



Chelan County Planning Commission

Chair: Carl Blum

Vice Chair: Vicki Malloy

Commissioners District 1: Vicki Malloy, Ryan Kelso, James Wiggs
Commissioners District 2: Jim Newberry, Ed Martinez, Joel Walinski
Commissioners District 3: Carl Blum, Pat Hammersmith, Doug England

Meeting Agenda

Wednesday, May 26, 2021 at 7:00 P.M.

Chelan County Community Development

In response to the [Governor's Proclamation 20-28](#), the Planning Commission will hold all of their Regular and Special Meetings via Zoom Video Conference until further notice. Click the link below to join the meeting, beginning at 7:00 pm on May 26, 2021.

Join Zoom Meeting

<https://us02web.zoom.us/j/85990858836?pwd=cWVEZFBDdTIjUnlZNW9CV0Y1U3F5QT09>

Meeting ID: 859 9085 8836

Passcode: 928756

Call Meeting to Order

I. Administrative

II. Public Comment Period

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

III. Old Business

IV. New Business

A. Hearing for ZTA 21-196 Icicle Valley Design Review Overlay District text amendment.

V. Discussion, at the Chair's discretion

VI. Adjournment *Meeting will go no longer than 9:00 PM.*

Materials available on the Community Development website

Any person may join this meeting via Zoom Video conference, of which the link is provided on the Chelan County Website. A Copy of the Agenda may be reviewed online <https://www.co.chelan.wa.us/community-development/pages/planning-commission> or requesting it by email at CD.Director@co.chelan.wa.us

Chelan County has been recording Planning Commission meetings which will continue to be accessible on the Community Development Planning Commission web page shortly after the meeting takes place. If you need special accommodations to view the meetings while they take

place, please contact us immediately at 509-667-6225 to set up a place for you to do so on the County Campus. Keep in mind you would be required to wear personal protective equipment and maintain social distancing guidelines at all times.

**Next Regular Meeting
June 23, 2021 at 7:00 pm via Zoom**

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



CHELAN COUNTY PLANNING COMMISSION MINUTES

Chelan County Planning Commission
Chelan County Community Development VIA ZOOM

Date: April 28, 2021

Called to Order: 7:03 PM
316 Washington St., Suite 301
Wenatchee, WA 98801

CALL TO ORDER

Meeting was called to order at 7:03 pm.

COMMISSIONER PRESENT/ABSENT

Ryan Kelso	Present	Carl Blum	Present
Vicki Malloy	Present	Jim Newberry	Present
Pat Hammersmith	Present	Ed Martinez	Present
James Wiggs	Present	Joel Walinski	Present
Doug England	Present		

STAFF PRESENT

Jim Brown, Director
Catherine Lorbeer, Assistant Director
Alex White, Planner II
Wendy Lane, Permit Clerk

PUBLIC PRESENT

ZOOM MEETING – 29 PARTICIPANTS INCLUDING STAFF AND PC MEMBERS

Vice Chair Vicki Malloy asked the Planning Commission members if all had read the minutes from the March 24, 2021, meeting.

Vice Chair Vicki Malloy pointed out, that on page two, an error was made in the motion to keep the Geological Technical Report valid for five years instead of three years. The numbers were reversed in the minutes and therefore in error.

MOTION:

Motion made by Commissioner Ed Martinez, second by Commissioner Ryan Kelso, to correct the motion in the March 24, 2021, minutes to read, “to keep the Geological Technical Report valid for five years instead of three years.”

Vote – Unanimous

Motion carries

MOTION:

Motion made by Commissioner Doug England, second by Commissioner Joel Walinski, to approve the corrected minutes from the March 24, 2021, meeting.

Vote – Unanimous

Motion carries.

PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

None

OLD BUSINESS:

Shoreline Master Program (SMP) – Deliberation and Recommendation to the Board of County Commissioners for Periodic Review Limited Amendment ZTA 21-069

Assistant Director Catherine Lorbeer presented the Shoreline Master Program Periodic Review for the Planning Commission to recommend to the Board of County Commissioners.

The floor was opened for the Commissioners to ask questions of staff and consultants.

There was a discussion among the group on how and why the public comments were handled in a summary format. Assistant Director Catherine Lorbeer answered questions and provided additional information on how that decision was reached.

Discussion continued within the group on areas of concern about the SMP draft. Staff participated by relating pertinent information and fielding questions.

