/74	Dr Lic: REDACTED	Address: 2525 KINNIKINNICK DR
Race: W	Sex: M	Phone: (360)568-3739
		City: LAKE WENATCHEE, WA 98826

07/29/19  
16:42

Chelan County Sheriff's Office  
Dissemination Table:

858  
Page: 1

Release  
Dissemination Number 96878  
When Disseminated 16:41:08 07/29/19  
Disseminator WOLSBORN, KARRI  
Agency CCSO  
Recipient JDSA LAW  
Organization MICHELLE GREEN  
Address EMAIL  
Reason for Inquiry RECORDS REQUEST  
Dissemination Method EMAIL

Information Disseminated  
(See below)

= = = = =

INVOLVEMENTS:

Type	Record #	Date	Description	Relationship
LW	17C10634	09/08/17	ASSIST PUBLIC	RECORDS REQUEST

Information Disseminated:

Date Received:

5 Day Response Sent:

Date of Completion: 7/29/19

Requester: JDSA LAW/ MICHELLE GREEN

Text of Request:

Records Produced:

☒ Incident Rpt  
☐ Collision Rpt  
☐ Supl Rpt

☐ Cad/Call Comments

☐ DVD/Photos  
☐ DVD/Video

☐ Other:

Description of records redacted

DRIVERS LICENSE NUMBER, FULL MIDDLE NAME

Reasons for redacting:

☒ Personal Identifying Info ie: SSN,DL / RCW 42.56.230



# Chelan County Sheriff's Office

Incident Report for Incident 17C10634

Nature: ASSIST PUBLIC  
Location: 2

Address: 63 BALSAM DR  
CHELAN WA 98816

Offense Codes: CITA

Received By: MCKINNEY  
ELIZAB

How Received: T

Agency: CCSO

Responding PETERSON BRETT  
Officers:

Responsible PETERSON  
Officer: BRETT

Disposition: ACT 09/08/17

When Reported: 08:54:40 09/08/17

Occurred 08:54:27 09/08/17 and 08:54:27  
Between: 09/08/17

Assigned To:

Detail:

Date Assigned: \*\*/\*\*/\*\*

Status:

Status Date: \*\*/\*\*/\*\*

Due Date: \*\*/\*\*/\*\*

Complainant: 225823

Last: THORESON

First: CARY

Mid: M

DOB: 05/09/52

Dr Lic: REDACTED

Address: 1801 3RD ST

Race: W

Sex: M Phone: (206)719-1446

City: KIRKLAND, WA 98033

Offense Codes

Reported: CITA Citizen Assist

Observed:

Additional Offense: CITA Citizen Assist

Circumstances

Responding Officers:

Unit :

PETERSON BRETT

K36

Responsible PETERSON BRETT  
Officer:

Agency: CCSO

Received By: MCKINNEY  
ELIZAB

Last Radio Log: 11:24:29 09/08/17 CMPLT

How Received: T Telephone

Clearance: RIN REPORT IN  
NARRATIVE

When Reported: 08:54:40 09/08/17

Disposition: ACT Date: 09/08/17

Judicial Status:

Occurred 08:54:27 09/08/17  
between:

Misc Entry:

and: 08:54:27 09/08/17

Modus Operandi:

Description :

Method :

---

Involvements

Date	Type	Description	
09/08/17	Name	THORESON, CARY M	Complainant
09/08/17	Cad Call	08:54:40 09/08/17 ASSIST PUBLIC	Initiating Call

---

Narrative

Fri Sep 08 12:53:43 PDT 2017

Vacation rental property. Tenants were violating multiple rules and causing neighbors to be upset. Homeowner sent property manager for eviction. LE stood by just to make sure there were no issues.

B. Peterson 1272

---

Responsible LEO:

---

Approved by:

---

Date

---

Name Involvements:

Complainant : 225823

Last: THORESON

First: CARY

Mid: M

DOB: 05/09/52

Dr Lic: REDACTED

Address: 1801 3RD ST

Race: W

Sex: M Phone: (206)719-1446

City: KIRKLAND, WA 98033

Release	
Dissemination Number	96876
When Disseminated	16:37:11 07/29/19
Disseminator	WOLSBORN, KARRI
Agency	CCSO
Recipient	JDSA LAW
Organization	MICHELLE GREEN
Address	EMAIL
Reason for Inquiry	RECORDS REQUEST
Dissemination Method	EMAIL

Information Disseminated  
(See below)

INVOLVEMENTS:

Type	Record #	Date	Description	Relationship
LW	17C07550	07/09/17	FRAUD/FORGERY	RECORDS REQUEST

Information Disseminated:

Date Received:

5 Day Response Sent:

Date of Completion: 7/29/19

Requester: JDSA LAW/ MICHELLE GREEN

Text of Request:

Records Produced:

  X   Incident Rpt  
     Collision Rpt  
     Supl Rpt

Cad/Call Comments

— DVD/Photos  
DVD/Video

Other:

Description of records redacted

NAME AND DATE OF BIRTH FOR SUSPECT/ RCW 10.97.040; 10.97.080

Reasons for redacting:

Personal Identifying Info ie: SSN,DL / RCW 42.56.230

☐ Active Investigations / RCW 42.56.240  
☒ Non Conviction Information / RCW 10.97.040; 10.97.080  
☐ Victim and/or Witness / RCW 42.56.240 (2)

Additional reasons including RCW's for withholding





# Chelan County Sheriff's Office

Incident Report for Incident 17C07550

---

Nature: FRAUD/FORGERY Address: 101 E WOODIN AVE; SAGE VACATION  
RENTALS

Location: CH CHELAN WA 98816

---

Offense Codes:

Received By: VANBUSKIRK R How Received: T Agency: CCSO

Responding MUSGROVE ADAM

Officers:

Responsible MUSGROVE

Disposition: ACT 07/09/17

Officer: ADAM

When Reported: 10:24:58 07/09/17

Occurred 10:24:17 07/09/17 and 10:24:17  
Between: 07/09/17

---

Assigned To:

Detail:

Date Assigned: \*\*/\*\*/\*\*

Status:

Status Date: \*\*/\*\*/\*\*

Due Date: \*\*/\*\*/\*\*

---

Complainant: 253264

Last: SAGE VACATION  
RENTALS

First:

Mid:

DOB: \*\*/\*\*/\*\*

Dr

Address: 101 E WOODIN AVE; SAGE  
VACATION RENTALS

Lic:

Race:

Sex: Phone: (888)345-  
5176

City: CHELAN, WA 98816

---

Offense Codes

Reported: FORG Counterfeiting/Forgery

Observed:

Circumstances

Responding Officers:

Unit :

MUSGROVE ADAM

K30

Responsible Officer: MUSGROVE ADAM

Agency: CCSO

Received By: VANBUSKIRK R

Last Radio Log: 11:03:07 07/09/17 CMPLT

How Received: T Telephone

Clearance: RTF Report to Follow

When Reported: 10:24:58 07/09/17

Disposition: ACT Date: 07/09/17

Judicial Status: Occurred between: 10:24:17 07/09/17  
Misc Entry: and: 10:24:17 07/09/17  
Modus Operandi: Description : Method :

---

#### Involvements

Date	Type	Description	Complainant
07/09/17	Name	SAGE VACATION RENTALS,	Complainant
07/09/17	Cad Call	10:24:58 07/09/17 FRAUD/FORGERY	Initiating Call

---

#### Narrative

##### NARRATIVE:

On 07/09/17 at approximately 1024 hrs. I was dispatched to a Fraud/Forgery that occurred at Sage Vacation Rentals at 101 East Wooding Ave in Chelan County. JOSHUA COOPER called in to report that there was an attempted use of a credit card to rent a unit.

Upon arrival I made contact with COOPER who advised someone attempted to use a credit card over the phone to rent a rental unit. He advised he had suspect information. The name used to attempt rental of the unit was REDACTED. No contact information was available that was good for

REDACTED. The charge was initially charged and then reversed. The suspect was denied access to the rental facility. It is not confirmed that REDACTED was this suspect or if the license was stolen.

##### DISTRIBUTION:

##### NIBRS INFORMATION

CAR VIDEO (Y/N):N

PHOTOS TAKEN (Y/N):Y

##### RECORDED STATEMENTS:

In Car Video (Y/N):N

Digital Rec (Y/N):N

##### OFFENSE

Domestic Violence (Y/N):N

Location Code:14

Number of Premises entered (burglary only):

Forced entry (burglary only) (Y/N):

Bias Motivation:

OFFENDER/SUSPECT (For Each Offender)

Name: REDACTED.

DOB: REDACTED

Offender suspected of using (D/A):

Type of Criminal Activity:

Resident (of Chelan County) (Y/N):N

Weapon/Force used (Y/N):

VICTIM (For Each Victim)

Victim #1 name:Johnson, Catherine

DOB:UNKNOWN

Resident (of Chelan County) (Y/N):N

Victim to Offender Relationship:ST

Victim Injuries (No, Minor, Significant):

DRUG VIOLATIONS

Type of drug:

Quantity:     grams

Value:

FELONY ASSAULT/HOMICIDE

Circumstances:

Related Case(s):

CRIMINAL CHARGES:

RCW: CHARGE: BOOKED:

RCW: CHARGE: BOOKED:

RCW: CHARGE: BOOKED:

EVIDENCE/PROPERTY (not entered in Spillman)

1.

2.

3.

4.

I certify under penalty of perjury under the laws of the state of Washington that I have issued this on the date and at the location above, that I have probable cause to believe the above named person(s) committed the above offense(s) and my report written on this document is true and correct.

Adam Musgrove 1274 08/01/17

---

Deputy:   Number        Date

Chelan County

---

Location

---

Responsible LEO:

---

Approved by:

---

Date

---

Name Involvements:

Complainant 253264

:

Last: SAGE VACATION  
RENTALS

First:

Mid:

DOB: \*\*/\*\*/\*\*

Dr

Address: 101 E WOODIN AVE; SAGE  
VACATION RENTALS

Lic:

Race:

Sex: Phone: (888)345-  
5176

City: CHELAN, WA 98816

07/29/19  
16:35

Chelan County Sheriff's Office  
Dissemination Table:

858  
Page: 1

Release  
Dissemination Number 96875  
When Disseminated 16:34:04 07/29/19  
Disseminator WOLSBORN, KARRI  
Agency CCSO  
Recipient JDSA LAW  
Organization MICHELLE GREEN  
Address EMAIL  
Reason for Inquiry RECORDS REQUEST  
Dissemination Method EMAIL

Information Disseminated  
(See below)

=====

INVOLVEMENTS:

Type	Record #	Date	Description	Relationship
LW	17C07413	07/06/17	SUSPICIOUS	RECORDS REQUEST

Information Disseminated:

Date Received:

5 Day Response Sent:

Date of Completion: 7/29/19

Requester: JDSA LAW

Text of Request:

Records Produced:

☒ Incident Rpt  
☐ Collision Rpt  
☐ Supl Rpt

☐ Cad/Call Comments

☐ DVD/Photos  
☐ DVD/Video

☐ Other:

Description of records redacted

DRIVERS LICENSE NUMBERS, FUL MIDDLE NAMES, LICENSE PLATE NUMBER

Reasons for redacting:

☒ Personal Identifying Info ie: SSN,DL / RCW 42.56.230



# Chelan County Sheriff's Office

Incident Report for Incident 17C07413

---

Nature: SUSPICIOUS  
Location: CH

Address: 914 CONE RD  
CHELAN WA 98816

---

Offense Codes: SUSP

Received By: ATKINSON  
KARRIE

How Received: 9

Agency: CCSO

Responding KEY AUSTIN, SUTTON IAN K  
Officers:

Responsible KEY AUSTIN  
Officer:

Disposition: ACT 07/06/17

When Reported: 21:33:39 07/06/17

Occurred 21:33:14 07/06/17 and 21:33:28  
Between: 07/06/17

---

Assigned To:  
Status:

Detail:  
Status Date: \*\*/\*\*/\*\*

Date Assigned: \*\*/\*\*/\*\*  
Due Date: \*\*/\*\*/\*\*

---

Complainant: UTO

Last: UNABLE TO OBTAIN

DOB: \*\*/\*\*/\*\*

Race:

First:

Dr Lic:

Sex:

Phone: ( ) -

Mid:

Address:

City: ,

Offense Codes

Reported: SUSP Suspicious Circumstances

Observed:

Additional Offense: SUSP Suspicious Circumstances

Circumstances

Responding Officers:

KEY AUSTIN

SUTTON IAN K

Unit :

K44

K41

Responsible KEY AUSTIN  
Officer:

Agency: CCSO

Received By: ATKINSON  
KARRIE

Last Radio Log: 21:47:03 07/06/17 CMPLT

How Received: 9 911 Line

Clearance: RIN REPORT IN  
NARRATIVE

When Reported: 21:33:39 07/06/17

Disposition: ACT Date: 07/06/17

Judicial Status:

Occurred 21:33:14 07/06/17

between:

Misc Entry:

and: 21:33:28 07/06/17

Modus Operandi:

Description :

Method :

---

#### Involvements

Date	Type	Description	
07/06/17	Name	UNABLE TO OBTAIN,	Complainant
07/06/17	Name	PALAZZO, DONALD P	CONTACTED
07/06/17	Vehicle	2014 TOYT TUND WA	VEHICLE
07/06/17	Cad Call	21:33:39 07/06/17 SUSPICIOUS	Initiating Call

---

#### Narrative

Mon Jul 10 19:48:54 PDT 2017 1306/Key

On 07/06/2017 at approximately 2133 hrs, I responded to the area of 914 Cone Rd to the report of a suspicious vehicle in the driveway. I spoke with the driver of the vehicle who was looking for a vacation rental. The driver moved to another location to make contact with the rental owner. I spoke with the RP and explained the situation. No further.

---

Responsible LEO:

---

Approved by:

---

Date

---

#### Vehicles

Vehicle Number: 229307

License Plate: REDACTED

License Type: TK Truck

State: WA  
Vehicle Year: 2014  
Make: TOYT Toyota  
Color: /  
Vehicle Type: PU Pick up

Expires: 10/31/17  
VIN: 5TFDW5F14EX402650  
Model: TUND  
Doors: 0  
Value: \$0.00

Owner:

Last: PALAZZO First: DONALD  
DOB: 08/07/77 Dr Lic: REDACTED  
Race: W Sex: M Phone: ( ) -  
Agency:  
Officer:  
UCR Status:  
Local Status:  
Status Date: \*\*/\*\*/\*\*  
Comments:

Mid: P  
Address: 8907 WOODLAND AVE E  
City: PUYALLUP, WA 98317  
Date Recov/Rcvd: \*\*/\*\*/\*\*  
Area:  
Wrecker Service:  
Storage Location:  
Release Date: \*\*/\*\*/\*\*

---

Name Involvements:

CONTACTED : 253163

Last: PALAZZO First: DONALD Mid: P  
DOB: 08/07/77 Dr Lic: REDACTED Address: 8907 WOODLAND AVE E  
Race: W Sex: M Phone: ( ) - City: PUYALLUP, WA 98317  
Complainant : UTO

Last: UNABLE TO OBTAIN  
DOB: \*\*/\*\*/\*\*  
Race:

First: Mid:  
Dr Lic: Address:  
Sex: Phone: ( ) - City: ,



Release	
Dissemination Number	97027
When Disseminated	16:54:04 08/01/19
Disseminator	WOLSBORN, KARRI
Agency	CCSO
Recipient	JDSA LAW
Organization	MICHELLE GREEN
Address	EMAIL
Reason for Inquiry	RECORDS REQUEST
Dissemination Method	EMAIL

Information Disseminated  
(See below)

INVOLVEMENTS:

Type	Record #	Date	Description	Relationship
LW	19C04385	05/08/19	HARASS/THREAT	RECORDS REQUEST

Information Disseminated:

Date Received:

5 Day Response Sent:

Date of Completion: 8/1/19

Requester: JDSA LAW/ MICHELLE GREEN

Text of Request:

Records Produced:

\_X\_ Incident Rpt  
 \_\_\_ Collision Rpt  
 \_\_\_ Supl Rpt

Cad/Call Comments

— DVD/Photos  
DVD/Video

Other:

Description of records redacted

DRIVERS LICENSE NUMBERS, FULL MIDDLE NAMES

Reasons for redacting:

☒ Personal Identifying Info ie: SSN,DL / RCW 42.56.230  
☐ Active Investigations / RCW 42.56.240  
☐ Non Conviction Information / RCW 10.97.080  
☐ Victim and/or Witness / RCW 42.56.240 (2)

Additional reasons including RCW's for withholding



# Chelan County Sheriff's Office

Incident Report for Incident 19C04385

Nature: HARASS/THREAT  
Location: 6

Address: 8835 ICICLE RD  
LEAVENWORTH WA 98826

Offense Codes: HARR

Received By: SCHROYER  
ALYSSA

How Received: T

Agency: CCSO

Responding DUNLAP DAANE  
Officers:

Responsible DUNLAP DAANE  
Officer:

Disposition: ACT 05/08/19

When Reported: 08:27:42 05/08/19

Occurred 08:27:34 05/08/19 and 08:27:34  
Between: 05/08/19

Assigned To:  
Status:

Detail:  
Status Date: \*\*/\*\*/\*\*

Date Assigned: \*\*/\*\*/\*\*  
Due Date: \*\*/\*\*/\*\*

Complainant: 57263

Last: WILBUR First: BRENDA Mid: F

DOB: 05/24/41 Dr Lic: REDACTED Address: 8835 ICICLE RD

Race: W Sex: F Phone: (509)548-5745 City: LEAVENWORTH, WA 98826

Offense Codes

Reported: HARR Harassment  
Additional Offense: HARR Harassment

Observed:

Circumstances

Responding Officers:  
DUNLAP DAANE

Unit :  
K54

Responsible DUNLAP DAANE  
Officer:

Agency: CCSO

Received By: SCHROYER  
ALYSSA

Last Radio Log: 11:40:39 05/08/19 CMPLT

How Received: T Telephone

Clearance: RIN REPORT IN  
NARRATIVE

When Reported: 08:27:42 05/08/19

Disposition: ACT Date: 05/08/19

Judicial Status:

Occurred 08:27:34 05/08/19  
between:

Misc Entry:

and: 08:27:34 05/08/19

Modus Operandi:

Description :

Method :

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Involvements

Date	Type	Description	
05/08/19	Name	WILBUR, BRENDA F	Complainant
05/08/19	Cad Call	08:27:42 05/08/19 HARASS/THREAT	Initiating Call

---

Narrative

Mon May 13 12:56:00 2019 D. Dunlap

I made phone contact with the RP who advised she and her husband own a residence at the location. She advised they are not at the location often as it is a vacation rental. She advised since they bought the residence about five years prior there had been ongoing issues with the neighbor. She explained the neighbor had always been rude and harassing toward them in the past and advised on that morning she found the neighbors garbage all over her yard. She explained it appeared an animal had gotten into the dumpster and spread garbage all over. She said she had raked the garbage into a pile and left it just on the edge of the neighbor's property. She explained the neighbor drove by while she was raking and flipped her off and called her names. She wanted to know what could be done.

I advised her it was not illegal to flip someone off or to call them names and suggested she seek a court order.

---

Responsible LEO:

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Approved by:

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Date

---

Name Involvements:

Complainant : 57263

Last: WILBUR First: BRENDA

Mid: F

DOB: 05/24/41 Dr Lic: WDLBN345693B Address: 8835 ICICLE RD

Race: W Sex: F Phone: (509)548-5745

City: LEAVENWORTH, WA 98826

Release	
Dissemination Number	97026
When Disseminated	16:50:32 08/01/19
Disseminator	WOLSBORN, KARRI
Agency	CCSO
Recipient	JDSA LAW
Organization	MICHELLE GREEN
Address	EMAIL
Reason for Inquiry	RECORDS REQUEST
Dissemination Method	EMAIL

Information Disseminated  
(See below)

INVOLVEMENTS:

Type	Record #	Date	Description	Relationship
LW	19C03184	04/05/19	SUSPICIOUS	RECORDS REQUEST

Information Disseminated:

Date Received:

5 Day Response Sent:

Date of Completion: 8/1/19

Requester: JDSA LAW / MICHELLE GREEN

Text of Request:

Records Produced:

X Incident Rpt  
 \_\_\_\_\_ Collision Rpt  
 \_\_\_\_\_ Supl Rpt

Cad/Call Comments

— DVD/Photos  
DVD/Video

Other:

Description of records redacted

Reasons for redacting:

- \_\_\_ Personal Identifying Info ie: SSN,DL / RCW 42.56.230
- \_\_\_ Active Investigations / RCW 42.56.240
- \_\_\_ Non Conviction Information / RCW 10.97.080
- \_\_\_ Victim and/or Witness / RCW 42.56.240 (2)

Additional reasons including RCW's for withholding



# Chelan County Sheriff's Office

Incident Report for Incident 19C03184

Nature: SUSPICIOUS  
Location: 1

Address: 16750 FIR DR  
LAKE WENATCHEE WA 98826

Offense Codes: SUSP

Received By: MILLER R

How Received: T

Agency: CCSO

Responding DUNLAP DAANE, MANNIN JEREMY  
Officers:

Responsible MANNIN  
Officer: JEREMY

Disposition: ACT 04/05/19

When Reported: 08:51:40 04/05/19

Occurred 08:51:29 04/05/19 and 08:51:29  
Between: 04/05/19

Assigned To:  
Status:

Detail:  
Status Date: \*\*/\*\*/\*\*

Date Assigned: \*\*/\*\*/\*\*  
Due Date: \*\*/\*\*/\*\*

Complainant: UTO

Last: UNABLE TO OBTAIN

First:

Mid:

DOB: \*\*/\*\*/\*\*

Dr Lic:

Address:

Race:

Sex:

Phone: ( ) -

City: ,

Offense Codes

Reported: SUSP Suspicious Circumstances

Observed:

Additional Offense: SUSP Suspicious Circumstances

Circumstances

Responding Officers:

Unit :

DUNLAP DAANE

K54

MANNIN JEREMY

K40

Responsible Officer: MANNIN JEREMY

Agency: CCSO

Received By: MILLER R

Last Radio Log: 13:04:04 04/05/19 CMPLT

How Received: T Telephone

Clearance: RIN REPORT IN NARRATIVE

When Reported: 08:51:40 04/05/19

Disposition: ACT Date: 04/05/19

Judicial Status:

Occurred between: 08:51:29 04/05/19

Misc Entry:

and: 08:51:29 04/05/19

Modus Operandi:

Description :

Method :

---

Involvements

Date	Type	Description	Complainant
04/05/19	Name	UNABLE TO OBTAIN,	
04/05/19	Cad Call	08:51:40 04/05/19 SUSPICIOUS	Initiating Call

---

Narrative

Fri Apr 05 14:50:18 DT 2019 mannin 1263

RP believed her vacation rental cabin had been entered. Items were moved inside and other suspicious activity recently found. I went through the residence with the RP and debunked most of the activity she reported. There were no signs of forced entry or weak points in the residence entry could've been made from. Security advise given to the RP.