MOTION:

Motion made by Commissioner Ryan Kelso, second by Commissioner Jim Newberry, to have the word “replace” continue and stay intact under 6.24 Pre-existing Residential Structures, Item B.

There was a discussion among the Commissioners with regard to the motion. Director Jim Brown contributed as needed.

Commissioner Ryan Kelso wanted to amend his motion to state that “structures may be entirely replaced so long as the footprint does not exceed the existing footprint of the nonconforming where located.”

Concerns about the amended motion were discussed. Staff assisted with scenarios to explain how the draft was obtained. There were also explanations on the definition of a nonconforming structure.

There was not a second on the amended motion.

Back to the original motion - under 6.24 Pre-existing Residential Structures, Item B, “structures may be replaced, enlarged, or expanded, etc.”

Vote – Commissioners Kelso, Newberry, Blum, Walinski, Wiggs, and Malloy approve; Commissioners Martinez, England, and Hammersmith oppose.

Motion carries.

After the vote, discussion continued with regard to the motion.

Vice Chair Vicki Malloy moved the meeting forward by asking Assistant Director Catherine Lorbeer if she had concluded her presentation on the Shoreline Master Program (SMP) Periodic Review. Ms. Lorbeer stated that she had and that the team was ready for additional questions that the Commissioners might have on the draft. Otherwise she would recommend that the Planning Commission make a motion to send the draft forward to the County Commissioners.

Commissions continued to discuss the SMP periodic review draft. Staff interjected as needed to assist in the understanding of the document.

Vice Chair Vicki Malloy suggested a motion to recommend the approval of the Shoreline Master Program Periodic Review Limited Text Amendment to address updates to state law inconsistencies, administrative provisions and other limited amendments, except as found under 6.2.4 Preexisting Residential Structures, Item B - structures may be replaced, enlarged or expanded. Keeping in the word “replaced” in ZTA 21-069 based on the finding of fact and conclusion of law contained in the April 28, 2021, staff-report.

MOTION:

Motion made by Commissioner Ed Martinez, second by Commissioner Doug England, to approve Vice Chair Vicki Malloy’s recommended motion.

Vote – Unanimous

Motion carries.

DISCUSSION, at the CHAIR’s DISCRETION:

Chairman Carl Blum and Director Jim Brown gave updates on Short-term Rentals. A rough timeline was revealed and a course of action was disclosed.

Director Jim Brown also gave an update on Code Enforcement. He informed the Commissioners on what has been accomplished and what still a work in progress.

ADJOURNMENT

MOTION:

Motion made by Commissioner Ryan Kelso, seconded by Commissioner Carl Blum, to adjourn the meeting.

Vote – unanimous

Motion carries.

Meeting Adjourned at 8:33 pm.

Next Planning Commission Meeting to be held on May 26, 2021, at 7:00 pm, – a Zoom meeting.

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

DRAFT



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

STAFF REPORT

TO: Chelan County Planning Commission
FROM: Chelan County Community Development
HEARING DATE: May 26, 2021
FILE NUMBER: ZTA 21-196, Icicle Valley Design Review Overlay Text Amendment

RECOMMENDED MOTION

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

A. Move to recommend **approval** of the Icicle Valley Design Review Overlay Text Amendment to add existing design guidelines to Appendix B and remove committee reference, given file number ZTA 21-196, based upon the findings of fact and conclusions of law contained within the May 26, 2021 staff report.

GENERAL INFORMATION

Expedited state agency review	Initiated May 13, 2021
Planning Commission Hearing	May 26, 2021
Board of County Commission Hearing	July 13, 2021 tentative

STATE ENVIRONMENTAL POLICY ACT REVIEW (SEPA)

The proposed Development Regulation Text Amendment is exempt per WAC 197-11-800(19)(b).

BACKGROUND

The proposed text amendments serve to clarify and modernize project review within the Icicle Valley Design Review Overlay District (IVDROD). Existing design guidelines will be added to an appendix for more convenient use and design review will continue to be applied to proposed development.

Under Resolution 83-33, the Board of County Commission appointed an advisory committee to help preserve the unique natural resources and scenic values of the Icicle Valley. Resolution 83-33 contained an expiration date of April 5, 1986. In subsequent years, the Board extended the advisory committee by resolution, with the final expiration occurring on March 31, 2010. However, the obsolete code provisions referencing the advisory committee were not removed in a timely manner, creating ambiguity about design review procedures and pending applications. Therefore, the situation requires expeditious action to update the code.