---

Responsible LEO:

---

Approved by:

---

Date

---

Name Involvements:

Complainant : UTO

Last: UNABLE TO OBTAIN

DOB: \*\*/\*\*/\*\*

Race:

First:

Dr Lic:

Sex:

Phone: ( ) -

Mid:

Address:

City: ,



Page: 858  
1

Reasons for redacting:

- \_\_\_ Personal Identifying Info ie: SSN,DL / RCW 42.56.230
- \_\_\_ Active Investigations / RCW 42.56.240
- \_\_\_ Non Conviction Information / RCW 10.97.080
- \_\_\_ Victim and/or Witness / RCW 42.56.240 (2)

Additional reasons including RCW's for withholding



# Chelan County Sheriff's Office

Incident Report for Incident 19C02809

Nature: SUSPICIOUS  
Location: 6

Address: 9284 ICICLE RD  
LEAVENWORTH WA 98826

Offense Codes: CITA

Received By: SMITH M

How Received: T

Agency: CCSO

Responding LAWRENCE SCOTT  
Officers:

Responsible LAWRENCE  
Officer: SCOTT

Disposition: NR 03/26/19

When Reported: 12:06:30 03/26/19

Occurred 12:06:20 03/26/19 and 12:06:20  
Between: 03/26/19

Assigned To:  
Status:

Detail:  
Status Date: \*\*/\*\*/\*\*

Date Assigned: \*\*/\*\*/\*\*  
Due Date: \*\*/\*\*/\*\*

Complainant: 1030

Last: DESTINATION  
LEAVENWORTH

First:

Mid:

DOB: \*\*/\*\*/\*\*

Dr  
Lic:

Address: 940 US 2; STE A1

Race:

Sex: Phone: (509)548-  
4230

City: LEAVENWORTH, WA  
98826

Offense Codes

Reported: SUSP Suspicious Circumstances

Observed:

Additional Offense: CITA Citizen Assist

Circumstances

Responding Officers:

LAWRENCE SCOTT

Unit :  
K8

Responsible LAWRENCE  
Officer: SCOTT

Agency: CCSO

Received By: SMITH M

Last Radio Log: 12:24:16 03/26/19 CMPLT

How Received: T Telephone

Clearance: RIN REPORT IN  
NARRATIVE

When Reported: 12:06:30 03/26/19

Disposition: NR Date: 03/26/19

Judicial Status:

Occurred 12:06:20 03/26/19

between:

Misc Entry:

and: 12:06:20 03/26/19

Modus Operandi:

Description :

Method :

---

Involvements

Date	Type	Description	Complainant
03/26/19	Name	DESTINATION LEAVENWORTH,	
03/26/19	Cad Call	12:06:30 03/26/19 SUSPICIOUS	Initiating Call

---

Narrative

Jason Rose (vacation rental manager) called in to advise a male on a bicycle was prowling one of the vacation rentals at location. Reviewed video, but unable to recognize male. Sent out both videos for the day and night west patrols to review and possible ID.

Nothing further.

Tue Mar 26 12:40:05 PDT 2019 #1123

---

Responsible LEO:

---

Approved by:

---

Date

---

Name Involvements:

Complainant 1030

:

Last: DESTINATION  
LEAVENWORTH

First:

Mid:

DOB: \*\*/\*\*/\*\*

Dr

Address: 940 US 2; STE A1

Lic:

Race:

Sex: Phone: (509)548-  
4230

City: LEAVENWORTH, WA  
98826

08/01/19  
16:45

Chelan County Sheriff's Office  
Dissemination Table:

858  
Page: 1

Release  
Dissemination Number 97024  
When Disseminated 16:39:41 08/01/19  
Disseminator WOLSBORN, KARRI  
Agency CCSO  
Recipient JDSA LAW  
Organization MICHELLE GREEN  
Address EMAIL  
Reason for Inquiry RECORDS REQUEST  
Dissemination Method EMAIL

Information Disseminated  
(See below)

= = = = =

INVOLVEMENTS:

Type	Record #	Date	Description	Relationship
LW	18C14371	12/21/18	WEAPONS VIOLATI	RECORDS REQUEST

Information Disseminated:

Date Received:

5 Day Response Sent:

Date of Completion: 8/1/19

Requester: JDSA LAW/ MICHELLE GREEN

Text of Request:

Records Produced:

☒ Incident Rpt  
☐ Collision Rpt  
☐ Supl Rpt

☐ Cad/Call Comments

☐ DVD/Photos  
☐ DVD/Video

☐ Other:

Description of records redacted

IDENTIFYING INFO OF JUVENILE VICTIMS: NAMES DATES OF BIRTH, ADDRESSES  
DRIVERS LICENSE NUMBERS, FULL MIDDLE NAMES OF INVOLVED INDIVIDUALS

Reasons for redacting:

- ☒ Personal Identifying Info ie: SSN, DL / RCW 42.56.230
- ☐ Active Investigations / RCW 42.56.240
- ☐ Non Conviction Information / RCW 10.97.080
- ☐ Victim and/or Witness / RCW 42.56.240 (2)
- ☒ Right to Privacy / RCW 42.56.24(1)

Additional reasons including RCW's for withholding



# Chelan County Sheriff's Office

Incident Report for Incident 18C14371

Nature: WEAPONS VIOLATI  
Location: 6

Address: 3448 HANSEL LN  
PESHASTIN WA 98847

Offense Codes: WOFF, REND

Received By: SOLAND CORTNEY

How Received: 9

Agency: CCSO

Responding ZIMMERMAN ANDY, LEWIS BRIAN, LANE BILL R, LANGFORD

Officers: MIKE, FLICK DAVID

Responsible LEWIS BRIAN

Disposition: CAA 12/27/18

Officer:

When Reported: 20:30:18 12/21/18

Occurred Between: 20:29:04 12/21/18 and  
20:29:07 12/21/18

Assigned To:

Detail:

Date Assigned: \*\*/\*\*/\*\*

Status:

Status Date: \*\*/\*\*/\*\*

Due Date: \*\*/\*\*/\*\*

Complainant: UTO

Last: UNABLE TO OBTAIN

First:

Mid:

DOB: \*\*/\*\*/\*\*

Dr Lic:

Address:

Race:

Sex:

Phone: ( ) -

City: ,

Offense Codes

Reported: WOFF Weapons Offense

Observed:

Additional Offense: WOFF Weapons Offense

Additional Offense: REND Reckless Endangerment

Circumstances

IBR IBR COMPLETED

Responding Officers:

ZIMMERMAN ANDY

LEWIS BRIAN

LANE BILL R

LANGFORD MIKE

FLICK DAVID

Unit :

K7

K29

K63

K62

K24

Responsible LEWIS BRIAN  
Officer:

Agency: CCSO

Received By: SOLAND  
CORTNEY

Last Radio Log: 17:05:00 12/27/18 CMPLT

How Received: 9 911 Line

Clearance: RR Report Received by  
Records

When Reported: 20:30:18 12/21/18

Disposition: CAA Date: 12/27/18

Judicial Status:

Occurred 20:29:04 12/21/18  
between:

Misc Entry:

and: 20:29:07 12/21/18

Modus Operandi:

Description :

Method :

---

#### Involvements

Date	Type	Description	
12/21/18	Name	UNABLE TO OBTAIN,	Complainant
12/21/18	Name	HOFFMAN-SMITH, ROBYN J	INVOLVED
12/21/18	Name	DOUGHER, JACULIN	VCT
12/21/18	Name	REDACTED /RCW 42.56.240(1)	VCT
12/21/18	Name	REDACTED /RCW 42.56.240(1)	VCT
12/21/18	Name	REIMAN, SHELLY K	INVOLVED
12/21/18	Name	SMITH, JACK H JR	ARRESTED
12/21/18	Name	THOMAS, JOHN A	MENTIONED
12/21/18	Name	THOMAS, SANDRA J	MENTIONED
12/21/18	Name	TRACY, BRIAN S	WITNESS
12/21/18	Name	WALTER, STEVEN K	WITNESS/2ND RP
01/03/19	Citation	AIM DISCHARGE FIREARM	Citation
12/21/18	Offense	AIM DISCHARGE FIREARM	Charged With
12/21/18	Offense	RECKLESS ENDANGER	Charged With
12/21/18	Vehicle	BLU 2000 HOND ACD WA	MENTIONED
12/21/18	Vehicle	SIL 2013 FORD EXPED WA	INVOLVED
12/21/18	Cad Call	20:30:18 12/21/18 WEAPONS VIOLATI	Initiating Call
01/02/19	Evidence	FIREARM & MAGAZINE	Evidence Incident

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#### Narrative

NARRATIVE: On 12-22-18, at 2030 hours, I (Deputy Lewis) was on uniformed patrol for the Chelan County Sheriff's Office.

On 12-22-18, at 2030 hours, I was dispatched to a weapons violation at 3448

Hansel Ln Peshastin, WA. Dispatch advised an "HBD" (had been drinking) male shot



a gun. Four gunshots were heard along with people yelling. The initial reporting party was an unidentified female caller. As Rivercom was receiving updates, dispatch advised that the situation was either a domestic or neighbor dispute, the RP was not sure where the male shot the gun, people were running eastbound on Hansel. I responded to the call from downtown Leavenworth.

At approximately 2032 hours, dispatch advised that Jack Smith, who lived at 3448 Hansel Lane, called 911. Jack reported he had a confrontation with neighbors and he shot three rounds of his .45 into his yard. He didn't point the weapon at anyone. Jack stayed on the phone until we arrived. He also told dispatch multiple neighbors came to his house yelling and he felt threatened. He said the gun was unloaded, upstairs in the house. He also told dispatchers his wife and two dogs were at the house and 6 or more people came to his house and were yelling and screaming at him.

I was familiar with this location and an ongoing neighbor dispute between the Smiths and the Thomas', located next door at 3432 Hansel LN. Earlier that day at about 1808 hours, I responded to the Thomas' residence because Robyn Hoffman Smith, Jack's wife, called 911 for a welfare check at the Thomas residence.

Dispatch advised Robyn said the Thomas' dog had been outside for 6 hours. It was not like them to leave their dog out and was afraid something was wrong with them. The Thomas' were not home when I went to their house. I spoke to Robyn and Jack and they described the ongoing neighbor dispute with the Thomas' and their barking dog "Dozer." At no point during this contact did Jack or Robyn tell me that Jack shot his gun into the ground when Dozer charged him while checking the mail earlier. I contacted animal control during this incident after finding newborn, possibly dead, puppies under the porch. Animal control stated they would respond to the scene but did not need my assistance. Therefore, I cleared call 18C14369.

Sgt Zimmerman and I arrived on scene at approximately 2046 hours. Jack was still on the phone with Rivercom and we asked them to tell him to come outside. Jack walked out onto the porch and waited for us to walk to him. He remained with his hands in the air and said he was unarmed. He took his shirt off and spun in a circle. Sgt. Zimmerman and I handcuffed Jack (double locked and checked for fit) without incident. While we walked up the driveway and detained Jack, without any questioning, he stated he shot his gun three times into the snow bank because there were 6 people walking up his driveway. I smelled the strong odor of alcohol coming from Jack's breath, and noticed his speech was slurred. He

appeared to be very intoxicated. I secured Jack in a patrol car where it was warm so we could start interviewing witnesses.

Sgt. Zimmerman spoke to Jack's wife, Robyn Hoffman-Smith. During his contact, he collected a Springfield 1911 A1 .45 cal pistol from inside the house. Sgt. Zimmerman later handed me the Springfield 1911 (serial #NM514112), one 1911 magazine that contained three .45 Auto rounds.

Meanwhile, I interviewed Jack while he sat in the back seat of my car. I reminded him he was being audio and video recorded. I read Jack his Miranda rights. Jack said he understood his rights and when I asked him if he wanted to talk to me he said, "ya I'll talk to you."

In summary, Jack told me he was yelling at Shelly, the Thomas' caretaker. Shelly was on the Thomas' property at the fence line, not in his driveway. During the argument, people were coming up his driveway. He told them at least four times to get off his property. There was a lot of yelling and it was chaotic. He said he was out numbered and felt threatened so he fired three shots from his Springfield 1911 into the snow bank. Jack said he did not aim the gun at anyone. He estimated the people were 10 feet up his driveway and did not know if they were still walking up the driveway when shots were fired. When asked how much he had to drink, he said had three drinks.

I found Shelly Reiman standing near a Honda Civic in the Thomas' driveway. She appeared to be very shaken up, crying, and breathing heavily. Deputy Langford spoke to Shelly and she said she was trying to get the Thomas' dog and then heard gunshots.

I spoke to John and Sandy Thomas on their east porch. I found both of them inside the house and they answered the door when I knocked. John said they just got home from the doctors and he was aware he left his dog outside. He said Shelly was outside at the fenceline arguing with Jack and thought Jack was also arguing with another neighbor west of him. Sandy and John both said they heard the gunshots but were inside at the time.

Jack's neighbor to the west, Brian Tracy, walked down to the road with Robyn and he gave me his witness statement. Brian said from his house he saw Jack and the neighbors yelling back and forth about the prior dog call. He saw a bunch of people walk down the road and up Jack's driveway. Brian heard Jack tell them to get off his property and they kept walking up. Jack estimated there were four people in the driveway and two more on the road. He heard yelling back and forth and didn't recognize them. Jack shot into the ground and then the people left

and walked west.

While conducting the investigation, Rivercom received a 911 call from 3573 Hansel Lane. Sgt. Zimmerman contacted Jaculin Dougher and her 16 year old twins, REDACTED and REDACTED, who were staying at the vacation rental. Jaculin told Sgt. Zimmerman what happened. Sgt. Zimmerman gave them written statement forms which they completed. The original statements were turned into records with the case file. According to the statements, the Doughers were taking a walk down the road. When they walked past a house, they heard people yelling. After walking past, they turned around to try and help. REDACTED contacted a female with a dog at the end of a neighboring driveway and REDACTED saw a "crazy man" walking down the driveway with a pistol in his hand. REDACTED ran and Jaculin went to get REDACTED. Then, the man fired the gun three times and Jaculin thought he was shooting at them. As they ran away. the man said something to the effect of "the next one will be on target!" They thought the shooter fired his gun from the road. Refer to the three written statements for details.

With the new information that Jack was possibly on the road when he fired the gun, I questioned him about his location when he fired the gun. He said he never stepped off the porch and never walked down his driveway. Jack stated the casings should be on the deck not on the driveway, and he did not pick them up after he shot the gun. I checked the deck for casings and did not locate any on or near the front deck. While searching the driveway, I located three .45 auto shell casings 10-20 feet from the road on the east side of the driveway. I also observed three holes in the snow next to the driveway that were about the size of a .45 round. The trajectory of the holes appeared to place the shooter on the driveway, just north of the casings, far away from the porch. Furthermore, in line with the bullet path, about a 45 degree angle higher, was the occupied Thomas residence. The fence line Jack and Brian said Shelly was standing at was also in the backdrop. The location of the bullet holes, the trajectory of the rounds, and the location of the casings were more consistent with Jaculin's statement, and inconsistent with Jack's statement; that Jack was in the driveway near the road, not on the porch when the shots were fired.

I questioned Jack further about why there were casings located near the road on the driveway. At first, Jack told me the neighbor's dog "dozer" charged him earlier that day when he was checking the mail so he fired his gun into the ground. I asked him why he didn't tell me this when I contacted him during the first call I had with them and he said something to the effect of he didn't

think to tell me about it then. I questioned him further and he said he needed a lawyer. I concluded the interview.

I informed Jack he was under arrest for aiming and discharging a firearm and reckless endangerment. I transported Jack to the Shell station at the big Y.

Deputy Lane took custody of Jack and transported him to the CCRJC. Jack was booked into the Chelan County RJC.

I submitted the three collected shell casings and Jack's Springfield 1911 A1 .45 Auto pistol, 1 magazine that contained three .45 rounds into evidence. The three shell casings from the driveway had primer strikes on the primer and the manufacturing stamps matched the stamps on the rounds that were inside the pistol's magazine. I took photos of these stamps, the pistol, rounds, and magazine. The photos were uploaded into the Common photo file.

DISTRIBUTION: DET

NIBRS INFORMATION

IN CAR VIDEO (Y/N): Y

IN CAR RECORDED STATEMENT (Y/N) Y

PHOTOS TAKEN (Y/N): Y

RECORDED STATEMENT:(OTHER THAN IN CAR VIDEO)

Digital Recorder (Y/N): N

OFFENSE

Domestic Violence (Y/N): N

Location Code: 20

Number of Premises entered (burglary only):

Forced entry (burglary only) (Y/N):

Bias Motivation: 88

OFFENDER/SUSPECT (For Each Offender)

Name: Smith, Jack H. JR

DOB:

Offender suspected of using (D/A):

Type of Criminal Activity:

Resident (of Chelan County) (Y/N):

Weapon/Force used (Y/N):

VICTIM (For Each Victim)

Victim #1 name:

DOB: 06-02-1962

Resident (of Chelan County) (Y/N): Y

Victim to Offender Relationship: RU

Victim Injuries (No, Minor, Significant): No

DRUG VIOLATIONS

Type of drug:

Quantity:     grams

Value:

FELONY ASSAULT/HOMICIDE

Circumstances:

Related Case(s):

CRIMINAL CHARGES:

RCW: 9.41.230 CHARGE: Aiming/Discharging a Firearm BOOKED: YES

RCW: 9A.36.050 CHARGE:reckless Endangerment BOOKED: YES

RCW: CHARGE: BOOKED:

EVIDENCE/PROPERTY (not entered in Spillman)

1. Springfield 1911-A CAL .45 SN NM514112

2. 3 qty .45 shell casings

3. 1 1911 magazine and 3 qty .45 rounds.

4.

I certify under penalty of perjury under the laws of the state of Washington that I have issued this on the date and at the location above, that I have probable cause to believe the above named person(s) committed the above offense(s) and my report written on this document is true and correct.

\_\_\_\_Brian Lewis\_\_\_\_1319\_\_\_\_12-23-18\_\_\_\_

Deputy:   Number       Date

\_\_\_\_Leavenworth, WA\_\_\_\_

Location

\_\_\_\_\_  
Responsible LEO:

\_\_\_\_\_  
Approved by:

Date \_\_\_\_\_

---

## Supplement

NARRATIVE: On December 21, 2018 at 2030 hours, I Sgt. A. Zimmerman was on uniformed patrol for the Chelan County Sheriff's Office working in the west area of the county. West units were advised by Rivercom of a weapons violation taking place in the area of 3448 Hansel Lane, in the Valley Hi area. Rivercom further told us a neighborhood dispute was in progress and a subject had fired three shots. There were multiple callers to this incident. I began responding from the downtown Cashmere area. Rivercom then received a phone call from a subject by the name of Jack Smith. He stated he lived at 3448 Hansel Lane and he was the person who had fired the gun. He further told Rivercom it was now unloaded inside the house and he was only protecting himself and his property.

Myself and Deputy Lewis responded. He advised Rivercom this was related to a previous call at the same location earlier involving a barking dog. We arrived at about 2045 hours. Smith was still on the phone with Rivercom so we had him come outside to us. A male subject wearing a white t-shirt came out of 3448 Hansel Lane onto the deck, which faces Hansel Lane. He raised his hands. As we approached, a female came out the door onto the deck. She was later identified as Robyn J Hoffman-Smith. She stayed on the porch step. Mr. Smith was asked to walk backwards towards us. He took off his t-shirt and re-raised his hands, as we had advanced up the driveway to the deck. He did as requested and was placed into handcuffs, double locked at the edge of the deck. Deputy Lewis advised both subjects they were being audio/video recorded. Once Jack Smith was detained, he was escorted by Deputy Lewis to his patrol vehicle. Jack was noticeably intoxicated, slurring words and having a very strong odor coming from his person. Deputy Lane and Corporal Langford had arrived at about this time.

I contacted Robyn and asked her if I could come inside the residence to secure the firearm. She was noticeably intoxicated, slurring her words and having a strong odor of intoxicants coming from her person. She allowed me to enter and pointed to where the pistol was laying. I went to where it was sitting on a table in the living room. I saw a magazine, but could not tell if the gun itself was still loaded. I took possession of the gun, racked the slide back and locked it open. There were no rounds in the gun. I took both the gun and magazine, which did have more rounds in it, into my possession. It was a Springfield .45 . Robyn wanted to know why I was taking the gun and I told her

words to the effect of, it was involved in this incident where rounds were fired therefor it was evidence.

I then asked her to tell me what had taken place and she related the following. They had called earlier about the barking dog, which has been going on for many years, at the neighbors. Deputies had come and dealt with it. Prior to this incident, the neighbors had come home and almost immediately the yelling had started between Jack and the neighbor's caretaker. Jack had been on their deck yelling across the fence. As she came outside, she saw Jack near the deck but on the driveway. She saw the caretaker and a couple other subjects she didn't know, who had a dog, coming up their driveway. The caretaker was yelling at Jack, saying she was going to kill him for calling on the dog barking. Jack yelled at the subjects to get off his property and then he fired three rounds into the snowbank. I asked her if she had seen him point the gun towards anyone and she told me he had not, only straight into the ground. She again wanted to know why I needed to take the gun. I explained again, why I did. I told her to please stay in the house and we would return to contact her shortly.

While Deputies spoke with Jack, the neighbor's caretaker, and nearby neighbors, Rivercom advised another witness to the incident was requesting contact at a nearby vacation rental. I drove to this location, 3573 Hansel Lane and contacted Jaculin J Dougher and her family. I told all subjects they were being audio recorded. Jaculin started by telling me she, and her twins had been walking the family dog around the loop of Hansel Lane. They heard a verbal altercation taking place but at first they just kept walking, thinking the subjects were just arguing loudly. The subjects were yelling about a barking dog. The further they walked, the louder the subjects seemed to be getting. Her daughter was tired so they turned back around. The arguing sounded like it was escalating with more profanities being exchanged. She believed it was between two males, one older than the other. She states as they started to walk by the location, 3448 as it turned out, she did yell up to the subjects it was Christmas and to knock it off. One of the subjects yelled profanities back to her and she admits to then telling them to "fucking stop it". She recalled a woman crying and saying thank you. Her son went to help the crying woman, who was near a vehicle with the door and trunk open. At nearly the same time her daughter grabbed her and said there was a guy coming down the driveway and he had a gun. She believed he walked out into the roadway as she ran over, grabbed her son and they started to run back towards their rental, northbound on Hansel

Lane. As they were moving, the man with the gun raised it and fired three times. She believed it was in their direction. They ran passed him and heard him yell words to the effect of next time he would be on target. She called 911 however, the signal was lost. She saw a subject at a close by house and told them to call 911. They ran back to their rental and called 911.

I next had ELD tell me what he recalled. He related a very similar story like his mother's, saying the man fired three times and hearing the subject say the next shot would be on target. He too felt the subject had been standing in the street, not in the driveway. I asked him to describe how the man held the gun when he fired it and he held out his arm, nearly horizontal to the ground, and pointed his index finger, like in a gun pointing away.

I next spoke with FGD. She too related a similar story. She described hearing the argument about the barking dogs, then more yelling. There was a woman with a dog crying, another woman at the home of the "crazy guy", telling them to stop. She described seeing the man coming down his driveway and seeing he had a gun in his hand. She told her mother about the gun and to run. She began running with their dog and she heard three shots. She did hear him yell about being on target next time.

I collected written statements from the Dougher's and they will be attached along with the CIS form. Audio recordings to be uploaded to CCSO.

I relayed these statements to Deputy Lewis and asked him to check near the County roadway for possible shell casings. Upon my re-contacting his location at 3448 Hansel Lane, he advised three empty casing had been located just off the County Roadway on Smith's driveway. See his report for further information. I will be logging the gun into evidence. It was registered to Jack Smith.

I certify under penalty of perjury under the laws of the state of Washington that I have issued this on the date and at the location above, that I have probable cause to believe the above named person(s) committed the above offense(s) and my report written on this document is true and correct.