AGENCY AND PUBLIC COMMENT

The required state agency review with the Department of Commerce (COM) and other state agencies was initiated on May 13, 2021, pursuant to RCW 36.70A.106. Public noticing requirements have also been met. The Planning Commission will accept testimony during the public hearing.

COMPREHENSIVE PLAN

Chelan County represents the long-term vision for future land uses and development. For the county-initiated text amendments, the merits of the requested change must be demonstrated as being consistent with adopted goals and policies.

The following Comprehensive Plan goals and policies are relevant to the proposed request for ZTA 21-196:

- LU 1.1: Promote improved neighborhood character and compatibility through unified design and site requirements for both site built homes and manufactured and modular housing.
- LU 1.2: Protect residential neighborhoods from impacts associated with incompatible land uses through application of development standards and permit conditioning.
- LU 4: Preserve the integrity of significant natural, historic, and cultural features by minimizing the impacts of development.
- LU 4.1: Encourage development that is compatible with the natural environment and minimizes impacts to significant natural and scenic features.
- RE 1: Maintain a balance between human uses and the natural environment in rural areas of the County.
- RE 2: Maintain natural environment features that support and enhance natural resource-based economic activities, wildlife habitats, traditional rural lifestyles, outdoor recreation, and open space.

REVIEW CRITERIA

Pursuant to Chelan County Code (CCC) Section 14.14.047, the following general review criteria for development regulation text amendments were used to evaluate the proposed changes.

1. *The proposal is necessary to address a public land use issue or problem; and*

Finding of Fact: The proposed text amendment will clarify language within the Icicle Valley Design Review Overlay District (IVDROD), address ambiguity, and improve predictability about design review procedures.

Conclusion: The proposed amendments will ensure new development is compatible with the character of existing residential and scenic areas.

2. *The proposed amendment is consistent with the requirements of the Washington State Growth Management Act (Chapter 36.70A RCW as amended) and any applicable county-wide planning policies; and*

Finding of Fact: The Growth Management Act (GMA) under RCW 36.70A.020 contains planning goals that include, but are not limited to, 4) Housing, 7) Permits and 10) Environment. The GMA Housing Goal encourages the availability of affordable housing to all economic segments of the population of this state, promotes a variety of residential densities and housing types, and encourages preservation of existing housing stock. The GMA Permits Goal states that applications for local government permits should be processed in a timely and fair manner to ensure predictability. The GMA Environment Goal focuses on protecting the environment and enhancing the state's high quality of life, including air and water quality, and the availability of water. The proposed text amendment will retain existing design guidelines in the IVDROD, ensure predictability for proposed development, and support environmental protection of a distinctive scenic area.

County-wide Planning Policies provide guidance to coordinated planning with the public and other affected jurisdictions.

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

3. *The text amendment complies with or supports the comprehensive plan's goals and policies, or how amendment of the plan's goals or policies is supported by changing conditions or state or federal mandates; and*

Finding of Fact: The proposed amendments support goals RE1 and RE2 because a balance will be maintained between human activity and the natural environment. The proposal also supports policy LU 4.1 because the proposed project designs will consider the relationship with the natural environment from both aesthetic and environmental perspective. Capitalizing on natural features enhances the quality of new development while minimizing potential adverse impacts and exposure.

Conclusion: The proposed amendment would be consistent with and does support the goals and policies of the Chelan County Comprehensive Plan.

4. *The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated; and*

Finding of Fact: The IVDROD helps preserve the unique natural resources and scenic values of the Icicle Valley. No adverse effects are expected as a result of the proposed text amendment. As development occurs, it will be evaluated in relation to designated critical areas and resource lands.

Conclusion: The proposed text amendments does not appear to adversely affect lands designated as resource lands of long-term commercial significant or designated critical areas in ways that cannot be mitigated.

5. *The proposed amendment would serve the interests of the public as a whole, including health, safety or welfare.*

Finding of Fact: Removing obsolete code provisions supports timely project review and adds clarity and predictability to design review procedures.

Conclusion: The proposed text amendments would serve the public interest.

FINDINGS OF FACT

1. Chelan County adopted Title 14, Development Permit Procedures and Administration outlining provisions relating to the amendment of Development Regulations consistent with RCW 36.70A. Pursuant to CCC Section 14.13.030, the situation necessitates expeditious action to preserve the health, safety and welfare of the public. The County followed the procedures required for text amendments.
2. Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and Chelan County Code outline provisions relating to the amendments to Development Regulations. The County used the applicable guidelines and regulatory review criteria for the proposed text amendment.
3. RCW 36.70A.210 requires that the Comprehensive Plan be consistent with the provisions of the adopted County-Wide Planning Policies. RCW Chapters 36.70 and 36.70A authorize the adoption of development regulations.
4. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11 SEPA Rules have been satisfied. The proposed Development Regulation Text Amendment is exempt per WAC 197-11-800(19)(b).
5. The required state agency review with the Department of Commerce (COM) and other state agencies initiated on May 13, 2021, Submittal ID No. 2021-S-2659 (Attachment 1), pursuant to RCW 36.70A.106.
6. A request for a Development Regulation Text Amendment to add existing design guidelines to Appendix B and remove committee references.
 - a. As recommended, the proposed changes are consistent with the Chelan County Comprehensive Plan as outlined in this staff report.

CONCLUSIONS OF LAW

1. The amendments to the Development Regulations are consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.
2. The amendments are necessary to address a public land use issue or problem.
3. The amendments do not adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
4. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.
5. The amendments are consistent with Chelan County Code Title 14 Development Permit Procedures and Administration.
6. The requirements of RCW 43.21C, the State Environmental Policy Act and WAC 197-11 SEPA Rules have been satisfied.

STAFF RECOMMENDATION

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

- A. Move to recommend **approval** of the Icicle Valley Design Review Overlay Text Amendment to add existing design guidelines to Appendix B and remove committee reference, given file number ZTA 21-196, based upon the findings of fact and conclusions of law contained within the May 26, 2021 staff report.

Attachments:

1. Acknowledgement Letter from WA Dept. of Commerce
2. ZTA 21-169 Text Amendment with Appendix B



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

05/13/2021

Ms. Catherine Lorbeer
Assistant Director
Chelan County
316 Washington Street Suite 301
Wenatchee, WA 98801

Sent Via Electronic Mail

Re: Chelan County--2021-S-2659--Request for Expedited Review / Notice of Intent to Adopt Amendment

Dear Ms. Lorbeer:

Thank you for sending the Washington State Department of Commerce (Commerce) the Request for Expedited Review / Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

ZTA 21-196 Icicle Valley Design Review Overlay Text Amendment to add existing design guidelines to Appendix B and remove committee reference.

We received your submittal on 05/13/2021 and processed it with the Submittal ID 2021-S-2659. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 07/12/2021.

You requested expedited review under [RCW 36.70A.106\(3\)\(b\)](#). We have forwarded a copy of this notice to other state agencies for expedited review and comment. If one or more state agencies indicate that they will be commenting, then Commerce will deny expedited review and the standard 60-day review period (from date received) will apply. Commerce will notify you by e-mail regarding of approval or denial of your expedited review request. If approved for expedited review, then final adoption may occur no earlier than fifteen calendar days after the original date of receipt by Commerce.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Scott Kuhta, (509) 795-6884.

Sincerely,

Review Team
Growth Management Services

Chapter 11.72

ICICLE VALLEY DESIGN REVIEW OVERLAY DISTRICT

Sections:

- 11.72.010 Applicability.
- 11.72.020 ~~Design review committee~~ Reserved.
- 11.72.030 ~~Review responsibilities~~ Reserved.
- 11.72.040 Permitted uses.
- 11.72.050 Conditional uses.
- 11.72.060 Uses prohibited.
- 11.72.070 Minimum development standards.
- 11.72.080 Design review guidelines.

11.72.010 Applicability.

The following lands are subject to the provisions of this district:

- (1) Sections 29, 27, 31, 33, 35, Township 25N., Range 16 E.W.M;
- (2) Sections 1, 3, 5, 7, 9, 11, 13, 15, 17, 23, 27, and 35, Township 24N., Range 16 E.W.M.; and
- (3) Sections 7, 17, 19, 21, 27, 29, 31 and 33, Township 24N., Range 17 E.W.M. (Res. 2000-129 (part), 10/17/00).