Sgt. A. Zimmerman 1071 12-21-18

\_\_\_\_\_  
Deputy: Number      Date  
Cashmere, WA

\_\_\_\_\_  
Location

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Vehicles

Vehicle Number: 159121

License Plate: REDACTED

State: WA

Vehicle Year: 2000

Make: HOND Honda

Color: BLU /

Vehicle Type: PC Passenger Car

License Type: PC Regular Passenger Automobile

Expires: 02/03/19

VIN: JHMC G5663YC021371

Model: ACD

Doors: 4

Value: \$0.00

Owner:

Last: REIMAN

First: SHELLY

Mid: K

DOB: 07/27/64

Dr Lic: REDACTED

Address: 8810 SCHOOL RD

Race: W

Sex: F

Phone: (509)782-1360

City: DRYDEN, WA 98821

Agency:

Date Recov/Rcvd: \*\*/\*\*/\*\*

Officer:

Area:

UCR Status:

Wrecker Service:

Local Status:

Storage Location:

Status Date: \*\*/\*\*/\*\*

Release Date: \*\*/\*\*/\*\*

Comments:

PREVIOUS PLATE: 979ZUE

Vehicle Number: 248246

License Plate: REDACTED

State: WA

Vehicle Year: 2013

Make: FORD Ford

Color: SIL /

Vehicle Type:

License Type:

Expires: \*\*/\*\*/\*\*

VIN: 1FMJK2A59BEF16797

Model: EXPED

Doors: 0

Value: \$0.00

Owner:

Last:

First:

Mid:

DOB: \*\*/\*\*/\*\*

Dr Lic:

Address:

Race:

Sex:

Phone:

City: ,

Agency:

Date Recov/Rcvd: \*\*/\*\*/\*\*

Officer:

Area:

UCR Status:

Wrecker Service:

Local Status:

Storage Location:

Status Date: \*\*/\*\*/\*\*

Release Date: \*\*/\*\*/\*\*

Comments:



Name Involvements:

INVOLVED : 54520

Last: HOFFMAN-SMITH First: ROBYN Mid: J  
DOB: 03/17/66 Dr Lic: REDACTED Address: 3448 HANSEL LN  
Race: W Sex: F Phone: (509)548-0127 City: PESHASTIN, WA 98847

ARRESTED : S109453

Last: SMITH First: JACK Mid: H  
DOB: 06/02/62 Dr Lic: REDACTED Address: 3448 HANSEL LN  
Race: W Sex: M Phone: (509)548-0127 City: PESHASTIN, WA 98847

VCT : 272324

Last: DOUGHER First: JACULIN Mid: J  
DOB: 01/18/61 Dr Lic: REDACTED Address: 13810 GLEN ACRES RD SW  
Race: W Sex: F Phone: ( ) - City: VASHON, WA 98070

Complainant : UTO

Last: UNABLE TO OBTAIN First: Mid:  
DOB: \*\*/\*\*/\*\* Dr Lic: Address:  
Race: Sex: Phone: ( ) - City: ,

WITNESS : S118113

Last: TRACY First: BRIAN Mid: S  
DOB: 07/05/58 Dr Lic: REDACTED Address: 24113 MORGAN ST  
Race: W Sex: M Phone: (509)699-8258 City: LEAVENWORTH, WA 98826

WITNESS/2ND RP : S123366

Last: WALTER First: STEVEN Mid: K  
DOB: 07/16/53 Dr Lic: REDACTED Address: 3407 ALLEN LN  
Race: W Sex: M Phone: (509)548-7771 City: PESHASTIN, WA 98847

INVOLVED : S95970

Last: REIMAN First: SHELLY Mid:  
DOB: 07/27/64 Dr Lic: REDACTED Address: 8810 SCHOOL RD  
Race: W Sex: F Phone: (509)782-1360 City: DRYDEN, WA 98821

VCT : 272326

Last: REDACTED First: REDACTED Mid: L  
DOB: REDACTED Dr Lic: REDACTED Address: REDACTED  
Race: W Sex: M Phone: ( ) - City: VASHON, WA 98070

MENTIONED : S116190

Last: THOMAS First: JOHN Mid: A  
DOB: 06/20/57 Dr Lic: REDACTED Address: 3432 HANSEL LN  
Race: W Sex: M Phone: (509)548-5645 City: PESHASTIN, WA 98847

MENTIONED : S116306

Last: THOMAS

First: SANDRA

Mid: J

DOB: 12/03/53

Dr Lic: REDACTED

Address: 3432 HANSEL LN

Race: W

Sex: F

Phone: (509)548-5645

City: PESHASTIN, WA 98847

VCT : 272325

Last: REDACTED

First: REDACTED

Mid: REDACTED

DOB: REDACTED

Dr Lic: REDACTED

Address: REDACTED

Race: W

Sex: F

Phone: ( ) -

City: VASHON, WA 98070

Information Disseminated  
(See below)

[illegible]

X Personal Identifying Info ie: SSN, DL / RCW 42.56.230

- ☐ Active Investigations / RCW 42.56.240
- ☐ Non Conviction Information / RCW 10.97.080
- ☐ Victim and/or Witness / RCW 42.56.240 (2)

Additional reasons including RCW's for withholding



# Chelan County Sheriff's Office

Incident Report for Incident 18C13501

Nature: FRAUD/FORGERY  
Location: 1

Address: 21201 STETSON RD  
PLAIN WA

Offense Codes: CITA

Received By: MILLER R

How Received: T

Agency: CCSO

Responding DUNLAP DAANE  
Officers:

Responsible DUNLAP  
Officer: DAANE

Disposition: ACT 11/29/18

When Reported: 14:45:16  
11/29/18

Occurred 14:44:46 11/29/18 and 14:44:46  
Between: 11/29/18

Assigned To:

Detail:

Date Assigned: \*\*/\*\*/\*\*

Status:

Status Date: \*\*/\*\*/\*\*

Due Date: \*\*/\*\*/\*\*

Complainant: 242186

Last: MUNDY First: DANA

Mid: LEIGH

DOB: 09/04/68 Dr Lic: REDACTED Address: 5120 HERSHEY LN

Race: W Sex: F Phone: (509)531-7407 City: WEST RICHLAND, WA 99353

Offense Codes

Reported: FORG Counterfeiting/Forgery

Observed:

Additional Offense: CITA Citizen Assist

Circumstances

Responding Officers:

Unit :

DUNLAP DAANE

K54

Responsible Officer: DUNLAP DAANE

Agency: CCSO

Received By: MILLER R

Last Radio Log: 15:13:36 11/29/18 CMPLT

How Received: T Telephone

Clearance: RIN REPORT IN NARRATIVE

When Reported: 14:45:16 11/29/18

Disposition: ACT Date: 11/29/18

Judicial Status:

Occurred between: 14:44:46 11/29/18

Misc Entry:

and: 14:44:46 11/29/18

Modus Operandi:

Description :

Method :

---

**Involvements**

Date	Type	Description	Complainant
11/29/18	Name	MUNDY, DANA LEIGH	
11/29/18	Cad Call	14:45:16 11/29/18 FRAUD/FORGERY	Initiating Call

---

**Narrative**

Wed Dec 12 08:05:57 2018 D. Dunlap

I made phone contact with the RP who said she owns a cabin in Plain and said she had the cabin listed on Air bnb as a vacation rental. She said she recently became aware of her cabin also being listed on Craigslist. She explained she had not posted the Craigslist post and said she was afraid someone was collecting money fraudulently from people wanting to rent her cabin and did not want to have issues. She was concerned someone who rented the cabin legitimately could have issues with people showing up who attempted to book through Craigslist. She said she had email contact with someone who responded to the Craigslist post advising her the person who posted her property was attempting to collect money through a Chase bank account. She said the person provided her a name an account number.

I confirmed with Chase bank that the account was possibly involved in fraudulent activity and they advised there had already been a hold placed on the account.

After speaking with Detective Sergeant Long, it was determined we did not have a victim at the time.

---

Responsible LEO:

---

Approved by:

---

Date

---

**Name Involvements:**

Complainant : 242186

Last: MUNDY	First: DANA	Mid: L
DOB: 09/04/68	Dr Lic: REDACTED	Address: 5120 HERSHEY LN
Race: W	Sex: F	Phone: (509)531-7407
		City: WEST RICHLAND, WA 99353

Reasons for redacting:



☒ X Personal Identifying Info ie: SSN,DL / RCW 42.56.230  
☐ Active Investigations / RCW 42.56.240  
☐ Non Conviction Information / RCW 10.97.080  
☐ Victim and/or Witness / RCW 42.56.240 (2)

Additional reasons including RCW's for withholding



# Chelan County Sheriff's Office

Incident Report for Incident 18C11598

Nature: SUSPICIOUS  
Location: LV

Address: 419 CEDAR ST  
LEAVENWORTH WA 98826

Offense Codes: CITA

Received By: WEATHERMAN      How Received: T      Agency: CCSO  
K

Responding MANNIN JEREMY, NELSON PAUL  
Officers:

Responsible MANNIN      Disposition: ADJ 10/11/18  
Officer: JEREMY

When Reported: 13:25:13 10/11/18      Occurred 13:25:01 10/11/18 and 13:25:01  
Between: 10/11/18

Assigned To:      Detail:      Date Assigned: \*\*/\*\*/\*\*  
Status:      Status Date: \*\*/\*\*/\*\*      Due Date: \*\*/\*\*/\*\*

Complainant: 270110

Last: PUETTE      First: THOMAS      Mid: J  
DOB: 03/14/70      Dr Lic: REDACTED      Address: 8757 ROSARIOI PL NW  
Race: W      Sex: M      Phone: ( ) -      City: BAINBRIDGE ISLA, WA 98110

Offense Codes

Reported: SUSP Suspicious Circumstances      Observed:  
Additional Offense: CITA Citizen Assist

Circumstances

Responding Officers:      Unit :  
MANNIN JEREMY      K40  
NELSON PAUL      K56

Responsible Officer: MANNIN JEREMY

Agency: CCSO

Received By: WEATHERMAN K

Last Radio Log: 14:15:39 10/11/18 CMPLT

How Received: T Telephone

Clearance: DC Deputy Closed

When Reported: 13:25:13 10/11/18

Disposition: ADJ Date: 10/11/18

Judicial Status:

Occurred between: 13:25:01 10/11/18

Misc Entry: and: 13:25:01 10/11/18  
Modus Operandi: Description : Method :

---

Involvements

Date	Type	Description	Complainant
10/11/18	Name	PUETTE, THOMAS J	
10/11/18	Cad Call	13:25:13 10/11/18 SUSPICIOUS	Initiating Call

---

Narrative

Thu Oct 11 16:46:50 PDT 2018

I spoke with the RP on the phone and he described a suspicious male he viewed from his security camera using his phone. He emailed me copies of the video. I watched the video and did not recognize the suspect. He is seen coming out of the backyard at 415 Cedar Street. Then stepping through the shrubs and peeking over the fence as if he was hiding from someone. The RP advised me that house is a vacation rental. He called the owner Craig Melke (206)755-3393, and was advised no one was supposed to be at the house. I was not able to get a hold of Melke, but left a message on his voicemail. I sent the video out to the Agency Wide email with a request to help identify the suspect.

PNelson 1259

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Responsible LEO:

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Approved by:

---

Date

---

Name Involvements:

Complainant : 270110

Last: PUETTE	First: THOMAS	Mid: J
DOB: 03/14/70	Dr Lic: REDACTED	Address: 8757 ROSARIOI PL NW
Race: W	Sex: M	Phone: ( ) -
		City: BAINBRIDGE ISLA, WA 98110

Reasons for redacting:

☒ Personal Identifying Info ie: SSN,DL / RCW 42.56.230  
☐ Active Investigations / RCW 42.56.240  
☐ Non Conviction Information / RCW 10.97.080  
☐ Victim and/or Witness / RCW 42.56.240 (2)

Additional reasons including RCW's for withholding



# Chelan County Sheriff's Office

Incident Report for Incident 18C10829

Nature: DISTURBANCE  
Location: MA

Address: 182 WAPATO WAY  
MANSON WA 98831

Offense Codes: DCON

Received By: EVERETT  
ROBERT

How Received: T

Agency: CCSO

Responding TUENGEL WILL, FRANKLIN MATT  
Officers:

Responsible TUENGEL WILL  
Officer:

Disposition: ACT 09/22/18

When Reported: 02:42:52 09/22/18

Occurred 02:39:18 09/22/18 and 02:39:18  
Between: 09/22/18

Assigned To:

Detail:

Date Assigned: \*\*/\*\*/\*\*

Status:

Status Date: \*\*/\*\*/\*\*

Due Date: \*\*/\*\*/\*\*

Complainant: CCSO

Last: CHELAN COUNTY  
SHERIFFS OFFICE

First:

Mid:

DOB: \*\*/\*\*/\*\*

Dr C62870

Address: 401 WASHINGTON  
ST

Lic:

Race:

Sex: Phone: (509)667-  
6875

City: WENATCHEE, WA  
98801

Offense Codes

Reported: DCON Disorderly Conduct

Observed:

Additional Offense: DCON Disorderly Conduct

Circumstances

Responding Officers:

Unit :

TUENGEL WILL

K35

FRANKLIN MATT

K38

Responsible Officer: TUENGEL WILL

Agency: CCSO

Received By: EVERETT ROBERT

Last Radio Log: 04:29:38 09/22/18 CMPLT

How Received: T Telephone	Clearance: RIN REPORT IN NARRATIVE
When Reported: 02:42:52 09/22/18	Disposition: ACT Date: 09/22/18
Judicial Status:	Occurred between: 02:39:18 09/22/18
Misc Entry:	and: 02:39:18 09/22/18
Modus Operandi:	Description : Method :

---

#### Involvements

Date	Type	Description	
09/22/18	Name	CHELAN COUNTY SHERIFFS OFFICE,	Complainant
09/22/18	Name	TERRY, NICHOLAS S	INVOLVED
09/22/18	Name	NELSON, JAY W	INVOLVED
09/22/18	Cad Call	02:42:52 09/22/18 DISTURBANCE	Initiating Call

---

#### Narrative

Sat Sep 22 04:28:37 PDT 2018 TUENGEL

On September 22, 2018 at approximately 0230 hours, I, Deputy Tuengel was on routine uniformed patrol in the Manson area for the Chelan County Sheriff's Office. I was on proactive patrol in the area of 182 Wapato way when I observed a multiple males arguing and walking near the stairs by the swim area.

Out of the corner of my eye I saw what appeared to be to males pushing and yelling at each other. I then saw the shorter of the two males later identified as NELSON, JAY W strike the taller male, later identified as TERRY, NICHOLAS S with a closed fist. I yelled at the group to separate and they all complied. I placed NELSON in hand cuffs and detained him in the back of my car as he appeared to be the aggressor.

I then interviewed NELSON. He told me this argument was stemming from TERRY talking to and flowing around the girls he and his friends were with. He told me he thought TERRY was trying to makes moves on them and was "creeping" the girls out. He suspected TERRY did something with the fiancé of one of his friends. He said he confronted TERRY when he noticed he was outside of their vacation rental at 182 Wapato Way. Witnesses at the location confirmed NELSON version of events. NELSON was adamant that TERRY pushed him first.

TERRY told me he did not know the girls and did not know NELSON before tonight. He told me he did not want to press charges for the punch I observed and stated he wanted to go home. NELSON appeared to be heavily intoxicated. I confirmed he did not need aid and would be able to safely make it home. I told NELSON he was

free to go and he immediately left the area on the route I suggested he take to get home.

I had Rivercom create a case number and attach both names to the call. Neither side wanted to peruse charges, I created the case to document the events.

---

Responsible LEO:

---

Approved by:

---

Date

---

Name Involvements:

INVOLVED : 269462

Last: NELSON	First: JAY	Mid: W
DOB: 01/29/89	Dr Lic: REDCATED	Address: 20627 S DANVERS RD
Race: W	Sex: M	Phone: ( ) -
		City: LYNWOOD, WA 98036

Complainant CCSO

:		
Last: CHELAN COUNTY SHERIFFS OFFICE	First:	Mid:
DOB: **/**/**	Dr C62870	Address: 401 WASHINGTON ST
Race:	Lic:	
	Sex: Phone: (509)667- 6875	City: WENATCHEE, WA 98801

INVOLVED : 269461

Last: TERRY	First: NICHOLAS	Mid: S
DOB: 02/04/82	Dr Lic: REDCATED	Address: 2720 3RD AVE # 5
Race: W	Sex: M	Phone: ( ) -
		City: SEATTLE, WA 98121



08/01/19  
15:52

Chelan County Sheriff's Office  
Dissemination Table:

858  
Page: 1

Release  
Dissemination Number 97018  
When Disseminated 15:51:20 08/01/19  
Disseminator WOLSBORN, KARRI  
Agency CCSO  
Recipient JDSA LAW  
Organization MICHELLE GREEN  
Address EMAIL  
Reason for Inquiry RECORDS REQUEST  
Dissemination Method EMAIL

Information Disseminated  
(See below)

= = = = =

INVOLVEMENTS:

Type	Record #	Date	Description	Relationship
LW	18C10250	09/08/18	NOISE	RECORDS REQUEST

Information Disseminated:

Date Received:

5 Day Response Sent:

Date of Completion: 8/1/19

Requester: JDSA LAW

Text of Request:

Records Produced:

☒ Incident Rpt  
☐ Collision Rpt  
☐ Supl Rpt

☐ Cad/Call Comments

☐ DVD/Photos  
☐ DVD/Video

☐ Other:

Description of records redacted

DRIVERS LICENSE NUMBERS, FULL MIDDLE NAMES

Reasons for redacting:

☒ Personal Identifying Info ie: SSN,DL / RCW 42.56.230  
☐ Active Investigations / RCW 42.56.240  
☐ Non Conviction Information / RCW 10.97.080  
☐ Victim and/or Witness / RCW 42.56.240 (2)

Additional reasons including RCW's for withholding



# Chelan County Sheriff's Office

Incident Report for Incident 18C10250

---

Nature: NOISE  
Location: 2

Address: 6 MINNEAPOLIS BEACH RD  
CHELAN WA 98816

---

Offense Codes: NOIS

Received By: EVERETT  
ROBERT

How Received: 9

Agency: CCSO

Responding KEY AUSTIN, SOREANO COLE  
Officers:

Responsible KEY AUSTIN  
Officer:

Disposition: UNF 09/11/18

When Reported: 03:43:15 09/08/18

Occurred 03:42:53 09/08/18 and 03:43:03  
Between: 09/08/18

---

Assigned To:  
Status:

Detail:  
Status Date: \*\*/\*\*/\*\*

Date Assigned: \*\*/\*\*/\*\*  
Due Date: \*\*/\*\*/\*\*

---

Complainant: 97460

Last: HOLMQUIST First: GORDON Mid: L

DOB: 06/26/44 Dr Lic: REDCATED Address: 10 MINNEAPOLIS BEACH RD

Race: W Sex: M Phone: (509)682-5582 City: CHELAN, WA 98816

Offense Codes

Reported: NOIS Noise Violation

Observed:

Additional Offense: NOIS Noise Violation

Circumstances

Responding Officers:

KEY AUSTIN

SOREANO COLE

Unit :

K44

K67

Responsible Officer: KEY AUSTIN

Agency: CCSO

Received By: EVERETT ROBERT Last Radio Log: 04:02:17 09/08/18 CMPLT

How Received: 9 911 Line

Clearance: RIN REPORT IN NARRATIVE

When Reported: 03:43:15 09/08/18

Disposition: UNF Date: 09/11/18

Judicial Status:

Occurred between: 03:42:53 09/08/18

Misc Entry: and: 03:43:03 09/08/18  
Modus Operandi: Description : Method :

---

Involvements

Date	Type	Description	
09/08/18	Name	HOLMQUIST, GORDON L	Complainant
09/08/18	Cad Call	03:43:15 09/08/18 NOISE	Initiating Call

---

Narrative

Sat Sep 08 04:31:32 PDT 2018 1306/Key

I responded to the area of the residence and did not hear any noises pertaining to the call. Location was listed as a vacation rental. RP did not require contact. No further.

---

Responsible LEO:

---

Approved by:

---

Date

---

Name Involvements:

Complainant : 97460

Last: HOLMQUIST First: GORDON Mid: L  
DOB: 06/26/44 Dr Lic: REDCATED Address: 10 MINNEAPOLIS BEACH RD  
Race: W Sex: M Phone: (509)682-5582 City: CHELAN, WA 98816

Chelan County Sheriff's Office  
Dissemination Table:

Release	
Dissemination Number	97017
When Disseminated	15:48:08 08/01/19
Disseminator	WOLSBORN, KARRI
Agency	CCSO
Recipient	JDSA LAW
Organization	MICHELLE GREEN
Address	email
Reason for Inquiry	RECORDS REQUEST
Dissemination Method	EMAIL

Information Disseminated  
(See below)

INVOLVEMENTS:

Type	Record #	Date	Description	Relationship
LW	18C09179	08/15/18	PROPERTY	RECORDS REQUEST

Information Disseminated:

Date Received:

5 Day Response Sent:

Date of Completion: 8/1/19

Requester: jdsa law/ Michelle Green

Text of Request:

Records Produced:

  x   Incident Rpt  
      Collision Rpt  
      Supl Rpt

Cad/Call Comments

— DVD/Photos  
DVD/Video

Other:

Description of records redacted

DRIVERS LICENSE NUMBERS, FULL MIDDLE NAMES

Reasons for redacting:

☒ Personal Identifying Info ie: SSN,DL / RCW 42.56.230  
☐ Active Investigations / RCW 42.56.240  
☐ Non Conviction Information / RCW 10.97.080  
☐ Victim and/or Witness / RCW 42.56.240 (2)

Additional reasons including RCW's for withholding



# Chelan County Sheriff's Office

Incident Report for Incident 18C09179

Nature: PROPERTY  
Location: 2

Address: 12570 S LAKESHORE RD  
CHELAN WA 98816

Offense Codes: PRFO

Received By: VANBUSKIRK R      How Received: T      Agency: CCSO

Responding FOREMAN CHRIS  
Officers:

Responsible FOREMAN  
Officer: CHRIS

Disposition: ACT 08/15/18

When Reported: 09:58:57 08/15/18

Occurred 09:57:53 08/15/18 and 09:57:53  
Between: 08/15/18

Assigned To:  
Status:

Detail:  
Status Date: \*\*/\*\*/\*\*

Date Assigned: \*\*/\*\*/\*\*  
Due Date: \*\*/\*\*/\*\*

Complainant: 268063

Last: DEONIGI      First: CAROLINA      Mid:  
DOB: 06/12/84      Dr Lic: REDCATED      Address: 28504 318TH SR SE  
Race: W      Sex: F      Phone: (253)350-0569      City: RAVENSDALE, WA 98051

Offense Codes

Reported: PRNC Property, Not Classified

Observed:

Additional Offense: PRFO Property, Found

Circumstances

Responding Officers:  
FOREMAN CHRIS

Unit :  
K13

Responsible Officer: FOREMAN CHRIS

Agency: CCSO

Received By: VANBUSKIRK R

Last Radio Log: 10:58:09 08/15/18 CMPLT

How Received: T Telephone

Clearance: RIN REPORT IN NARRATIVE

When Reported: 09:58:57 08/15/18

Disposition: ACT Date: 08/15/18

Judicial Status:

Occurred between: 09:57:53 08/15/18

Misc Entry:

and: 09:57:53 08/15/18

Modus Operandi:

Description :

Method :

---

**Involvements**

Date	Type	Description	Complainant
08/15/18	Name	DEONIGI, CAROLINA	
08/15/18	Cad Call	09:58:57 08/15/18 PROPERTY	Initiating Call

---

**Narrative**

Wed Aug 15 10:55:09 PDT 2018

I contacted the reporting party at the location. She located THC pills and marijuana in a drug kit in one of the bedroom drawers. The residence is a vacation rental. The RP has small children and did not want to leave the drugs at the residence when she left. I took the items and will dispose of them.

C. Foreman 1213

END

---

Responsible LEO:

---

Approved by:

---

Date

---

**Name Involvements:**

Complainant : 268063

Last: DEONIGI	First: CAROLINA	Mid:
DOB: 06/12/84	Dr Lic: REDCATED	Address: 28504 318TH SR SE
Race: W	Sex: F Phone: (253)350-0569	City: RAVENSDALE, WA 98051





**JEFFERS, DANIELSON,  
SONN & AYLWARD, P.S.**

*Established 1946*

CPA 19 001

J. Patrick Aylward  
Stephanie J. Boehl  
Laraine M.I. Burrell  
James M. Danielson  
Caitlyn J. Evans  
Colleen M. Frei  
Clay M. Gatens  
Devon A. Gray  
Michelle A. Green  
Adam G. Haynie  
Matthew S. Hitchcock  
Brian C. Huber  
Todd M. Kiesz  
H. Lee Lewis

**February 28, 2019**

Evan M. McCauley  
Jordan L. Miller  
Kellen C. Norwood  
Annie L. Robertson  
Robert R. Siderius, Jr.  
David E. Sonn  
Peter A. Spadoni  
Eric W. Stokes  
Michael E. Vannier  
Lindsey J. Weidenbach  
Sally F. White

2013.0330.0001

**HAND DELIVERED**

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

**Re: Riverstone Ranch, LLC – Comprehensive Plan Map Amendment Application**

**Dear Sir or Madam:**

**Enclosed are the following documents:**

- 1. General Land Use Application Form – Comprehensive Plan Map Amendment**
- 2. SEPA Environmental Checklist**
- 3. Exhibit A – Description of Proposal**
- 4. Exhibit B – Location of Proposal, Maps, NRCS Soils Map**
- 5. Exhibit C -- Deed**

**Also enclosed is a check in the amount of \$1,988.00 in payment of your application fee.**

**Thank you.**

**Sincerely,**

*Michelle A. Green*  
**MICHELLE A. GREEN**

**MAG:sje  
Enclosures**

**cc: Mr. Michael S. Taylor w/encs.**

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CPA 19 001  
File(s) No. \_\_\_\_\_

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

**GENERAL LAND USE APPLICATION FORM**

Parcel Number (APN): 24-18-07-140-150 Lot Size: 63.00 (Acres)  
Parcel Address: 10990 US Highway 2A City/Zip Code: Leavenworth 98826  
Property Owner(s): Riverstone Ranch, LLC Zoning: AG  
Mailing Address: 3748 State Highway 97A  
City/State/Zip Code: Wenatchee, WA 98801  
Phone: (509)888-2946 E-mail: mike.taylor@stemilt.com

Applicant/Agent (if different than owner): Michelle A. Green  
Company and Mailing Address: Jeffers, Danielson, Sonn & Aylward, P.S., P.O. Box 1688  
City/State/Zip: Wenatchee, WA 98807-1688 Phone: (509)662-3685  
E-mail: michelleg@jdsalaw.com

For multiple owners, applicants, or agents, provide additional sheets.

.....

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

**Application For: (Check all that apply)**

- ☐ Administrative Modification
- ☐ Administrative Determination
- ☐ Administrative Interpretation
- ☐ Binding Site Plan
- ☒ Comprehensive Plan Map Amendment
- ☐ Comprehensive Plan Text Amendment
- ☐ Conditional Use Permit
- ☐ Forest Practice/Conversion

- ☐ Open Space: Public Benefit Rating System
- ☐ Major Subdivision
- ☐ Master Planned Development
- ☐ Planned Development
- ☐ Plat Alteration or Vacation
- ☐ Short Plat
- ☐ Variance (zoning or critical areas)
- ☐ Zoning Text Amendment/ Map Amendment
- ☐ Other: \_\_\_\_\_

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**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.

**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):

Applicant is seeking a rezone and comprehensive plan map amendment to change the zoning of the property from Commercial Agricultural (AC) to Rural Residential/Resource 2.5 (RR 2.5)

☐ Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): N/A

2. Is the subject property located within an Urban Growth Area (UGA)? ☒ No ☐ Yes **RECEIVED**  
If "yes", which UGA? \_\_\_\_\_

3. Please describe adjacent land uses in all directions around the subject property: **MAR 04 2019**

North: Wenatchee River to the North/commercial agriculture across river

South: Highway 2/commercial agriculture, residential and commercial fruit stand

East: Commercial orchards, residential (RR 5)

West: Residential (RR 2.5)

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4. What is the current use of the property? Commercial orchards/agriculture

5. Sanitation Disposal: ☐ N/A ☒ Septic Permit ☐ Sewer District: \_\_\_\_\_

6. Water Source: ☐ N/A ☐ Single Private Well ☒ Shared Private Well ☐ Group B

☐ Public Water Supplier: \_\_\_\_\_

7. Irrigation Water:

☐ N/A ☐ Yes (Private) ☒ Yes (Public) Irrigation District/Purveyor: Icicle Irrigation District

8. Fire District: Chelan County Fire District No. 3 School District: Cascade

9. Power Service: Chelan County PUD

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: Wenatchee River ☐ Shoreline Environment Designation: \_\_\_\_\_

☐ Drainage or Seasonal Stream: \_\_\_\_\_ ☐ Wetland, if so what category: \_\_\_\_\_

☐ Cultural or Archeological: \_\_\_\_\_

11. Will landfill be required? ☒ No ☐ Yes, approximate \_\_\_\_\_ (cubic yards)

12. Will excavation be required? ☒ No ☐ Yes, approximate \_\_\_\_\_ (cubic yards)

13. Has site preparation been started on the site? If so, to what extent?

N/A

14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?

File(s) No. \_\_\_\_\_

Applicant is considering applying for a residential subdivision planned development and/or cluster development, but has not made any plans in that regard

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

N/A

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

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**AQUIFER RECHARGE AREA DISCLOSURE SECTION**

N/A -- Applicant does not seek a development permit

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 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:

N/A -- Applicant does not seek a development permit

Please write the word(s) "Applies" or "Does Not Apply" on the lines before each of the following statements:

- \_\_\_\_\_ 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.
- \_\_\_\_\_ B. Within an aquifer recharge area mapped and identified by a qualified ground water scientist;
- \_\_\_\_\_ 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;
- \_\_\_\_\_ 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;
- \_\_\_\_\_ E. The site contains highly permeable soils, which include soil types 1a, 1b and 2a under WAC 246-272-11001, Table II; \*\*Highly Permeable Soils: Include soil types 1A, 1B and 2A from Table II, Soil Textural Classification, WAC 246-272-11001. 1A: Very gravely coarse sands or coarser, all extremely gravely soils. 1B: Very gravely medium sand, very gravely fine sand, very gravely very fine sand, very gravely loamy sands. 2A: Coarse sands (also includes ASTM C-33 sand).
- Does not Apply F. Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act (None currently designated in Chelan County);

- Does not apply 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);
- \_\_\_\_\_ 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;
- \_\_\_\_\_ I. The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds 4,000 square feet;
- \_\_\_\_\_ J. The proposed use is as a commercial feedlot;
- \_\_\_\_\_ 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  
 Jume: 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  
 Sternilt: StD, StE, 17-60 inches (depth from surface), very cobbly silty clay loam  
 Supplee: SuA, SuB, SuC, SuD, SuE, 0-6 inches (depth from surface), Very fine sandy loam; 18-31 inches (depth from surface), very gravelly sandy loam  
 Thow: TgD, 10-60 inches (depth from surface), very gravelly sandy loam; ThE 10-60 inches (depth from surface), very gravelly sandy loam  
 Tronsen: TrD, TrE, 8-60 inches (depth from surface), very gravelly clay loam

## **CANNABIS DISCLOSURE SECTION**

### **SUB-SECTION I: Circle**

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

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

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

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**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.

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**SITE PLAN CHECKLIST SECTION**

CHELAN COUNTY

- ☐ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, ~~as shown on page 109~~ **as shown on page 109**. 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.

**ACKNOWLEDGEMENT SECTION**

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

MAR 04 2019

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

Initials

(Owner and, if applicable, Applicant)

- MAK1 MAK2 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.
- MAK1 MAK2 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.
- MAK1 MAK3 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.
- MAK1 MAK4 4. Additional permit applications and approvals may be necessary to conduct specific activities.
- MAK1 MAK6 5. Application fees are non-refundable, except when approved by the Board.
- MAK1 MAK 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.

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- MS MAG 7. Chelan County is hereby given consent to enter the property(ies) listed above.
- MS MAG 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.
- MS MAG 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.
- MS MAG 10. I certify that this application has been made with the consent of the lawful property owner(s).
- MS MAG 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.
- MS MAG 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: MSB.T. Taylor Place: Wenatchee Date: \_\_\_\_\_

Print Name: Michael S. Taylor

Owner/Applicant/Agent Signature: MA Green Place: Wenatchee Date: 2/28/19

Print Name: Michelle A. Green

Owner/Applicant/Agent Signature: \_\_\_\_\_ Place: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

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## **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:*** [\[help\]](#)

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.

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### ***A. Background*** [\[help\]](#)

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1. Name of proposed project, if applicable: [\[help\]](#) Riverstone Ranch/Rezone Application
2. Name of applicant: [\[help\]](#) Riverstone Ranch, LLC

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3. Address and phone number of applicant and contact person: [\[help\]](#)

Contact Person: Michelle A. Green of Jeffers, Danielson, Sonn & Aylward, PS

P.O. Box 1688, Wenatchee, WA, 98807-1688 (509)662-3685

Applicant: Michael S. Taylor for  
Riverstone Ranch, LLC  
3748 State Highway 97A, Wenatchee  
(509)421-8538

4. Date checklist prepared: [\[help\]](#) 2/28/2019
5. Agency requesting checklist: [\[help\]](#) Chelan County Department of Community Development
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#) 2019
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)  
Applicant is considering applying for a residential subdivision planned development and/or cluster development, but has not made any plans in that regard
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#) 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. [\[help\]](#) None
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#) Approval of comprehensive plan map amendment, zoning map amendment and de-designation as agricultural land of long-term commercial significance
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.) [\[help\]](#) See attached Exhibit A, Section (i) and attached parcel maps.
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. [\[help\]](#) See attached Exhibit B

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**B. Environmental Elements** [\[help\]](#)CHELAN COUNTY  
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Most less than 2%-3% slope (roughly 95% of the property), very minor portion of the property over 5% slope (5% of property or less)

**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.** [\[help\]](#)Soil types: BvB, BvC, CoF2, Lh and WeB. See attached Exhibit A, Section (vii) and Exhibit B (NRCS map).  
No soils will be removed in connection with the proposal.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#) No
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#) N/A
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#) No
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#) N/A
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#) N/A

## 2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#) N/A
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#) No
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#) N/A RECEIVED

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## 3. Water [\[help\]](#)

### 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. [\[help\]](#)

Wenatchee River directly to the North

- 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. [\[help\]](#)

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. [\[help\]](#)

N/A

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#) No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

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. [\[help\]](#)

No

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. [\[help\]](#)

No

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

N/A

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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. [\[help\]](#)

N/A

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

N/A

**4. Plants** [\[help\]](#)

- a. Check the types of vegetation found on the site:
- [\[help\]](#)

☐ deciduous tree: alder, maple, aspen, other  
☒ evergreen tree: fir, cedar, pine, other    some pine trees  
☒ shrubs    native shrubs  
☒ grass    native grasses  
☐ 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?
- [\[help\]](#)

None

- c. List threatened and endangered species known to be on or near the site.
- [\[help\]](#)

None known,

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
- [\[help\]](#)

N/A

- e. List all noxious weeds and invasive species known to be on or near the site.
- [\[help\]](#)

None known.

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- 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.
- [\[help\]](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other:    Birds: osprey and other birds  
 mammals: deer, bear, elk, beaver, other:    Mammals: deer, black bear, beaver  
 fish: bass, salmon, trout, herring, shellfish, other    Fish: salmon and fish in the Wenatchee River

- b. List any threatened and endangered species known to be on or near the site.
- [\[help\]](#)

No known species on or near the site other than those listed above

- c. Is the site part of a migration route? If so, explain.
- [\[help\]](#)

No

- d. Proposed measures to preserve or enhance wildlife, if any:
- [\[help\]](#)

N/A

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None

## 6. **Energy and Natural Resources** [\[help\]](#)

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

N/A

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

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: [\[help\]](#)

N/A

## 7. **Environmental Health** [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#) No

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#) There is no known contamination. However, in connection with the operation of the Property as an orchard, small periodic amounts of chemical sprays and fertilizers have been applied to the trees in the orchard (\*\*continued below)

- 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. [\[help\]](#)

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. [\[help\]](#)

None

- 4) Describe special emergency services that might be required. [\[help\]](#)

None

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

N/A

## b. **Noise** [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Highway 2 to the South

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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. [\[help\]](#)

N/A

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

N/A

## 8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The site is currently planted and farmed in orchard. Adjacent properties are residential and agricultural.

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? [\[help\]](#) Yes. The property is designated as agricultural land of long-term commercial significance and would be de-designated as part of the proposal. See Exhibit A, Section (vii). No orchards are planned to be removed at present time. (\*\*continued below)

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: [\[help\]](#)

No

c. Describe any structures on the site. [\[help\]](#)

One garage/storage building and one manufactured home

d. Will any structures be demolished? If so, what? [\[help\]](#)

No

e. What is the current zoning classification of the site? [\[help\]](#)

AC

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

AC

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Rural shoreline

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Yes: (1) erosive soils; and (2) Class II habitat -- riparian

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

N/A

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j. Approximately how many people would the completed project displace? [\[help\]](#)

None

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The proposal is compatible with existing adjacent land uses and adjacent zoning.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

The property would be de-designated as agricultural land of long-term commercial significance. See attached Exhibit A, Section (vii). No other resource lands would be impacted.

## 9. **Housing** [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

N/A

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

N/A

## 10. **Aesthetics** [\[help\]](#)

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

N/A

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

N/A

b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

N/A

## 11. **Light and Glare** [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

N/A

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No

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- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

N/A

## 12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Wenatchee River, City of Leavenworth

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

N/A

## 13. Historic and cultural preservation [\[help\]](#)

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

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. [\[help\]](#)

No

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

N/A

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

N/A

## 14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

Highway 2 provides existing access

- 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? [\[help\]](#)

Yes. A Link transit bus stop is approximately 175 feet from the property at the entrance to Lone Pine Road and Highway 2.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

N/A

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

No

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

N/A

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

None

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

No

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

N/A

### 15. Public Services [\[help\]](#)

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

No

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

N/A

### 16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_

Utilities are: electricity, irrigation water and domestic well

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- 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. [\[help\]](#)

N/A

### C. Signature [\[help\]](#)

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

Signature: \_\_\_\_\_

Name of signee \_\_\_\_\_

Position and Agency/Organization \_\_\_\_\_

Date Submitted: \_\_\_\_\_

### D. Supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

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

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

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

None

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?

None

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?

None

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

None

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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?

None

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?

None

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

None

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

None

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

None

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

No conflict

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**EXHIBIT A****COMPREHENSIVE PLAN AMENDMENT APPLICATION  
RIVERSTONE RANCH, LLC**

Chelan County Code ("CCC") 14.14.050(C) contains a list of information that must be included within an application for a Comprehensive Plan map amendment. Each item and the responsive statement or information is included below.

**(i) A detailed statement of what is proposed to be changed and why. Identify the specific comprehensive plan land use designation map and zoning map that would be amended.**

Riverstone Ranch, LLC ("Riverstone") proposes to amend the Chelan County Comprehensive Plan and the Chelan County Zoning Map (see attached parcel maps and attached SEPA Checklist) for Chelan County Tax Parcel No. 24-18-07-140-150 (the "Property"). Riverstone proposes to amend the Comprehensive Plan map and the zoning map to rezone the Property from Commercial Agricultural Land (AC) to Rural Residential/Resource 2.5 (RR 2.5), and to remove the designation of the Property as agricultural resource land of long-term commercial significance.

The purpose of the proposal is to have the Property zoned in a manner that would allow the Property to be developed in the future for a residential subdivision, to have the Property zoned consistently with the surrounding residential uses to the east and west, and to increase the available land for residential development.

**(ii) Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (Chapter 36.70A RCW as amended) and any applicable county-wide planning policies.**

The proposed amendment is consistent with Washington State Growth Management Act (the "GMA"). Specifically, the proposal is consistent with the following goals under the GMA as set forth under RCW 36.70A.020:

*(1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.*

The Property is not located within an urban growth area; however, it is located between the Leavenworth Urban Growth Area boundary and the Peshastin Urban Growth Area boundary along a stretch of land with Highway 2 to the South and the Wenatchee River to the North. The other properties within this stretch of land are zoned Rural Residential/Resource 5 (RR 5), Rural Residential/Resource 2.5 (RR 2.5), Rural Waterfront (RW), and Commercial Agricultural Lands (AC). Riverstone owns and farms the only orchard within this stretch of land. The majority of the other properties located in this stretch of land have residential uses. The proposal is compatible with the surrounding uses and would be harmonious with the existing uses.

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While the Property is not within an urban growth area, it is located directly north of Highway 2 and public facilities and services can be provided in an efficient manner.

*(2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.*

The proposal would not result in the inappropriate conversion of undeveloped land into sprawling, low-density development. Rather, the proposal would allow for higher-density development in an area that is already surrounded by residential uses and in close proximity to the urban growth areas of Peshastin and Leavenworth.

*(3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.*

The proposal is consistent with the GMA's goals regarding transportation. The Property is located directly adjacent to Highway 2, a developed and coordinated transportation route, and the proposal would not result in heavy traffic through residential neighborhoods or otherwise result in traffic congestion or impacts on inadequate streets or roads.

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*(4) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*

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The proposal directly responds to the need for housing and the goal to promote a variety of residential densities. If adopted, the proposal encourages the productive use of the Property and development of the Property to contribute to available housing.

*(5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.*

The proposal is compatible with and serves to encourage economic development by supporting new businesses and growth in the Leavenworth and Peshastin areas by providing necessary development and housing options.

The proposal is also consistent with the following county-wide planning policies:

**Policy 4:** The proposal is consistent with the policies for county-wide transportation facilities and strategies, through an integrated transportation system and is within the current capacity. The Property is located directly adjacent to Highway 2, a



developed and coordinated transportation route, and the proposal would not result in heavy traffic through residential neighborhoods or otherwise result in traffic congestion or impacts on inadequate streets or roads.

*Policy 5:* The proposal is consistent with the county-wide policies for housing by directly addressing land available for housing options, encouraging the productive development of the Property for housing, and permitting new housing in an area that already is surrounding by higher-density housing.

*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 and Peshastin areas and directly respond to a need for more housing in the area.

**(iii) A statement of how the amendment complies with or supports the comprehensive plan's goals and policies.**

The proposed amendment complies with and supports the Comprehensive Plan's goals and policies, including without limitation, the following goals and policies:

*Goal LU 1:* The proposal supports the goal of providing an adequate supply of land to accommodate the housing needs. The rezone would encourage the development of the Property as residential housing, consistent with the surrounding uses and character of the area. The directly adjacent properties are zoned RR 2.5 and RR 5 and the proposal is consistent with the surrounding neighborhood and development that has already occurred.

*Goal RE 1/Policy RE 1.3:* The proposal maintains a balance between human uses and the natural environment. The Property is located north of Highway 2 and south of the Wenatchee River, between the Peshastin UGA and the Leavenworth UGA. The surrounding properties are designated RR 2.5 and RR 5. The proposal would encourage a rural land use designation that would accommodate residential housing, rural uses, and densities consistent with the existing character of the area.

*Goal RE 3:* The proposal encourages development at densities such that demands will not be created for urban levels of public services and facilities in rural areas. The RR 2.5 designation is a rural designation, and would permit the orderly development of the Property, in an area adjacent to urban growth areas, a natural stretch of land that would allow for the orderly extension of services as the two urban growth areas expand in the future.

*Goal RE 4:* The proposal encourages rural economic development consistent with the Comprehensive Plan and the GMA. Specifically, the purpose of the RR 2.5 designation is "[t]o maintain the range of rural development opportunities consistent with the rural character and rural development provisions outlined in the goals and policies of this comprehensive plan." The RR 2.5 zoning as proposed can serve to provide buffering and/or transitioning between existing rural developments and areas of higher densities. The Property is naturally suited based on the surrounding uses and the nearby UGA boundaries

to serve as a transition area for rural development, and possibly someday could be incorporated into one of the nearby UGAs.

*Goal H 2:* The proposal is consistent with the goal to promote a variety of residential densities and housing types. Re-designating the Property as RR 2.5 would encourage the development of the Property at a higher density than currently allowed, which would be consistent with the surrounding densities and character of the area.

*Goal ED 4:* The proposal would encourage the development of the Property, which would contribute to supplying adequate housing in support of local economic development efforts.

*Transportation Goals and Policies:* The proposal is consistent with the Transportation Goals and Policies in that it would encourage development in proximity to existing infrastructure, and would not result in increased traffic or congestion on rural roads.

**(iv) A detailed statement on how the land use designation amendment complies with comprehensive plan land use designation/siting criteria.**

The land use designation amendment from Commercial Agricultural Lands to Rural Residential/Resource 2.5 complies with the Comprehensive Plan land use designation/siting criteria for RR 2.5. The purpose of RR 2.5 is to "maintain the range of rural development opportunities consistent with the rural character and rural development provisions" as outlined in the Comprehensive Plan. Residential and agricultural uses are appropriate for RR 2.5, which constitutes the entirety of the surrounding uses, as well as the current use of the Property. The Property is immediately adjacent to existing residential and rural developments and near urban growth areas, which is consistent with the locational guidelines for RR 2.5. The Property has some physical constraints to development in that it is sandwiched between the Wenatchee River to the North and Highway 2 to the South. The directly adjacent uses are RR 5 and RR 2.5. The designation of the Property as RR 2.5 would not require extension or provision of urban levels of services. Consistent with the "Existing Land Uses" element of the locational guidelines for RR 2.5, the predominant parcel sizes surrounding the Property are roughly 2.5 to 5 acres in size. The Property and the surrounding area is entirely consistent with the expressed land use designation and siting criteria for RR 2.5.

**(v) A statement of how the amendment is consistent with and supported by the capital facility element and the transportation element of the comprehensive plan, or if not, what changes to these elements would be required.**

The proposed amendment is consistent with and supported by the capital facility element and the transportation element of the Comprehensive Plan. The designation of the Property as RR 2.5 would not require extension or provision of urban levels of services. The proposal would encourage development in proximity to existing infrastructure, and would not result in increased traffic or congestion on rural roads. No changes to these elements would be required as a result of the adoption of the proposal.



**(vi) For land use designation amendments, identify the land uses surrounding the affected property and describe how the proposed change would affect the surrounding land uses. Describe why the proposed amendment is more appropriate than the existing land use designation.**

The land uses adjacent to the Property are residential (zones RR 5 and RR 2.5). Across the Wenatchee River to the North of the Property, there are agricultural uses. Across Highway 2 to the South of the Property, there is a commercial fruit stand and store, and agricultural uses. With respect to the stretch of land between the Leavenworth UGA and the Peshastin UGA between Highway 2 and the Wenatchee River, the uses are almost entirely residential (zones RR 5 and RR 2.5). Two of the adjacent parcels to the north (which are zoned AC) are each less than 2 acres and contain single-family residences. The proposal would not negatively impact the surrounding uses. Rather, the proposal would render the Property suitable for development consistent with the surrounding uses.

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

The Property is zoned and designated as Commercial Agricultural Land (AC). Under Chapter 4, *Resource Element*, of the Comprehensive Plan, all land that is designated as AC is considered agricultural lands of long-term commercial significance. The adoption of the proposal to change the zoning of the Property to RR 2.5 would result in the de-designation of the Property as resource land. While the Property is currently designated as agricultural land of long-term commercial significance as a result of its current AC zoning, the Property is appropriate for de-designation as resource land because it did not meet the criteria for designation in the first instance.

WAC 365-190-050(3)(c) lists various criteria that should be considered in determining whether land has long-term commercial significance for agriculture. The first factor is whether the land contains prime and unique farmland soils as mapped by the Natural Resources Conservation Service ("NRCS"). Attached is the NRCS soils map for the Property and directly surrounding area. As shown in the NRCS soils data, the significant majority of the soils on the Property is Leavenworth fine sandy loam (denoted as "Lh"). Leavenworth fine sandy loam is a very light soil and not prime for pear orchards. While the soils on the Property allow for the production of pears, the soils are not considered prime soils for pear production, which is the current and historical use of the Property. The soils on the Property also contain a large amount of river rocks. The lack of prime and unique soils on the Property is a significant factor that weighs in favor of approval of the proposal.

Other factors under WAC 365-190-050(3)(c) support de-designation and approval of the proposal, including the following:

- **(v) Relationship or proximity to urban growth areas.** As discussed above, the Property is located near the Leavenworth UGA and the Peshastin UGA.

- (vi) Predominant parcel size. The parcel is 63 acres and is surrounded by residential uses to the east and west, the Wenatchee River to the north, and Highway 2 to the south. The fact that the parcel is only 63 acres and not contiguous with other orchard property makes it less valuable from an orchard production standpoint.
- (vii) Land use settlement patterns and their compatibility with agricultural practices. As noted above, the surrounding areas are being developed for more residential uses. Residences adjacent to orchard operations can be problematic as a result of sprays, equipment, and other incompatible operations.
- (x) Land values under alternate uses. The pear market is declining. The Property is significantly more valuable as potential land for residential development than pear orchard.

The adoption of the proposal will not impact any of the critical areas or ecosystems identified under CCC 14.98.485: wetlands, fish and wildlife habitat conservation areas, frequently flooded areas, aquifer recharge areas, or geologically hazardous areas. The Property is not located within a flood plain. The Property is included in the Shoreline Master Program as "rural shoreline" and it is partly classified as a critical area for erosive soils and Class 2 habitat and riparian. The proposal would not impact the critical areas in any way.