The provisions of this chapter shall apply to any land use or development under county jurisdiction that is proposed to be located within Icicle Valley Design Review Overlay District with the exception of residential footprint expansions less than fifty percent.

11.72.020 ~~Design review committee.~~ Reserved.

~~For the Icicle Valley design review overlay area, the design review shall consist of five voting members who shall be registered voters and/or property owners within the Leavenworth planning area. They shall be assisted by technical, ex officio members, including a professional hydrologist, a public health sanitarian, a professional forester, the Forest Service landscape architect, a wildlife biologist, and a fire prevention specialist. All members shall be appointed and shall serve in accordance with the provisions of the design review committee ordinance. (Chelan County adopted Icicle Valley design review committee regulations by the enactment of Resolution 83-33, 4/5/1983). (Res. 2000-129 (part), 10/17/00).~~

11.72.030 ~~Review responsibilities.~~ Reserved.

~~The Icicle Valley design review committee shall review and make recommendations on matters subject to a local government permit process including conditional use permits, variances, zone changes, planned unit developments, shoreline substantial development permits, comprehensive plan modifications, short and major subdivisions. The design review committee shall utilize the design review guidelines outlined in Section 11.72.080. (Res. 2000-129 (part), 10/17/00).~~

11.72.040 Permitted uses.

In the Icicle Valley design review overlay district, uses are permitted as conditional uses as outlined in Section 11.72.050, except the following:

- (1) Agricultural uses;
- (2) Forestry uses. (Res. 2000-129 (part), 10/17/00).

11.72.050 Conditional uses.

In the Icicle Valley design review overlay district, uses listed as conditional uses in the underlying zone are not permitted as conditional uses. The following uses and their accessory uses are permitted when authorized in accordance with Chapter 11.93 and the adopted Icicle design review guidelines:

- (1) Single-family dwellings outside existing subdivisions;

(2) Sustainable timber harvest, when the area exceeds five acres in area, only in those instances where a conversion from timber production to some other form of land use;

(3) Private roads and access drives;

(4) Short-term mineral extraction. (Res. 2000-129 (part), 10/17/00).

11.72.060 Uses prohibited.

In the Icicle Valley design review overlay district, uses not listed as permitted, accessory or conditional uses shall be prohibited. (Res. 2000-129 (part), 10/17/00).

11.72.070 Minimum development standards.

The following minimum development standards shall apply in the overlay district:

(1) Heliports shall be permitted as a conditional use only in conjunction with temporary logging operations (not to exceed more than three hundred sixty-five consecutive days).

(2) Residential and Other Structures.

(A) A cistern, well, or pond with five-hundred gallon minimum storage capacity, along with powered pumping system and at least two hundred feet of hose shall be provided for each residence or other principal structure;

(B) All stilted foundations shall be enclosed;

(C) Roofs shall be made of noncombustible materials as described in the International Building Code;

(D) All chimneys shall be equipped with an approved spark arrestor, and all tree branches within fifteen feet of a chimney shall be removed;

(E) All weeds and combustible debris (except for small scattered ornamental(s)) shall be cleared for a distance of at least thirty feet from each structure;

(F) Trees within one hundred feet of residences and other principal structures shall be thinned so that crowns do not touch each other, and pruned of all limbs within ten feet of the ground;

(G) A house identification number, in conformance with standards developed by the design review board, shall be placed along Icicle Road for all residential structures.

(3) All livestock enclosures shall be set back at least two hundred feet from the mean high water mark of any surface water or well. (The design review guidelines were adopted by Chelan County with the enactment of Resolution 87-42, 5/12/1987). (Res. 2000-129 (part), 10/17/00).

11.72.080 Design review guidelines.

Application review ~~The Icicle design review committee~~ shall utilize the written standards, criteria, and guidelines ~~in their review of land use permits~~ as stated in Section 11.72.030, the Icicle design review guidelines, as amended, and the Icicle access road design guidelines, dated June 11, 1986, as amended; see Appendix B. (Res. 2000-129 (part), 10/17/00).

Title 11 – Zoning
Appendix B

ICICLE VALLEY DESIGN REVIEW OVERLAY DISTRICT

DESIGN GUIDELINES

ICICLE DESIGN REVIEW GUIDELINES

Preface: The Icicle Design Review Guidelines are intended to establish a design criteria for development activities specified in the Icicle Valley Design Review Overlay District. Those development activities include road construction, clear cuts and structural developments. Modifications to the existing natural environment should, as much as possible, repeat form, line, color and texture common to the surrounding landscape. Changes in the natural landscape can occur, but should remain visually subordinate to the surrounding environment. The Icicle Valley is recognized for its visual quality and each development should be evaluated on the site's ability to accept alteration without losing its inherent visual character.