**(viii) How would the proposed amendment affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan.**

The proposed amendment directly responds to the housing need and contributes to the supply of land that is available to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan. The proposal would encourage the development of the Property for residential uses and would increase the supply of land available to accommodate projected growth.

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

The proposed change serves the interests of the public as a whole by encouraging the development of the Property for residential uses. The proposal would not pose any health, safety, or welfare concerns, and would serve the public interest by allowing the Property to be developed in response to the housing need within the County.

**(x) For any proposed urban growth area boundary changes submitted pursuant to Section 14.14.040, a detailed statement describing:**

- (a) That the designated area of expansion is contiguous to an existing UGA; and**

- (b) How the area is characterized by urban growth; and**
- (c) The availability of or plans of urban governmental services; and**
- (d) The compatibility of the proposal with designated natural resource lands and the protection of designated critical areas; and**
- (e) That there is insufficient land within the existing urban growth area to permit the urban growth that is forecast to occur in the twenty-year time frame covered by the comprehensive plan, or there can be shown an overriding public interest which shall clearly demonstrate that the amendment of the urban growth area is necessary to protect the health, safety, and welfare.**

The Property is not within the UGA and the application does not propose a modification to the UGA boundaries.

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**EXHIBIT B**  
**Location of Proposal, Maps, NRCS Soils Map**

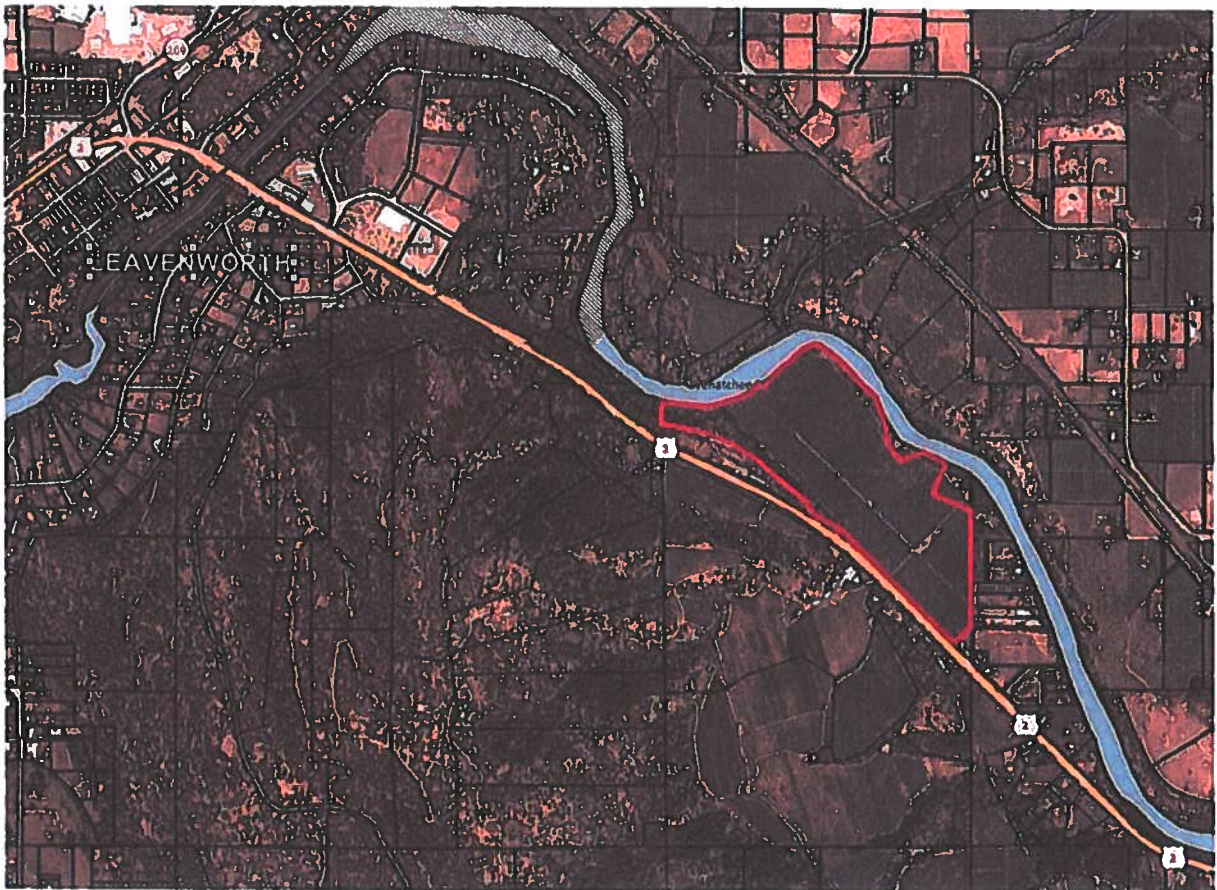
Legal Description – Chelan County Tax Parcel No. 24-18-07-140-150:

Lot 2 as delineated Chelan County Short Plat No. 2005-050, Chelan County, Washington, according to the plat thereof recorded under Chelan County Auditor's No. 2220313.

(located in the East half of Section 7, Township 24 North, Range 18, E.W.M.)

Address: 10990 US Highway 2A, Leavenworth, Washington

The property is outlined in red on the below aerial area map:

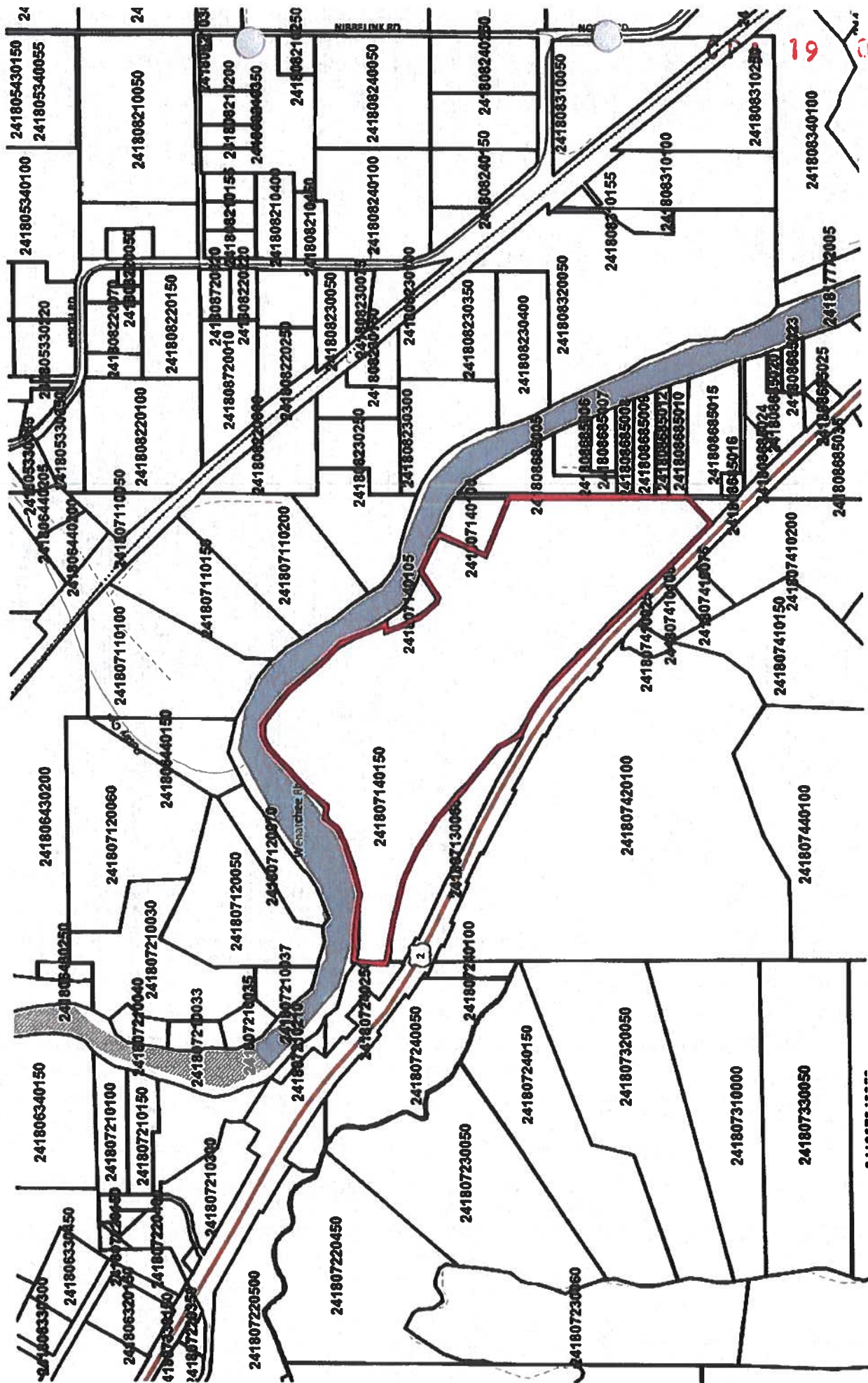


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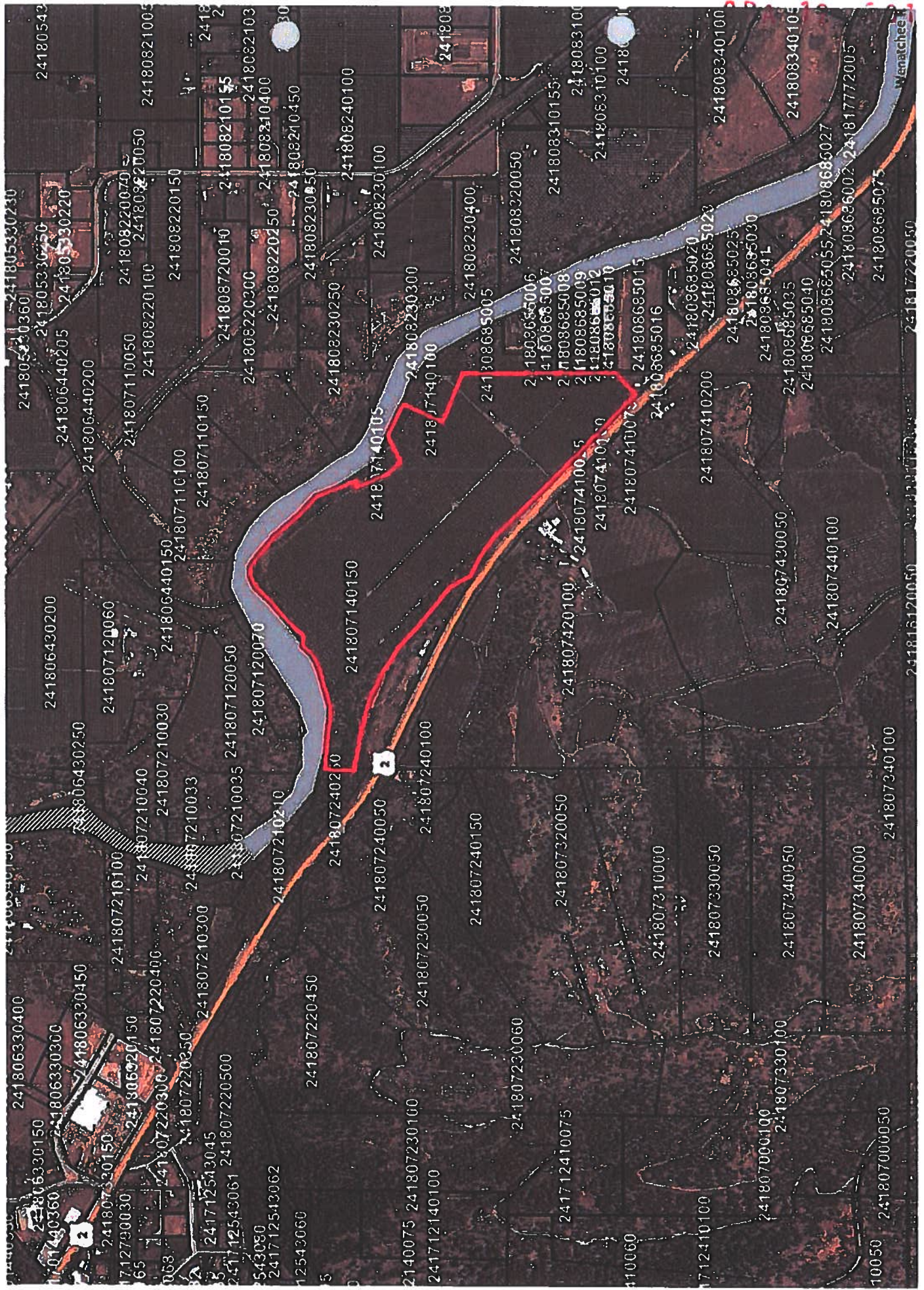
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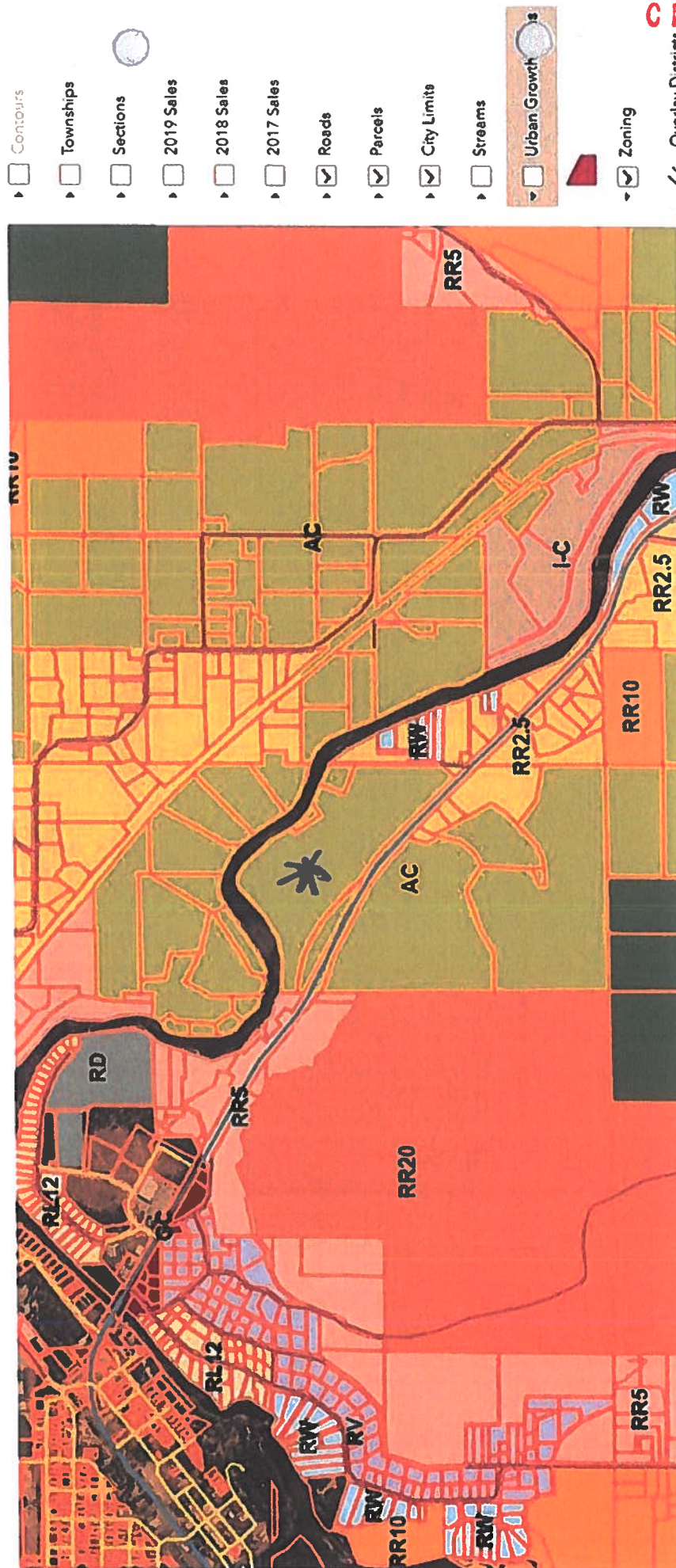












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- ☐ Contours
- ☐ Townships
- ☐ Sections
- ☐ 2019 Sales
- ☐ 2018 Sales
- ☐ 2017 Sales
- ☒ Roads
- ☒ Parcels
- ☒ City Limits
- ☐ Streams
- ☒ Urban Growth Areas
- ☐ Zoning
- ☐ Erosion



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**Web Soil Survey  
National Cooperative Soil Survey**

**Natural Resources  
Conservation Service**



## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Chelan County Area, Washington (Parts of Chelan and Kittitas Counties)

Survey Area Date: Version 14, Sep 10, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 3, 2014—Sep 21, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## MAP LEGEND

Area of Interest (AOI)	Soil Area
Area of Interest (AOI)	Stony Spot
Soils	Very Stony Spot
Soil Map Unit Polygons	Wet Spot
Soil Map Unit Lines	Other
Soil Map Unit Points	Special Line Features
Special Point Features	Water Features
Blowout	Streams and Canals
Borrow Pit	Transportation
Clay Spot	Rails
Closed Depression	Interstate Highways
Gravel Pit	US Routes
Gravelly Spot	Major Roads
Landfill	Local Roads
Lava Flow	Background
Marsh or swamp	Aerial Photography
Mine or Quarry	
Miscellaneous Water	
Perennial Water	
Rock Outcrop	
Saline Spot	
Sandy Spot	
Severely Eroded Spot	
Sinkhole	
Slide or Slip	
Sodic Spot	

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## Map Unit Legend

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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ad	Alluvial land	1.0	0.4%
BrD	Brief gravelly sandy loam, 15 to 25 percent slopes	4.7	2.0%
BuA	Burch fine sandy loam, 0 to 3 percent slopes	0.5	0.2%
BuB	Burch fine sandy loam, 3 to 8 percent slopes	9.8	4.2%
BuD	Burch fine sandy loam, 15 to 25 percent slopes	13.8	5.9%
BuE	Burch fine sandy loam, 25 to 45 percent slopes	5.5	2.3%
BvB	Burch loam, 3 to 8 percent slopes	20.9	8.9%
BvC	Burch loam, 8 to 15 percent slopes	18.4	7.8%
BvD	Burch loam, 15 to 25 percent slopes	3.5	1.5%
CdC	Cashmont gravelly sandy loam, 8 to 15 percent slopes	0.1	0.0%
CdD	Cashmont gravelly sandy loam, 15 to 25 percent slopes	3.5	1.5%
ChE	Chelan cobbly sandy loam, 25 to 45 percent slopes	12.6	5.3%
CnE	Cle Elum silt loam, 25 to 45 percent slopes	4.1	1.8%
CoF2	Cle Elum-Rock outcrop complex, 25 to 65 percent slopes	7.0	3.0%
CrD	Colockum silt loam, 15 to 25 percent slopes	2.0	0.8%
Lh	Leavenworth fine sandy loam	21.6	9.2%
PhB	Peshastin loam, 3 to 8 percent slopes	17.2	7.3%
PID	Peshastin stony loam, 0 to 25 percent slopes	16.2	6.9%
Ro	Rock outcrop	0.8	0.3%
Te	Terrace escarpments	14.2	6.0%
VaF	Varelum silt loam, 45 to 65 percent slopes	5.7	2.4%
W	Water	19.3	8.2%
WeB	Wenatchee silt loam, 3 to 8 percent slopes	7.1	3.0%

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## Soil Map—Chelan County Area, Washington (Parts of Chelan and Kittitas Counties)

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
YaE	Yaxon silt loam, 25 to 45 percent slopes	26.3	11.1%
Totals for Area of Interest		235.9	100.0%

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**EXHIBIT C**  
**Copy of Deed**

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**CHELAN COUNTY**  
**COMMUNITY DEVELOPMENT**



2220871  
Page: 1 of 3  
02/16/2006 10:28A  
Chelan Co., WA

CPA 19 001

Filed for and return to:

OGDEN MURPHY WALLACE, P.L.L.C.  
1 Fifth Street, Suite 200  
PO Box 1606  
Wenatchee WA 98807-1606

REAL ESTATE FINANCE TAX  
Chelan County Treasurer  
David S. Grunns CPA  
By JK-16-06  
Treasurer

The information contained in this boxed section is for recording purposes only pursuant to RCW 36.18 and RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Grantor(s): Rudolf Prey, Jr., a single man  
Grantee(s): Riverstone Ranch, LLC, a Washington limited liability company  
Reference Number(s) of Documents Assigned or Released: N/A  
Abbreviated Legal Description: Lot 2, Short Plat No. 2005-050, Chelan County, WA  
Complete or Additional Legal Description on Page 1 of Document.  
Assessor's Parcel Number(s): Portion of 24-18-07-140-100

### WARRANTY FULFILLMENT DEED

THE GRANTOR, **Rudolf Prey, Jr.**, a single man, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, convey and warrant to **Riverstone Ranch, LLC**, a Washington limited liability company, the following described real estate, situated in the County of Chelan, State of Washington:

Lot 2 as delineated on Short Plat No. 2005-050, Chelan County, Washington, according to the plat thereof recorded at Chelan County Auditor's No. 2220313.

This deed is given in fulfillment of that certain Real Estate Contract recorded January 3, 2005, at Auditor's No. 2190646 (the purchaser's interest therein was assigned to Riverstone Ranch, LLC by Quitclaim Deed recorded on November 23, 2005, at Chelan County Auditor's No. 2215049), as amended by that First Amendment to Real Estate Contract recorded on February 8, 2006, at Auditor's No. 2220315, and conditioned for the conveyance of the above-described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under Michael Taylor, Fieldstone Property I, LLC, or Riverstone Ranch, LLC, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the original date of said contract.

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Page: 2 of 3  
02/16/2006 10:28A  
Chelan Co, WA

CPA 19 001

Real Estate Excise Tax was paid on this sale or stamped exempt on January 3, 2005,  
under Chelan County Treasurer's No. 126210.

DATED this 12 day of January, 2006.

\_\_\_\_\_  
RUDOLF PREY, JR.

Agreed to and accepted by:

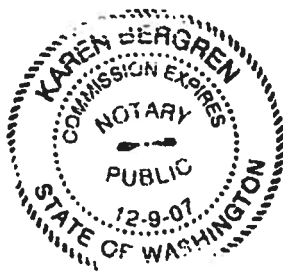
RIVERSTONE RANCH, LLC

By:   
\_\_\_\_\_  
Michael S. Taylor, Member

STATE OF WASHINGTON       )  
  )ss.  
County of Chelan               )

I certify that I know or have satisfactory evidence that **Rudolf Prey, Jr.** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 04 day of February, 2006.



\_\_\_\_\_  
Karen Bergren (printed name)  
NOTARY PUBLIC, State of Washington  
My appointment expires 12-9-07

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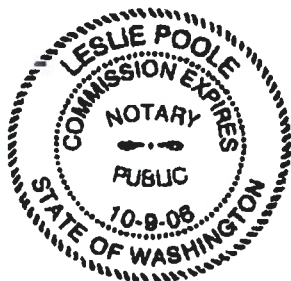


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Page: 3 of 3  
02/16/2006 10:28A  
Chelan Co, WA

STATE OF WASHINGTON )  
 )ss.  
County of Chelan )

I certify that I know or have satisfactory evidence that **Michael S. Taylor** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as an authorized Member of Riverstone Ranch, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 12 day of January, 2006.