Design Criteria

1. Single family dwellings outside an existing subdivision

A. Site Location

- 1) Each individual site should utilize the best possible location in siting the structure. Existing timber stands and brush should be taken advantage of as much as possible for screening purposes.
- 2) Natural topographic features such as benches, rock outcrops and any other unique land form should be utilized in the site selection. Structures located at the far edge of forest clearings should be placed far enough from the road that they become an integral part of the landscape rather than a dominate feature.
- 3) The structure should be oriented so that the gable end faces or is perpendicular to the primary road.

B. Architectural Design

- 1) Structural design should emphasize vertical alignment through type of siding, roof line and architectural design which conforms with existing form, line, color and texture of the surrounding environment.
- 2) Natural earth tone colors should be utilized for siding, trim and metal roofing. Where possible, construction should utilize wood products or native materials (log construction, stone, etc.).
- 3) Broken rooflines with a steep pitch are encouraged for all residential structures.

- 4) Building heights shall conform to the underlying Forest Resource (FR) zoning district and/or the shoreline conservancy environment requirements.

C. Vegetation

- 1) As much naturally occurring vegetation should be retained as construction allows. A natural vegetation buffer between the structure and road corridor or shoreline should be maintained to produce a filtered effect.

- 2) Introduced vegetation or landscaping should be native or native appearing. Exposed manicured lawns should be screened in such a fashion to blend with the natural landscape.

- 3) When the building site is visible from the primary road on-site grading should be kept to a minimum, and generally for construction purposes only. Artificial forms, such as cutbanks, earth mounds, rock or slash piles, should be avoided when grading, clearing, landscaping or locating driveways.

- 4) Other than the vegetation cleared for fire purposes, layering of vegetation around the building site by diversity of species and age classes is encouraged. Layering is accomplished by selective tree cutting to achieve a mixture of conifers with both mature over and under stories, hardwoods, and dense shrubberies.

D. Setback

- 1) Setback from road or shoreline should depend on density of vegetation, steepness of slope, and viewing distance.

- 2) Staggered setbacks from adjacent structures within viewing distance is encouraged. A natural vegetation buffer between those structures should be maintained.

- 3) Structures should be located to maintain sufficient tree canopy to minimize visual impact of structures from higher vantage points.

E. Private Access Drives

- 1) Private drives serving more than one building site is encouraged. The number of private driveways accessing the primary road should be limited.

2) While the approach of the access drive to the primary road should be at a right angle, curve-linear or winding driveways to the building site should be utilized. Vegetation removal should only be done to accommodate the width of the driveway.

3) Grades for private drives should not exceed 14%. Drain dips are encouraged in lieu of culverts where slopes permit, except at the intersection of a primary road.

4) A house identification number sign, may be placed along the Icicle Road for all residential structures. It will be constructed of natural materials such as wood or stone. Identification signs are to be 8 x 16 inches in size with a brown background with ivory numbers

F. Water Quality

1) Soil test holes may be required by the Chelan-Douglas Health District. These test holes may be required during the period of normal seasonal high-water runoff. Soil test results will be used to determine the degree of porosity of the soil, and the possible need for setbacks from surface water or wells of more than 100 feet.

2) Complete plans for septic tank and acceptable water system shall be submitted with all applications.

G. Fire Protection

1) On-site fire fighting provisions are for the initial attack of the structure and the surrounding forest environment.

2) Site preparation for fire protection normally requires the removal of all fine forest fuels for a 30 foot radius around the primary structure. Specifically fine forest fuels include all weeds and combustible debris (except for small scattered ornamentals). Also, trees within 100 feet of the primary residence should be thinned so that the crowns do not touch each other and should be pruned of all dead limbs and debris within 10 feet off the ground.

3) All single family residences shall have a cistern, well, or pond with 500 gallon minimum storage capacity. Also, a powered pumping system shall be provided for each residence which can reasonably produce 18 gallons per minute for a 30 minute duration.