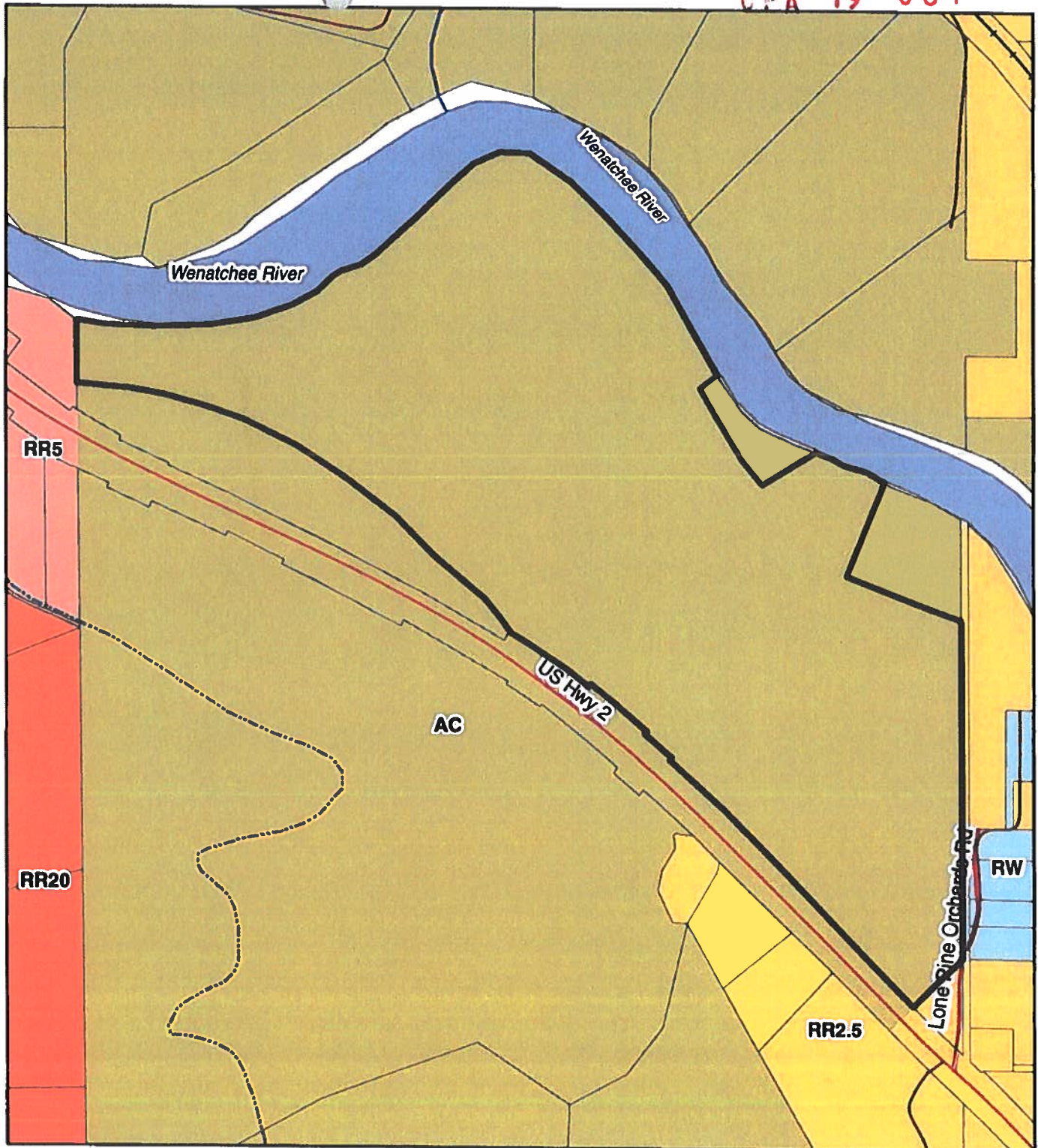


Leslie Poole  
Leslie Poole (printed name)  
NOTARY PUBLIC, State of Washington  
My appointment expires 10-9-08

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## ZONING

3/4/2019

CPA 2019-001

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.



0 300 600 1,200 Feet

A horizontal scale bar with markings at 0, 300, 600, and 1,200 feet.



CPA 19-002

Applicants: Brian and Carley Bjorklund

Parcel Address: 6201 Tigner Rd, Cashmere, WA

Parcel number: 231907110250

Parcel size: 1.75 acres

Current Zoning: AC

We are requesting a rezoning of our property at 6201 Tigner Rd, Cashmere, WA from its current zoning of AC to RR5. The current use of this property is mainly residential, with some pear trees used as a hobby farm. We are making this request due to the cost and limitations in financing of the property with an AC zoning designation. While its current residential use is permitted under both AC and RR5 designations, our experience with financing is that banks look at AC as "non-conforming" for their typical 30-year fixed mortgage products, so the financing we are able to secure is at a substantially higher rate than conforming property, and/or at less secure terms; i.e. not at a fixed rate for 30 years, but instead a fixed rate for 10 years.

The attached zoning map of our property shows neighboring parcels to the north having a zoning of RR5. There are several parcels in that RR5 area being used for residential purposes.

Thank you for your assistance and please contact us if you have any questions.



Brian Bjorklund



Carley Bjorklund

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File(s) No. CPA 19-002

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

**GENERAL LAND USE APPLICATION FORM**

Parcel Number (APN): 231907110250 Lot Size: 1.75 (Acres)  
Parcel Address: 6201 Tigner Rd, Cashmere, WA City/Zip Code: 98815  
Property Owner(s): Brian and Carley Bjorklund Zoning: AC  
Mailing Address: 6201 Tigner Rd  
City/State/Zip Code: Cashmere, WA 98815  
Phone: 509-881-9224 E-mail: bjorklund.brianandcarley@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)**

- |  |  |
|--|--|
| <input type="checkbox"/> Administrative Modification       | <input type="checkbox"/> Open Space: Public Benefit Rating System        |
| <input type="checkbox"/> Administrative Determination      | <input type="checkbox"/> Major Subdivision                               |
| <input type="checkbox"/> Administrative Interpretation     | <input type="checkbox"/> Master Planned Development                      |
| <input type="checkbox"/> Binding Site Plan                 | <input type="checkbox"/> Planned Development                             |
| <input type="checkbox"/> Comprehensive Plan Map Amendment  | <input type="checkbox"/> Plat Alteration or Vacation                     |
| <input type="checkbox"/> Comprehensive Plan Text Amendment | <input type="checkbox"/> Short Plat                                      |
| <input type="checkbox"/> Conditional Use Permit            | <input type="checkbox"/> Variance (zoning or critical areas)             |
| <input type="checkbox"/> Forest Practice/Conversion        | <input checked="" type="checkbox"/> Zoning Text Amendment/ Map Amendment |
|  | <input type="checkbox"/> 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, if 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.

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COMMUNITY DEVELOPMENT**

**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):

We are requesting the zoning of the above property be changed from AC to RR5.

☒ 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: Orchard, zoned RR5  
South: Orchard, zoned AC  
East: Orchard, zoned AC  
West: Orchard, zoned AC
4. What is the current use of the property? Residential, with some orchard
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: Peshastin Irrigation District
8. Fire District: Chelan County School District: Cashmere
9. Power Service: Chelan PUD
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?

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NO

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

None

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

WE PLAN TO REMODEL OUR HOME, KEEPING THE SAME SQUARE FOOTAGE, AND WILL BE APPLYING FOR PERMIT

### **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 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:

- Applies **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, which include soil types 1a, 1b and 2a under WAC 246-272-11001, Table II; "Highly Permeable Soils: Include soil types 1A, 1B and 2A from Table II, Soil Textural Classification, WAC 246-272-11001. 1A: Very gravely coarse sands or coarser, all extremely gravely soils. 1B: Very gravely medium sand, very gravely fine sand, very gravely very fine sand, very gravely loamy sands. 2A: Coarse sands (also includes ASTM C-33 sand).
- Does not Apply **F.** Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act (None currently designated in Chelan County);

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- Does not apply G.** Within an area established for special protection pursuant to a groundwater management program, chapters 90.44, 90.48 and 90.54 RCW, and Chapters 173-100 and 173-200 WAC **(None currently designated in Chelan County);**
- Does Not Apply H.** The development involves a proposed major or short subdivision and includes present or future plans to construct three or more dwelling units where the dwelling units will not be connected to a public sewer system and any of the lots are less than 1 net acre in size;
- Does Not Apply I.** The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds 4,000 square feet;
- Does Not Apply J.** The proposed use is as a commercial feedlot;
- Does Not Apply K.** The development is within 200 feet of the ordinary high water mark of a perennial river, stream, lake or pond.

*Depending upon soil depths from the surface, the following soil series within Chelan County are considered to be highly permeable soils:*

*Ardenvoir: ArF, 27-43 inches (depth from surface), very gravelly sandy loam*

*Anatone: AkD, 5-14 inches (depth from surface), very gravelly silt loam*

*Beverly: Be, 17-24 inches (depth from surface), very gravelly sandy loam; Bf, 17-24 inches (depth from surface), very gravelly sandy loam; Bg, 0-10 inches (depth from surface), very gravelly loamy fine sand; Bg, 17-24 inches (depth from surface), very gravelly sandy loam*

*Brief: BrA, BrB, BrC, Brd, 26-60 inches (depth from surface), very gravelly sandy loam*

*BsD, 26-60 inches (depth from surface), very gravelly sandy loam*

*Chelan: CgB, CgC, CgD, CgE, 35-60 inches (depth from surface), very gravelly sandy loam; ChC, ChE, 35-60 inches (depth from surface), very gravelly sandy loam; CkD, CkE, 35-60 inches (depth from surface), very gravelly sandy loam; CIA, CIB, CIC, CID, CIE, 35-60 inches (depth from surface), very gravelly sandy loam*

*Jumpe: JmD, 10-60 inches (depth from surface), very stony silt loam; JnF, 0-60 inches (depth from surface), very stony silt loam*

*Loneridge: LoD, LoF, 0-10 inches (depth from surface), very stony loam; 10-16 inches (depth from surface), very gravelly clay loam*

*Malaga: MaA, MaC, 15-19 inches (depth from surface), very gravelly sandy loam*

*Peshastin: PhB, PhC, 18-60 inches (depth from surface), very cobbly sandy loam; PID, PIE, 18-60 inches (depth from surface), very cobbly loam*

*Pogue: PsE, 0-17 inches (depth from surface), very stony fine sandy loam*

*Stemilt: StD, StE, 17-60 inches (depth from surface), very cobbly silty clay loam*

*Supplee: SuA, SuB, SuC, SuD, SuE, 0-6 inches (depth from surface), Very fine sandy loam; 18-31 inches (depth from surface), very gravelly sandy loam*

*Thow: TgD, 10-60 inches (depth from surface), very gravelly sandy loam; ThE 10-60 inches (depth from surface), very gravelly sandy loam*

*Tronsen: TrD, TrE, 8-60 inches (depth from surface), very gravelly clay loam*

## **CANNABIS DISCLOSURE SECTION**

### **SUB-SECTION I: Circle**

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

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

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

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**CHELAN COUNTY  
COMMUNITY DEVELOPMENT**

**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.

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- ☐ 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.

### **ACKNOWLEDGEMENT 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)

- |  |  |
|--|--|
| <p>BB CB</p> <p>BB CB</p> <p>BB CB</p> <p>BB CB</p> <p>BB CB</p> <p>BB CJD</p> | <p>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.</p> <p>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.</p> <p>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.</p> <p>4. Additional permit applications and approvals may be necessary to conduct specific activities.</p> <p>5. Application fees are non-refundable, except when approve by the Board.</p> <p>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.</p> |
|--|--|

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- BB \_\_\_\_\_ 7. Chelan County is hereby given consent to enter the property(ies) listed above.
- BB \_\_\_\_\_ 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.
- BB \_\_\_\_\_ 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.
- BB \_\_\_\_\_ 10. I certify that this application has been made with the consent of the lawful property owner(s).
- BB \_\_\_\_\_ 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.
- BB \_\_\_\_\_ 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: Brian Bjorklund Place: CASHMERE, WA Date: 2/25/19  
 Print Name: BRIAN BJORKLUND

Owner/Applicant/Agent Signature: Carley Bjorklund Place: Cashmere, WA Date: 2/25/19  
 Print Name: CARLEY BJORKLUND

Owner/Applicant/Agent Signature: \_\_\_\_\_ Place: \_\_\_\_\_ Date: \_\_\_\_\_  
 Print Name: \_\_\_\_\_

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CHELAN COUNTY  
COMMUNITY DEVELOPMENT

CPA 19-002

Return Address:  
Central Washington Title Services, Inc.  
1205 North Wenatchee Avenue  
Wenatchee, WA 98801

151508  
REAL ESTATE EXCISE TAX  
PAID \$ 4,188.00  
Chelan County Treasurer  
David E. Griffiths, CPA  
By [Signature] 3-30-11  
Deputy

14723  
**STATUTORY WARRANTY DEED**

Reference numbers of related documents: n/a

Grantors:

1. GEORGE, Michael D. and Kim L.

Grantees:

1. BJORKLUND, Brian and Carley

Legal Description:

1. Lot 1, Chelan County Short Plat No. 2009-073
2. Additional legal description is on page 1 of document

Assessor's Property Tax Parcel Number(s): 23 19 07 110 250

THE GRANTORS, Michael D. George and Kim L. George, husband and wife, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid, convey and warrant to Brian Bjorklund and Carley Bjorklund, husband and wife, the following described real estate, situated in the County of Chelan, State of Washington:

Lot 1 as delineated on Chelan County Short Plat No. 2009-073, Chelan County, Washington, recorded November 17, 2010 in Book 23 of Short Plats, Pages 114 and 115.

TOGETHER WITH all appurtenances belonging thereto.

SUBJECT TO:

1. Rights and liabilities under customary agreement for water right in Wenatchee Reclamation 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, as disclosed by various instruments of record.

STATUTORY WARRANTY DEED  
Page 1

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CHELAN COUNTY  
COMMUNITY DEVELOPMENT



CPA.19-002

2. Waiver and relinquishment of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of public roads, as contained in the plat herein.
3. Restrictions, conditions, dedications, notes, easements and provisions contained and/or delineated on the face of the Short Plat recorded under Chelan County Recording No. 2333279.
4. Notes as provided for and/or delineated on the face of said Short Plat.
5. Easement, including terms and provisions contained therein:  
Recorded: September 6, 1928  
Recording No.: 170996  
In favor of: The Pacific Telephone and Telegraph Company,  
its successors and/or assigns  
For: Poles, with the necessary wires and fixtures  
thereon, and to keep same free from foliage.  
Affects: A portion of said premises and other property
6. Easement, including terms and provisions contained therein:  
Recorded: October 4, 1929  
Recording No.: 185882  
In favor of: The Pacific Telephone and Telegraph Company,  
its successors and/or assigns  
For: Anchor, with the necessary wires and fixtures  
thereon, and to keep same free from foliage.  
Affects: A portion of said premises and other property
7. Easement, including terms and provisions contained therein:  
Recorded: October 3, 1945  
Recording No.: 371083  
In favor of: Interstate Telephone Company  
For: Telephone and Telegraph Lines  
Affects: A portion of said premises and other property
8. Domestic Water Well Agreement and Easement, and the terms and conditions thereof:  
Recorded: October 22, 1975  
Recording No.: 754273  
Affects: A portion of said premises and other property

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CHELAN COUNTY  
COMMUNITY DEVELOPMENT

CPA 19-002

9. Easement, including terms and provisions contained therein:  
Recorded: September 27, 1977  
Recording No.: 777975  
In favor of: General Telephone Company of the Northwest, Inc., its successors and/or assigns  
For: Right of Way  
Affects: A portion of said premises and other property
10. Easement, including terms and provisions contained therein:  
Recorded: March 6, 1978  
Recording No.: 783890  
In favor of: Public Utility District No. 1 of Chelan County  
For: Underground Electric System  
Affects: A portion of said premises and other property
11. Covenants, conditions, restrictions and/or easements therein:  
Recorded: October 15, 1986  
Recording No.(s): 8610150076
12. Terms and conditions of Restrictive Well and Waterworks Covenant:  
Recorded: May 25, 2010  
Recording No.: 2323833
13. Easement, including terms and provisions contained therein:  
Recorded: May 25, 2010  
Recording No.: 2323834  
For: Septic Tank Drainfield  
Affects: A portion of said premises and other property
14. Well Use and Maintenance Agreement and the terms and conditions thereof:  
Recorded: May 25, 2010  
Recording No.: 2323835
15. Shared Roadway and Maintenance Agreement and the terms and conditions thereof:  
Recorded: October 28, 2010  
Recording No.: 2332182
16. Terms and conditions of Commercial Agriculture Waiver of Setback:  
Recorded: November 17, 2010  
Recording No.: 2333278

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CHELAN COUNTY  
COMMUNITY DEVELOPMENT

CPA 19-002

17. Easement, including terms and provisions contained therein as granted in instrument:  
 Recorded: November 17, 2010  
 Recording No.: 2333279  
 For: Waterline Easement  
 Affects: A portion of said premises and other property
18. Easement, including terms and provisions contained therein as granted in instrument:  
 Recorded: November 17, 2010  
 Recording No.: 2333279  
 For: Agricultural Access Easement  
 Affects: A portion of said premises and other property
19. Covenants, conditions, rights, easements, restrictions, provisions and reservations of record or apparent on the premises.

DATED this 25<sup>th</sup> day of March, 2011.

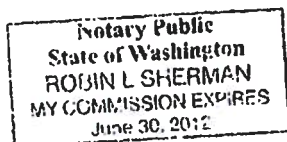
  
 MICHAEL D. GEORGE

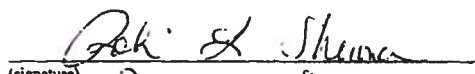
  
 KIM L. GEORGE

STATE OF WASHINGTON )  
 ) ss.  
 County of Chelan )

I certify that I know or have satisfactory evidence that Michael D. George and Kim L. George are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 25<sup>th</sup> day of March, 2011.



  
 (signature) Robin L. Sherman  
 (printed or typed name)  
 NOTARY PUBLIC, State of Washington  
 My Commission Expires 6-30-12

STATUTORY WARRANTY DEED

Page 4

F:\00 Active Clients\1000-00 to 2999-99\786172 CWT re George to Bjorklund\SWD.doc

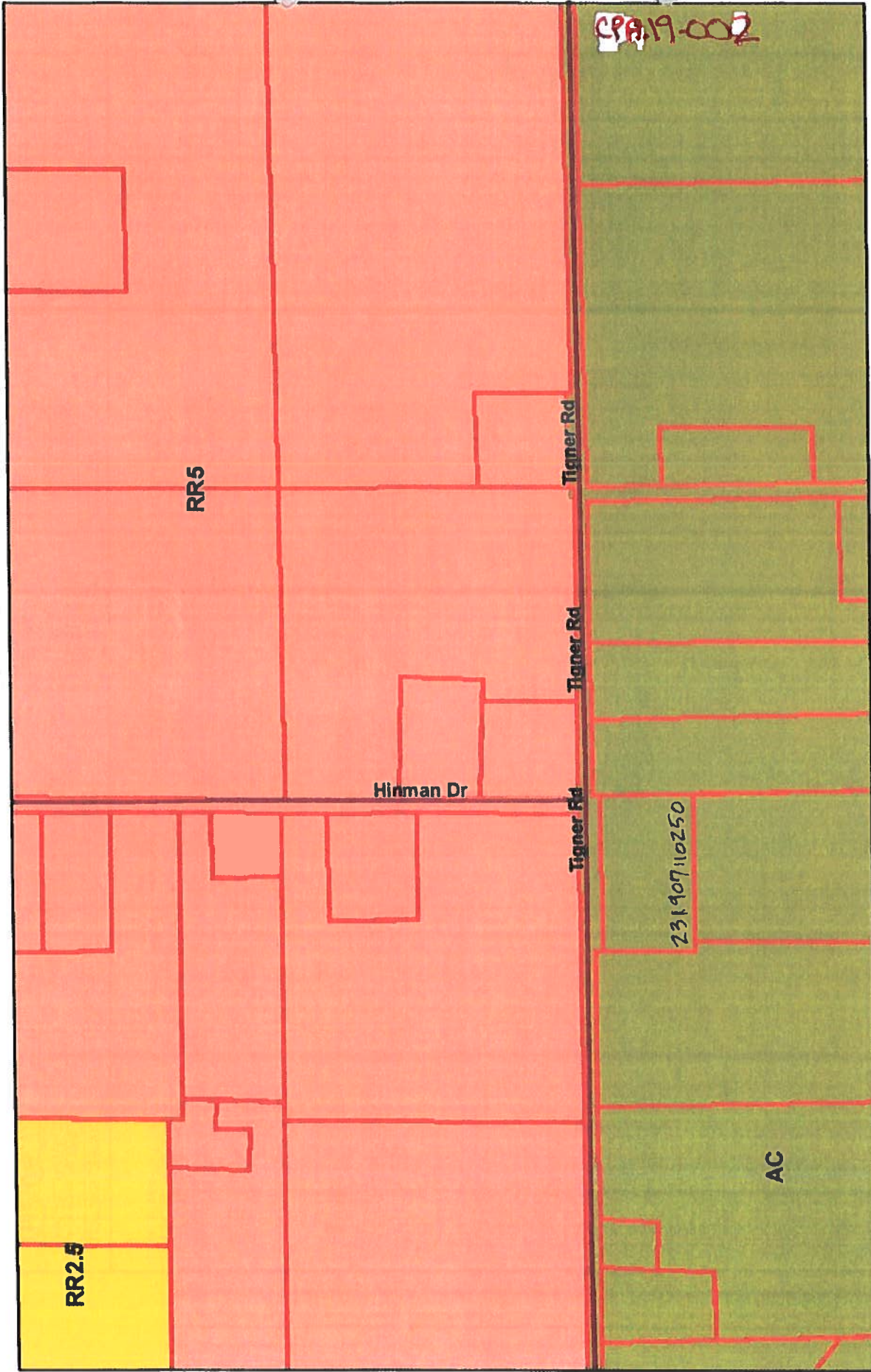
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CHELAN COUNTY  
 COMMUNITY DEVELOPMENT



# ArcGIS Web Map



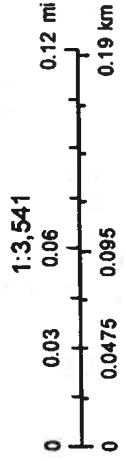
February 8, 2019

- Roads**
- Chelan County
- Parcels**
- Zoning**
- COMMERCIAL AGRICULTURAL LANDS
  - RURAL RESIDENTIAL/RESOURCE 2.5
  - RURAL RESIDENTIAL/RESOURCE 5

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CHELAN COUNTY  
DEVELOPMENT





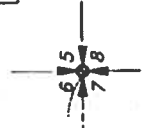


23115  
CHELAN COUNTY  
SHORT PLAT NO. 2009-073  
WITHIN THE NE 1/4 OF THE NE 1/4  
SEC 7, T. 23 N., R. 19 E.W.M.

2062

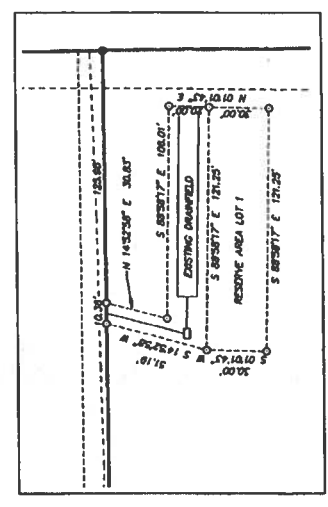
Sheet Plat APN 2333279

SUBJECT PROPERTY →



EASEMENT NOTES:

- 1) ITEM NO. 7 SUBDIVISION GUARANTEE NO. 4448-153884: LOCATION OF EASEMENT NOT KNOWN
- 2) ITEM NO. 8 & 9 SUBDIVISION GUARANTEE NO. 4448-153884: LOCATION OF WELL AND PIPELINE NOT KNOWN
- 3) ITEM NO. 10 SUBDIVISION GUARANTEE NO. 4448-153884: EASEMENT ACROSS PARCEL # 23307710100
- 4) 10 FOOT WIDE WATERLINE EASEMENT BENEFITING LOT 2 GRANTED BY THIS PLAT.



LEGEND

- ◆ FOUND MONUMENT AS NOTED
- ◆ SET AS REMAINING L.S. 38972
- CALCULATED POINT NOT SET
- FOUND REBAR AND G.W. L.S. 10819
- EXISTING WELL
- UTILITY POLE
- [ ] RECORD DATA PER SHORT PLAT - APR. 2008/07

EQUIPMENT, PROCEDURES AND DATUM

EQUIPMENT: LEICA TOTAL STATION, 1" PROXIMATE WITH EDM, TOPCON MOISTURE METER, PANDA CREST  
PROCEDURES: PRIMARY CONTROL ESTABLISHED BY STAKE OPS OBSERVATIONS WITH A PROXIMATE OF 1" - 3" ON CONVENTIONAL TRANSPIRES WERE RUN BETWEEN INITIAL CONTROL, TOP STATION SPECIFIC INFORMATION PROCEDURES MEET OR EXCEED STANDARDS AS SPECIFIED IN S.L.C. 300-130-100  
DATES OF SURVEY: OPS (PRIMARY) CONTROL PERFORMED JUNE 2007; MONUMENTS SET MARCH 2010  
HORIZONTAL DATUM: NAD 83/91 WASHINGTON STATE PLANE, NORTH ZONE  
VERTICAL DATUM: AS DETERMINED BY OPS OBSERVATIONS, DISTANCES  
SCALE: 1" = 100' (FOR FIELD USE); 1" = 100' (FOR RECORD USE)  
COMBINED FACTOR OF 1.0000046 TO ADJUST GROUND DISTANCES

FITZPATRICK  
SURVEYING, PLLC



104 OUTSIDE AVE  
COVINGTON WA 98941 (509)783-3441  
DATE: NOVEMBER 1, 2010 DRAWN BY: CRO/SKF  
SCALE: 1" = 100' FILE NO: 110404-001

23115

SCALE 1"=100'  
0 50 100 200 300

2062

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CHELAN COUNTY  
COMMUNITY DEVELOPMENT



**Chelan County**  
**Department of Community Development**

**Receipt Number: 19-00245**

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

**Payer/Payee:** BJORKLUND BRIAN & CARLEY  
6201 TIGNER RD  
CASHMERE WA 98815-9512

**Cashier:** SCOTT KUGEL  
**Verified By:** SKUGEL *SK*

**Date:** 02/26/2019

**ZC 19-001 ZONE CHANGE**

6201 Tigner Rd Cashmere, WA 98815

<u>Fee Description</u>	<u>BARS Number</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Zone Change Amendment	010.020.32210.05.000	\$1,165.00	\$1,165.00	\$0.00
GIS Permit Tracking/Archiving/Digitizing Plan Surcharge	010.020.34589.07.000	\$28.00	\$28.00	\$0.00
		<b>\$1,193.00</b>	<b>\$1,193.00</b>	<b>\$0.00</b>
		<b>TOTAL PAID:</b>	<b>\$1,193.00</b>	

<u>Payment Method</u>	<u>Reference Number</u>	<u>Payment Amount</u>
CHECK	1497	\$1,193.00
<b>Total:</b>		<b>\$1,193.00</b>

**Notes :**

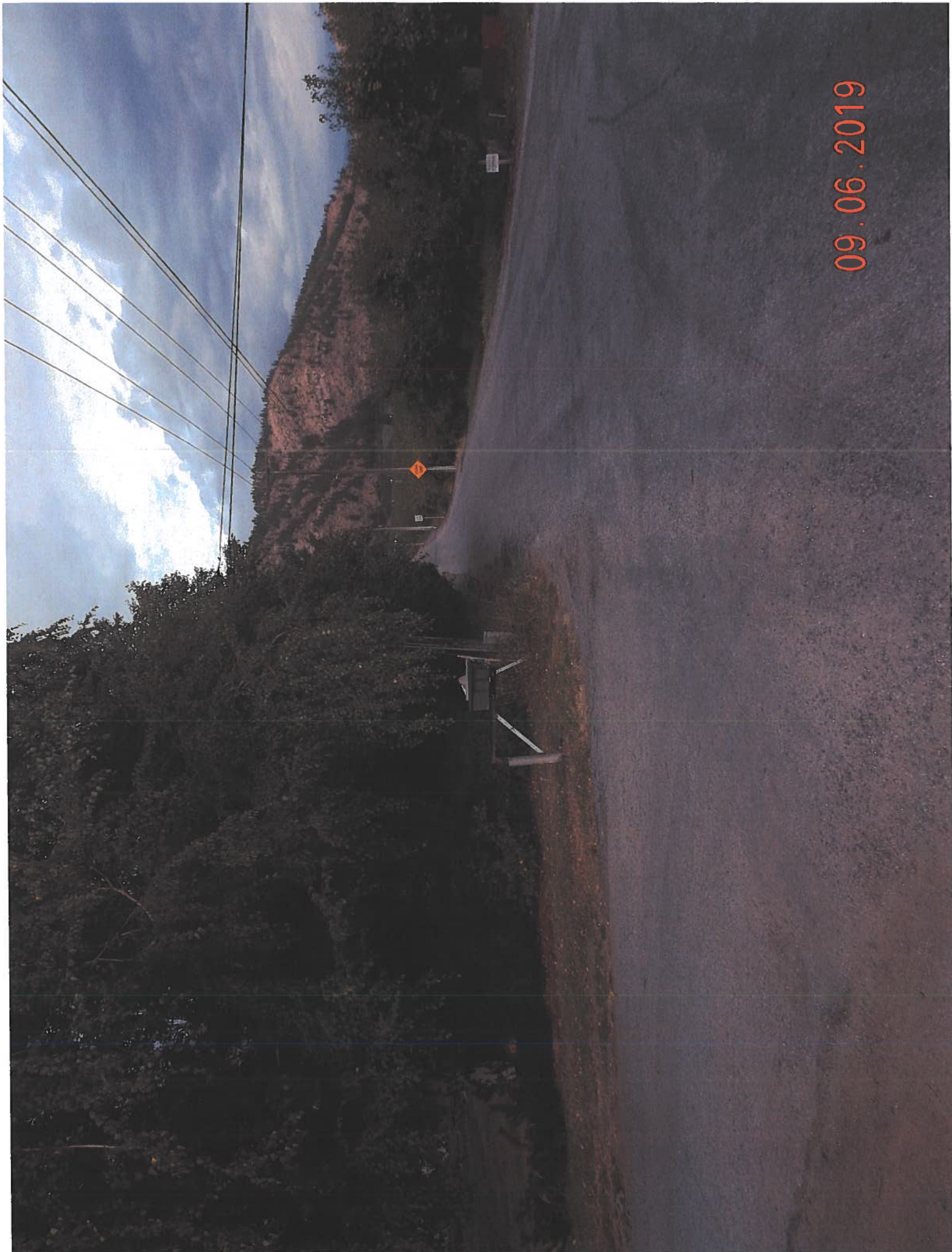
2/26/2019      Verified by SKUGEL

**Project Information**

<u>License #</u>	<u>License Type</u>	<u>Parcel #</u>
ZC 19-001	ZC	231907110250

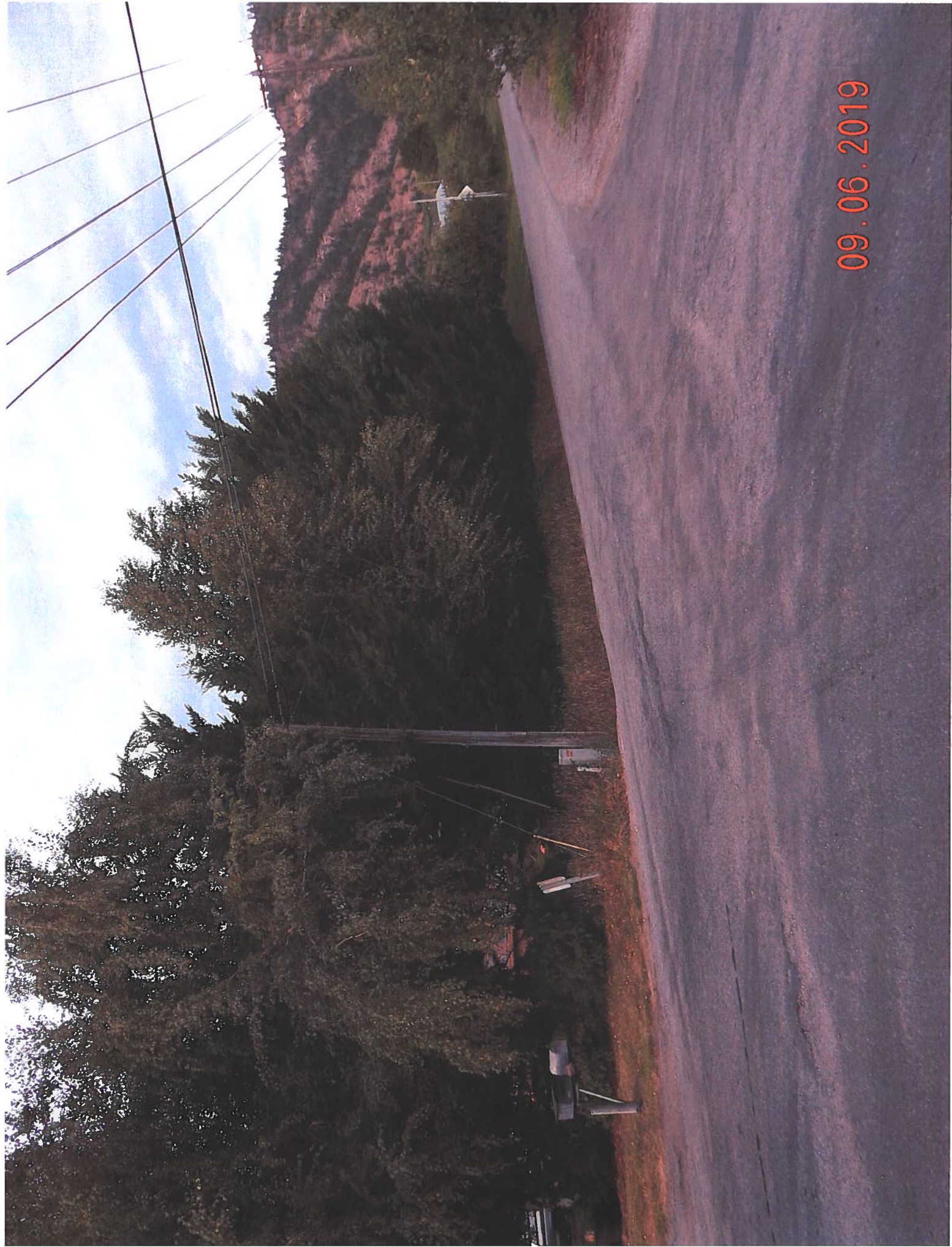
**Project Contacts**

<u>License #</u>	<u>Name</u>	<u>Association</u>	<u>Address</u>
ZC 19-001	BJORKLUND BRIAN & CARLEY	APPLICANT	6201 TIGNER RD, CASHMERE, WA 98815-9512
	BJORKLUND BRIAN & CARLEY	OWNER	6201 TIGNER RD, CASHMERE, WA 98815-9512



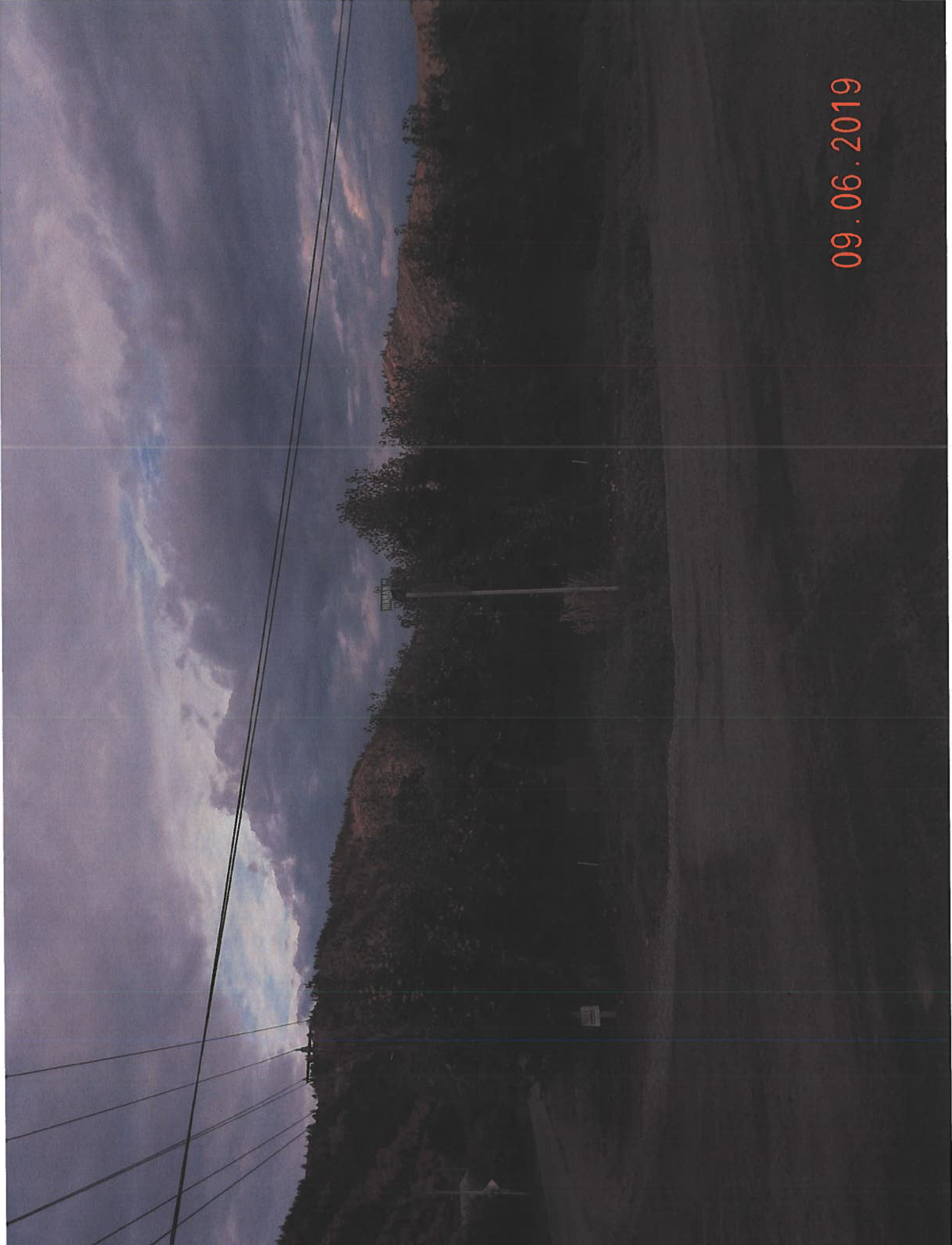
09.06.2019



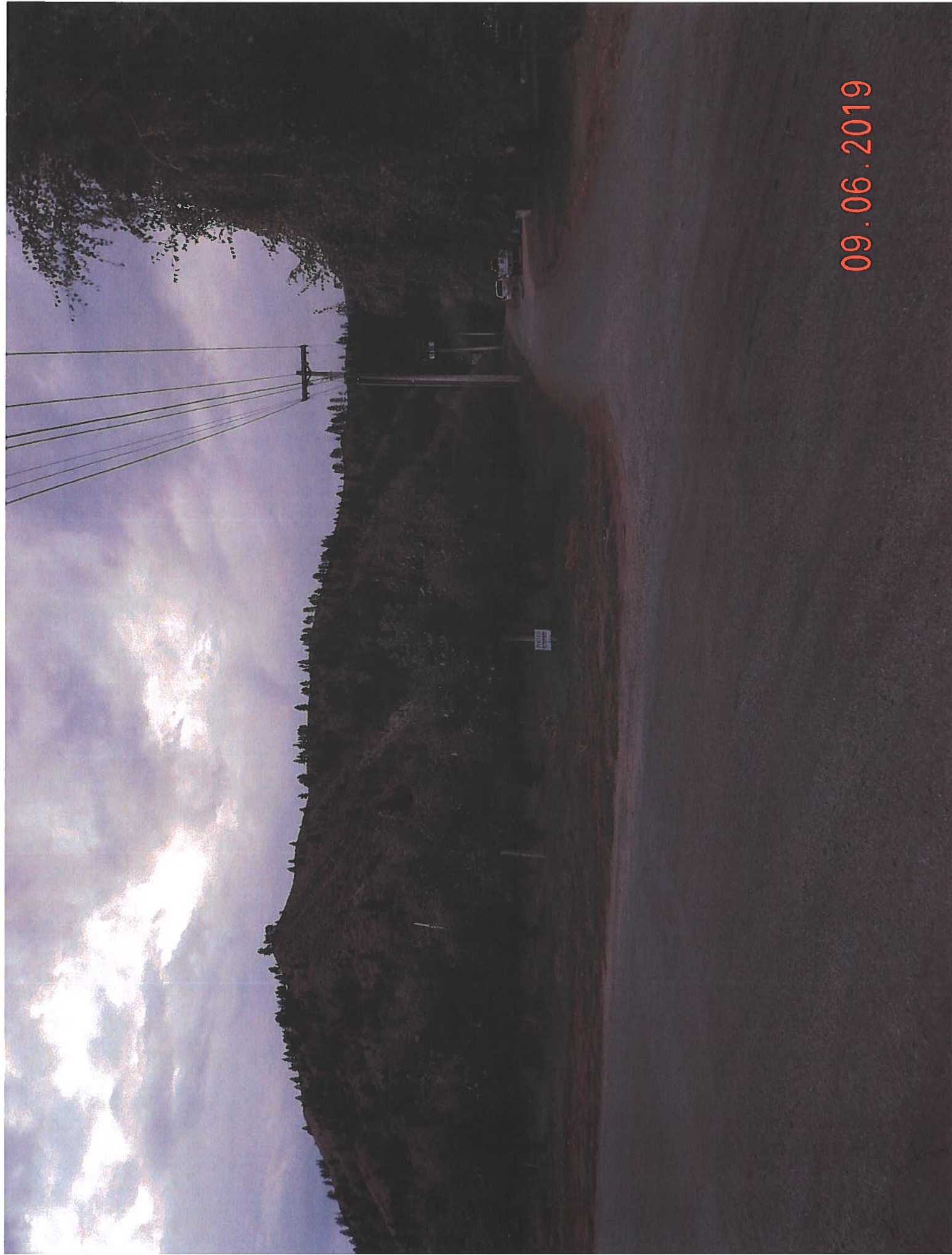


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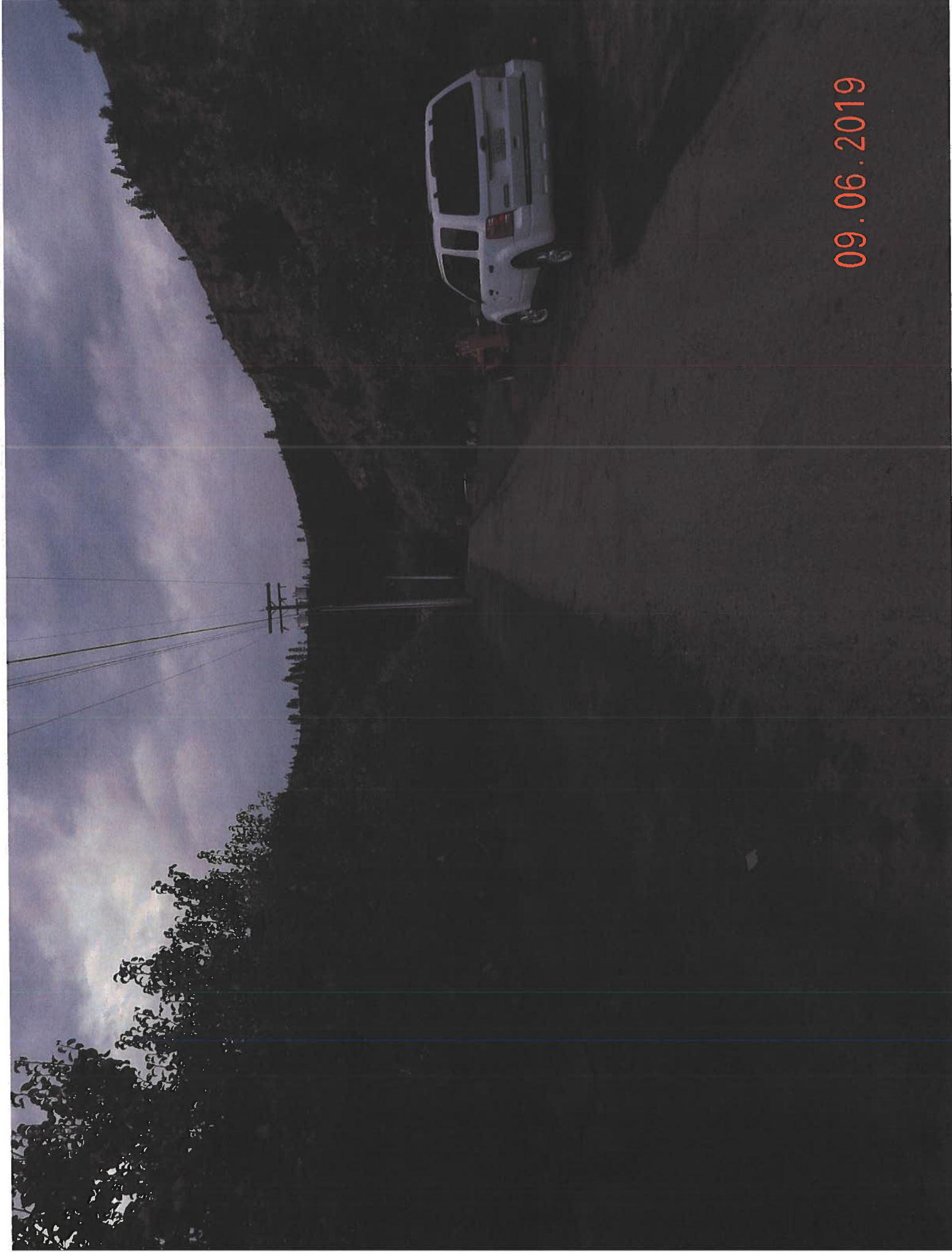


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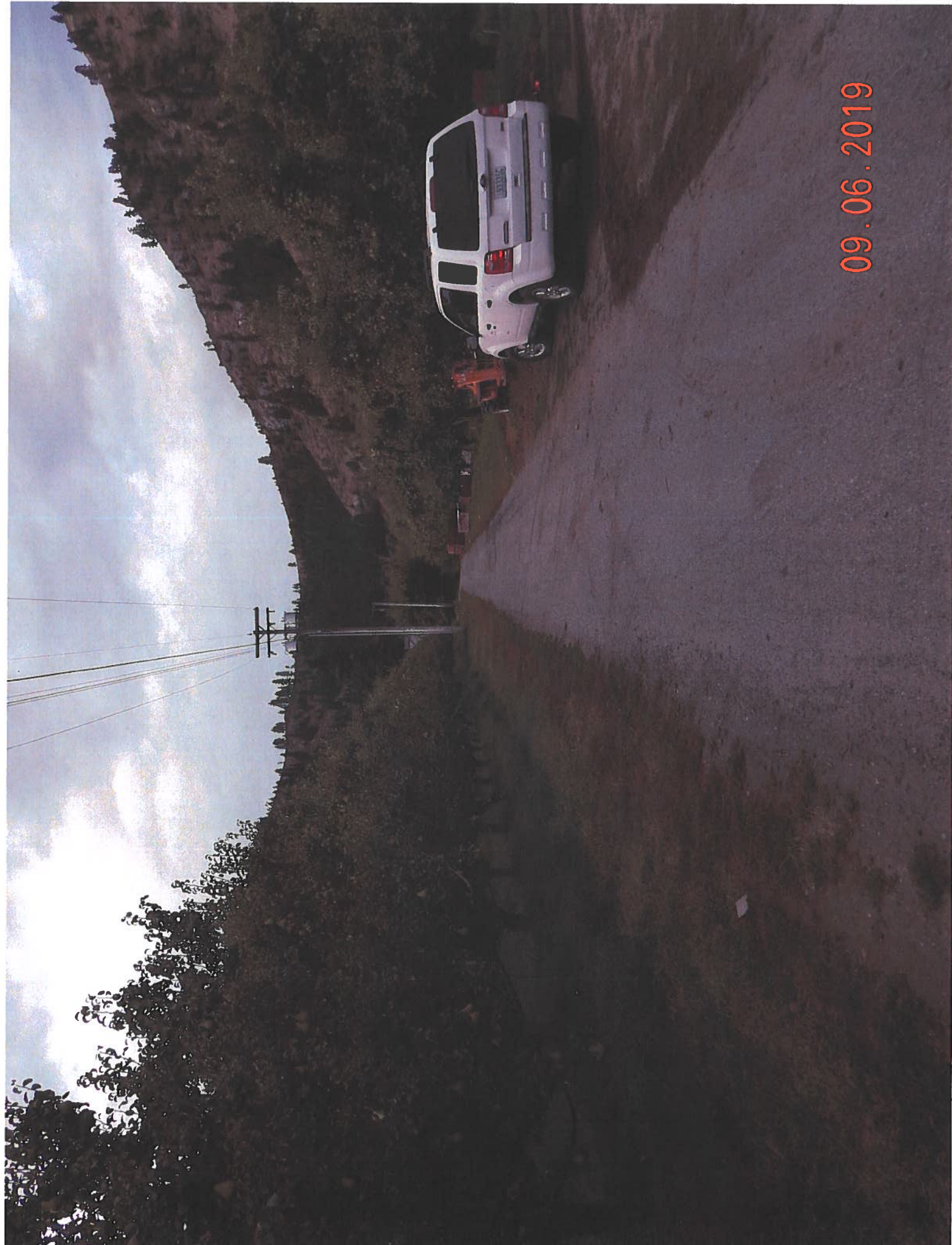


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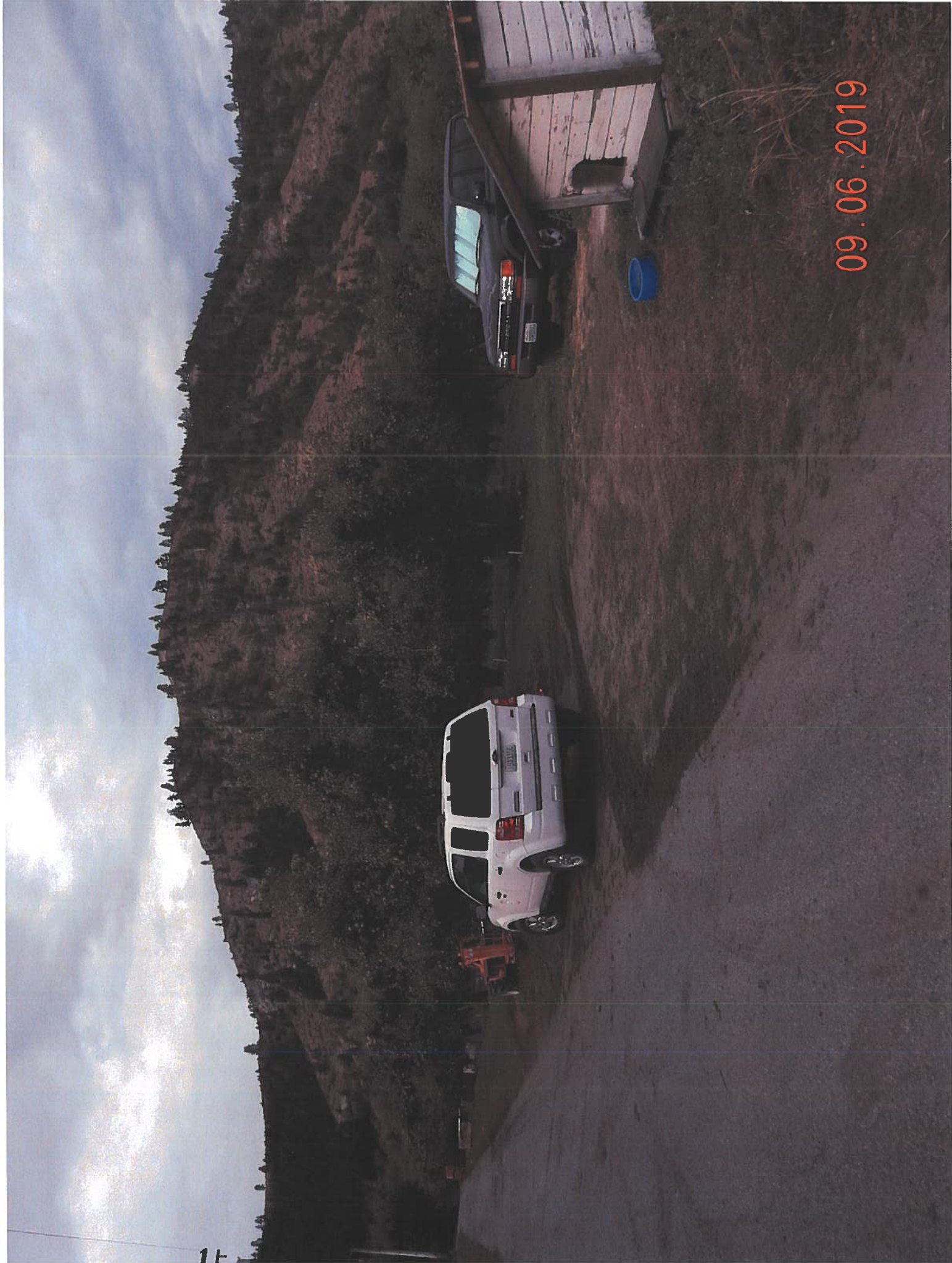


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File(s) No. CPA 19-003

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

**GENERAL LAND USE APPLICATION FORM**

Parcel Number (APN): 232018430156 Lot Size: 11.83 (Acres)  
Parcel Address: Lower Monitor Road City/Zip Code: Wenatchee, WA 98801  
Property Owner(s): Shiloh Burgess Zoning: RR5 & RV  
Mailing Address: 1605 Easy Street  
City/State/Zip Code: Wenatchee, WA 98801  
Phone: 509-264-4680 E-mail: burgess.shiloh@gmail.com

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Applicant/Agent (if different than owner): \_\_\_\_\_

Company and Mailing Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

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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
- ☐ 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.



**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):

The applicant proposes to change the Comprehensive Plan designation and Zoning designation from split designations of Rural Residential/Resource 5 (RR5) and Rural Village (RV), to the single designation of Rural Village (RV).

☐ Narrative attached

Please complete the following:

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1. Any related files (such as Pre-Applications): N/A
2. Is the subject property located within an Urban Growth Area (UGA)? ☒ No ☐ Yes  
If "yes", which UGA? \_\_\_\_\_
3. Please describe adjacent land uses in all directions around the subject property:  
North: Residential  
South: Residential  
East: Residential  
West: Residential
4. What is the current use of the property? Agricultural
5. Sanitation Disposal: ☒ N/A ☐ Septic Permit ☐ Sewer District: \_\_\_\_\_
6. Water Source: ☒ N/A ☐ Single Private Well ☐ Shared Private Well ☐ Group B  
☐ Public Water Supplier: \_\_\_\_\_
7. Irrigation Water:  
☐ N/A ☐ Yes (Private) ☒ Yes (Public) Irrigation District/Purveyor: Wenatchee Reclamation District
8. Fire District: Chelan County Fire District 1 School District: Wenatchee
9. Power Service: Chelan County PUD #1
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: Type F Stream ☐ 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?

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

N/A

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

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### **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 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, which include soil types 1a, 1b and 2a under WAC 246-272-11001, Table II; \*\*Highly Permeable Soils: Include soil types 1A, 1B and 2A from Table II, Soil Textural Classification, WAC 246-272-11001. 1A: Very gravely coarse sands or coarser, all extremely gravely soils. 1B: Very gravely medium sand, very gravely fine sand, very gravely very fine sand, very gravely loamy sands. 2A: Coarse sands (also includes ASTM C-33 sand).
- Does not Apply **F.** Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act (**None currently designated in Chelan County**);

- Does not apply **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;
- Applies **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; ClA, ClB, ClC, ClD, ClE, 35-60 inches (depth from surface), very gravelly sandy loam*

*Jump: JmD, 10-60 inches (depth from surface), very stony silt loam; JnF, 0-60 inches (depth from surface), very stony silt loam*

*Loneridge: LoD, LoF, 0-10 inches (depth from surface), very stony loam; 10-16 inches (depth from surface), very gravelly clay loam*

*Malaga: MaA, MaC, 15-19 inches (depth from surface), very gravelly sandy loam*

*Peshastin: PhB, PhC, 18-60 inches (depth from surface), very cobbly sandy loam; PID, PIE, 18-60 inches (depth from surface), very cobbly loam*

*Pogue: PsE, 0-17 inches (depth from surface), very stony fine sandy loam*

*Stemilt: StD, StE, 17-60 inches (depth from surface), very cobbly silty clay loam*

*Supplee: SuA, SuB, SuC, SuD, SuE, 0-6 inches (depth from surface), Very fine sandy loam; 18-31 inches (depth from surface), very gravelly sandy loam*

*Thow: TgD, 10-60 inches (depth from surface), very gravelly sandy loam; ThE 10-60 inches (depth from surface), very gravelly sandy loam*

*Tronsen: TrD, TrE, 8-60 inches (depth from surface), very gravelly clay loam*

## **CANNABIS DISCLOSURE SECTION**

### **SUB-SECTION I: Circle**

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

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

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

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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.

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## ACKNOWLEDGEMENT 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)

- SB 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.
- SB 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.
- SB 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.
- SB 4. Additional permit applications and approvals may be necessary to conduct specific activities.
- SB 5. Application fees are non-refundable, except when approve by the Board.
- SB 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.

- SB \_\_\_\_\_ 7. Chelan County is hereby given consent to enter the property(ies) listed above.
- SB \_\_\_\_\_ 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.
- SB \_\_\_\_\_ 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.
- SB \_\_\_\_\_ 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.
- SB \_\_\_\_\_ 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: Shiloh Burgess Place: Wenatchee Date: 2/28/2019  
Print Name: Shiloh Burgess

Owner/Applicant/Agent Signature: \_\_\_\_\_ Place: \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name: \_\_\_\_\_

Owner/Applicant/Agent Signature: \_\_\_\_\_ Place: \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name: \_\_\_\_\_

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**Comprehensive Plan amendment Information pursuant to Chelan County Code Section 14.14.050(C)**

- 1. A detailed statement of what is proposed to be changed and why. Identify the specific comprehensive plan land use designation map and zoning map that would be amended; and**

The applicant proposes to change the Comprehensive Plan Land Use designation and zoning designation from split designations of Rural Residential/Resource 5 (RR5) and Rural Village (RV) to the single designation of Rural Village (RV) for the subject parcel, within Chelan County. There are no residential uses established on this property currently, but residential uses may be established in the future. This property has been designated for residential uses for decades, and this Comprehensive Plan Land Use designation and zoning designation change will aid the establishment of residential uses concise and straightforward under one designation rather than two.

- 2. Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (Chapter 36.70A RCW as amended) and any applicable county-wide planning policies; and**

The proposed amendment is consistent with the following planning goals found in RCW 36.70A.020:

(2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development. This amendment would enable higher density development.

(4) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock. This amendment would enable variety of residential densities and housing types in the future.

(5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities. With the increased focus on economic development in the Wenatchee Valley and Chelan County, this amendment would enable residential development in a higher density providing homes for those establishing expanding or new businesses.

(11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts. This amendment would eliminate the conflict of the existing split designation/zoning.

The proposed amendment is consistent with the following County-Wide Planning Policies:

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Policy 2: Promotion of contiguous and orderly development and the provision of urban governmental services to such development. This amendment would eliminate the conflict of the existing split designation/zoning, promoting contiguous and orderly development in congruent with the existing surrounding development.

Policy 7: County-wide economic development and employment. With the increased focus on economic development in the Wenatchee Valley and Chelan County, this amendment would enable residential development in a higher density providing homes for those establishing expanding or new businesses.

**3. A statement of how the amendment complies with or supports the comprehensive plan's goals and policies; and**

The proposed amendment supports the Chelan County Comprehensive Plan's goals and policies by encouraging future residential development within residential designations as a way to provide for an adequate supply of land to accommodate housing needs and strategies (Goal LU 1). It also supports and encourages infill of vacant and underdeveloped land in existing residential areas (Policy LU 1.5). This property has been designated for residential uses for decades, and this Comprehensive Plan Land Use designation and zoning designation change will aid the establishment of residential uses in the future, in a concise and straightforward manner under one designation rather than two.

**4. A detailed statement on how the land use designation amendment complies with comprehensive plan land use designation/siting criteria; and**

The map amendment will comply with the surrounding designation by making the subject property the same designation as the adjacent parcels to the southwest, south, east, and northeast; Rural Village. This amendment will correct the split designations of Rural Residential/Resource 5 (RR5) and Rural Village (RV), and bring the property under a single designation of Rural Village (RV).

**5. A statement of how the amendment is consistent with and supported by the capital facility element and the transportation element of the comprehensive plan, or if not, what changes to these elements would be required; and**

This amendment is consistent with and supported by the Capital Facilities Element. The necessary public services and facilities in order to sustain residential growth and maintain stability of the local economy in this area, are present. This amendment will not require a reprioritization of capital improvements, nor will it result in a reduction in the level of service for this area. The County and PUD who work collaboratively in this area, will not be negatively impacted by this amendment.

This amendment is consistent and supported by the Transportation Element. The transportation system in this area currently provides a moderate level of service. The transportation system would not be negatively impacted by this amendment.

This area was already designated for residential growth and development. Removing one residential designation and expanding another residential designation will not negatively impact these Elements. This amendment will bring the property uniformly under one designation.

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

The existing land uses surrounding the subject properties are residential in nature, as the zoning for all of the adjacent parcels is residential. The proposed change would not have an impact on the surrounding properties, as they are all residentially designated. The proposed amendment is more appropriate than the existing land use designations because the property for several reasons. First, the property currently has split designations of Rural Residential/Resource 5 (RR5) and Rural Village (RV), making future residential development unnecessarily more challenging. Second, this property has been designated for residential uses for decades, and this Comprehensive Plan Land Use designation and zoning designation change will aid the establishment of residential uses concise and straightforward under one designation rather than two.

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

This amendment will not affect lands designated as resource lands of long term commercial significance and/or critical areas.

8. How would the proposed amendment affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan; and

This amendment would help facilitate and accommodate the projected growth of residential development over a twenty-year planning period. The subject parcel is owned by the adjacent property owner to the north. This amendment would allow the existing residential uses in this area to continue to grow.

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

This amendment would serve the interests of the public as a whole within Chelan County by allowing the existing residential uses in this area to continue to grow more easily and thus provide necessary and needed housing amid continued, strong economic development within the Wenatchee Valley. Bringing the current two designations under one designation would encourage and simplify developing residentially, benefiting the public as a whole, and positively impacting public health, safety and welfare.

10. For any proposed urban growth area boundary changes submitted pursuant to Section 14.14.040, a detailed statement describing:

- (a) That the designated area of expansion is contiguous to an existing UGA; and

No change to the Urban Growth Boundary is proposed.

- (b) How the area is characterized by urban growth; and

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N/A

**(c) The availability of or plans of urban governmental services; and**

N/A

**(d) The compatibility of the proposal with designated natural resource lands and the protection of designated critical areas; and**

N/A

**(e) That there is insufficient land within the existing urban growth area to permit the urban growth that is forecast to occur in the twenty-year time frame covered by the comprehensive plan, or there can be shown an overriding public interest which shall clearly demonstrate that the amendment of the urban growth area is necessary to protect the health, safety, and welfare;**

N/A

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## **SEPA ENVIRONMENTAL CHECKLIST**

**UPDATED 2014**

### ***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:*** [\[help\]](#)

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:*** [\[help\]](#)

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

## **A. background** [\[help\]](#)

### **1. Name of proposed project, if applicable:** [\[help\]](#)

Comprehensive Plan Land Use Map Amendment and Zone Change Project

### **2. Name of applicant:** [\[help\]](#)

Shiloh Burgess

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**3. Address and phone number of applicant and contact person: [\[help\]](#)**

CPA 19 003

Shiloh Burgess  
1605 Easy Street  
Wenatchee, WA 98801  
509-264-4680

**4. Date checklist prepared: [\[help\]](#)**

February 20, 2019

**5. Agency requesting checklist: [\[help\]](#)**

Chelan County

**6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)**

This comprehensive plan amendment should be complete sometime in December 2019, and the zone change in the Spring of 2020.

**7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)**

Yes, this comprehensive plan amendment and zone change would facilitate future residential development.

**8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)**

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. [\[help\]](#)**

No

**10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)**

Comprehensive Plan Land Use Map Amendment (Chelan County)  
Zone Change (Chelan County)

**11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to**

**describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)**

The applicant proposes to change the Comprehensive Plan Land Use designation and zoning designation from split designations of Rural Residential/Resource 5 (RR5) and Rural Village (RV) to the single designation of Rural Village (RV) for the subject parcel, within Chelan County. There are no residential uses established on this property currently, but residential uses may be established in the future. This property has been designated for residential uses for decades, and this Comprehensive Plan Land Use designation and zoning designation change will aid the establishment of residential uses in the future, in a concise and straightforward manner under one designation rather than two.

- 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. [\[help\]](#)**

The property is located in north Wenatchee on Lower Monitor Road, Wenatchee, WA 98801, Chelan County (Sheets 1 and 2), assessor # 23-20-18-430-156; Latitude and Longitude 47.4824° N; -120.3762° W; Township 23 N, Range 20 E., Section 18.

## **B. ENVIRONMENTAL ELEMENTS [\[help\]](#)**

### **1. Earth**

#### **a. General description of the site [\[help\]](#)**

(circle one): ☒ Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

The property consists of mostly flat, agriculturally developed land. On the south end of the property, there is a gully with a stream. This area is naturally vegetated with riparian and shrub steppe vegetation.

#### **b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)**

15% in the gully. The rest of the property is relatively flat.

#### **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. [\[help\]](#)**

Soil mapped for the property on the USGS soil survey website (<http://websoilsurvey.nrcs.usda.gov>) are Burch loam, 3 to 8 percent slopes (BvB), Cashmont sandy loam, 3 to 8 percent slopes (CcB), Cashmont gravelly sandy loam, 15 to 25 percent slopes (CdD), and Terrace escarpments (Te). There is agricultural land of long-term commercial significance at this location. The current proposal will not result in the removal of any agricultural soil.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

None apparent. Soil on this property is typically not unstable.

- 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. [\[help\]](#)

Does not apply.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Does not apply.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Does not apply.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Does not apply.

## 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. [\[help\]](#)

Does not apply.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

Does not apply.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Does not apply.

## 3. Water

- a. Surface Water: [\[help\]](#)

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

The property contains a Type F stream along the southern portion of the 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. [\[help\]](#)

Yes, a portion of the property is within 200 ft of this stream; however, no work is proposed as part of this application.

- 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. [\[help\]](#)

Does not apply.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Does not apply.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No. There is no mapped floodplain in this location.

- 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. [\[help\]](#)

Does not apply.

**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. [\[help\]](#)

Does not apply.

- 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. [\[help\]](#)

Does not apply.

**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. [\[help\]](#)

Does not apply.

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

Does not apply.

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

Does not apply.

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

Does not apply.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

- ☒ 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? [\[help\]](#)

Does not apply.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

Species listed under the ESA that may be present in the vicinity of the property include Ute ladies'-tresses (*Spiranthes diluvialis* – threatened). No Ute ladies'-tresses were identified on site, and suitable habitat is not present.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Does not apply.

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



None known

## 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. Examples include: [\[help\]](#)**

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. [\[help\]](#)**

Does not apply.

- c. **Is the site part of a migration route? If so, explain. [\[help\]](#)**

Yes. The area is also used as a migration route by waterfowl.

- d. **Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)**

Does not apply.

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

None known.

## 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. [\[help\]](#)**

Does not apply.

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)**

Does not apply.

- 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: [\[help\]](#)**

Does not apply.

## 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. [\[help\]](#)

Does not apply.

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

Does not apply.

- 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.

Does not apply.

- 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.

Does not apply.

- 4) Describe special emergency services that might be required.

Does not apply.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Does not apply.

**b. Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Does not apply.

- 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. [\[help\]](#)

Does not apply.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Does not apply.

**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. [\[help\]](#)**

The site is currently used as agricultural property, and the adjacent properties are currently used as residential properties. The proposal will not negatively affect current land uses on nearby or adjacent properties.

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

Yes, the property is currently an active orchard for tree fruit growing. There will be no conversion of the existing used as a result of this proposal.

- 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:**

Does not apply.

- c. **Describe any structures on the site. [\[help\]](#)**

There is a garage on site, adjacent to Easy Street.

- d. **Will any structures be demolished? If so, what? [\[help\]](#)**

Does not apply.

- e. **What is the current zoning classification of the site? [\[help\]](#)**

Split zoning: Rural Residential/Resource 5 (RR5) & Rural Village (RV)

- f. **What is the current comprehensive plan designation of the site? [\[help\]](#)**

Split designations: Rural Residential/Resource 5 (RR5) & Rural Village (RV)

- g. **If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)**

Does not apply

- h. **Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)**

No

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Does not apply.

j. Approximately how many people would the completed project displace? [\[help\]](#)

Does not apply

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

Does not apply.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The proposal must comply with the Chelan County Comprehensive Plan.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Does not apply.

## 9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Does not apply

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Does not apply

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None proposed.

## 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? [\[help\]](#)

Does not apply.

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

Does not apply.

**c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)**

Does not apply.

**11. Light and glare**

**a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)**

Does not apply.

**b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)**

Does not apply

**c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)**

Does not apply

**d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)**

Does not apply.

**12. Recreation**

**a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)**

None.

**b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)**

No

**c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)**

Does not apply.

**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 located on or near the site? If so, specifically describe. [\[help\]](#)**

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. [\[help\]](#)

None known on or adjacent to the site.

- 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. [\[help\]](#)

The tribes and DAHP will be noticed as a part of the Chelan County's public process.

- 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.

Does not apply.

#### 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. [\[help\]](#)

The site is serviced by Lower Monitor Road and Easy Street. (County Roads).

- 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? [\[help\]](#)

Wenatchee is serviced by Link Transit. There is a bus stop at the corner of American Fruit Road and Easy Street, north of this property, and another bus stop south of the property on the corner of Easy Street and Lower Monitor Road.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Does not apply.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

Does not apply.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

Does not apply.

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

Does not apply.

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

Does not apply

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Does not apply.

#### 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. [\[help\]](#)

Does not apply.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Does not apply.

#### 16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)  
☒ electricity, natural gas, ☒ water, ☒ refuse service, ☒ telephone, sanitary sewer, septic system,  
 other \_\_\_\_\_

All of these services are available to the property or available at the site.

- 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. [\[help\]](#)

Does not apply.

**C. Signature [HELP]**

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

Signature: Shirley Rogers

Name of signee SHIRLEY ROGERS

Position and Agency/Organization \_\_\_\_\_

Date Submitted: 2/28/2019



**D. Supplemental sheet for nonproject actions** HELP

(IT IS NOT NECESSARY to use this sheet for project actions)

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

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

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

The near future use of the property will continue to be agricultural uses. The distant future may entail the development of residential uses. If residential uses are established consistent with the land use designation and zoning designation, there will be an increase in emissions to air and noise associated with standard residential uses.

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

Compliance with all applicable regulations.

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

This proposal will not affect plants, animals, fish or marine life. The property has little to no habitat quality due to the existing agricultural use, with the exception of the gully that is naturally vegetated.

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

Compliance with all applicable regulations.

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

This proposal will not deplete energy or natural resources.

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

None proposed.

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

This proposal would not use or affect any environmentally sensitive areas or areas designated for governmental protection.

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

Compliance with all applicable regulations.

**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?**

This proposal would allow the existing agricultural uses to continue in compliance with the comprehensive plan and zoning designation, and it would allow for residential uses to be developed in the future. There are no shoreline uses within close proximity of this property.

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

Compliance with all applicable regulations.

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

This comprehensive plan amendment/zone change would not increase demands on transportation or public services and utilities. The transportation system would not be negatively impacted by this amendment. The necessary public services and utilities are already in place for the existing uses.

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

None proposed.

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

This proposal will not conflict with local, state, or federal laws or requirements for the protection of the environment.

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