4) Enough fire hose should be available to reach a 100

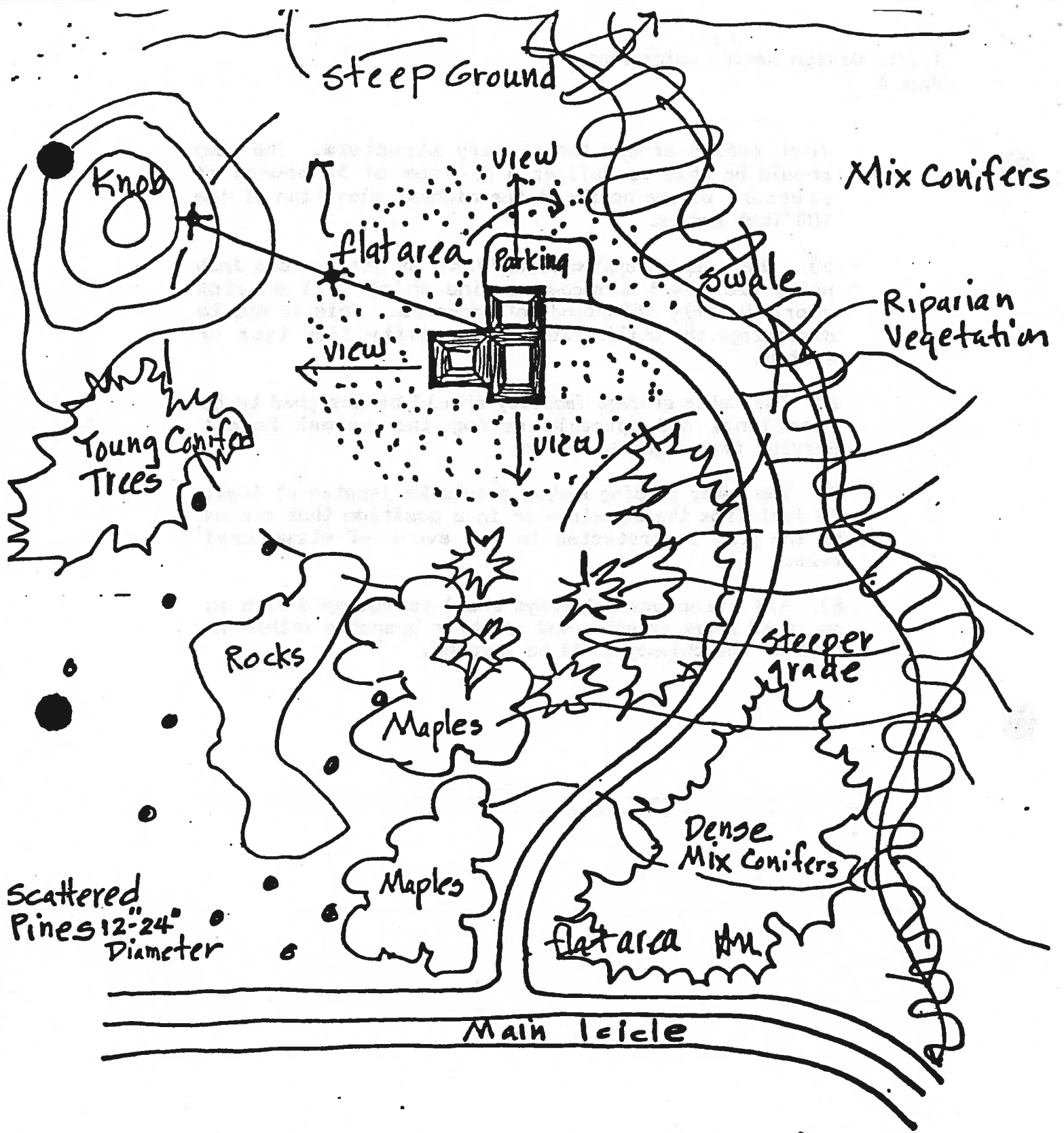
foot radius around the primary structure. The pump should be able to deliver a minimum of 50 pounds of pressure at the nozzle at the highest elevation of the 100 foot radius.

5) The pumping system should have at least a one inch port, with a 4-5 horsepower engine which will develop approximately 100 pounds of pressure. This is not to discourage the utilization of a gravity flow type of system.

6) The water storage facility should be designed to be functional and operable during the normal Forest Service fire fighting season.

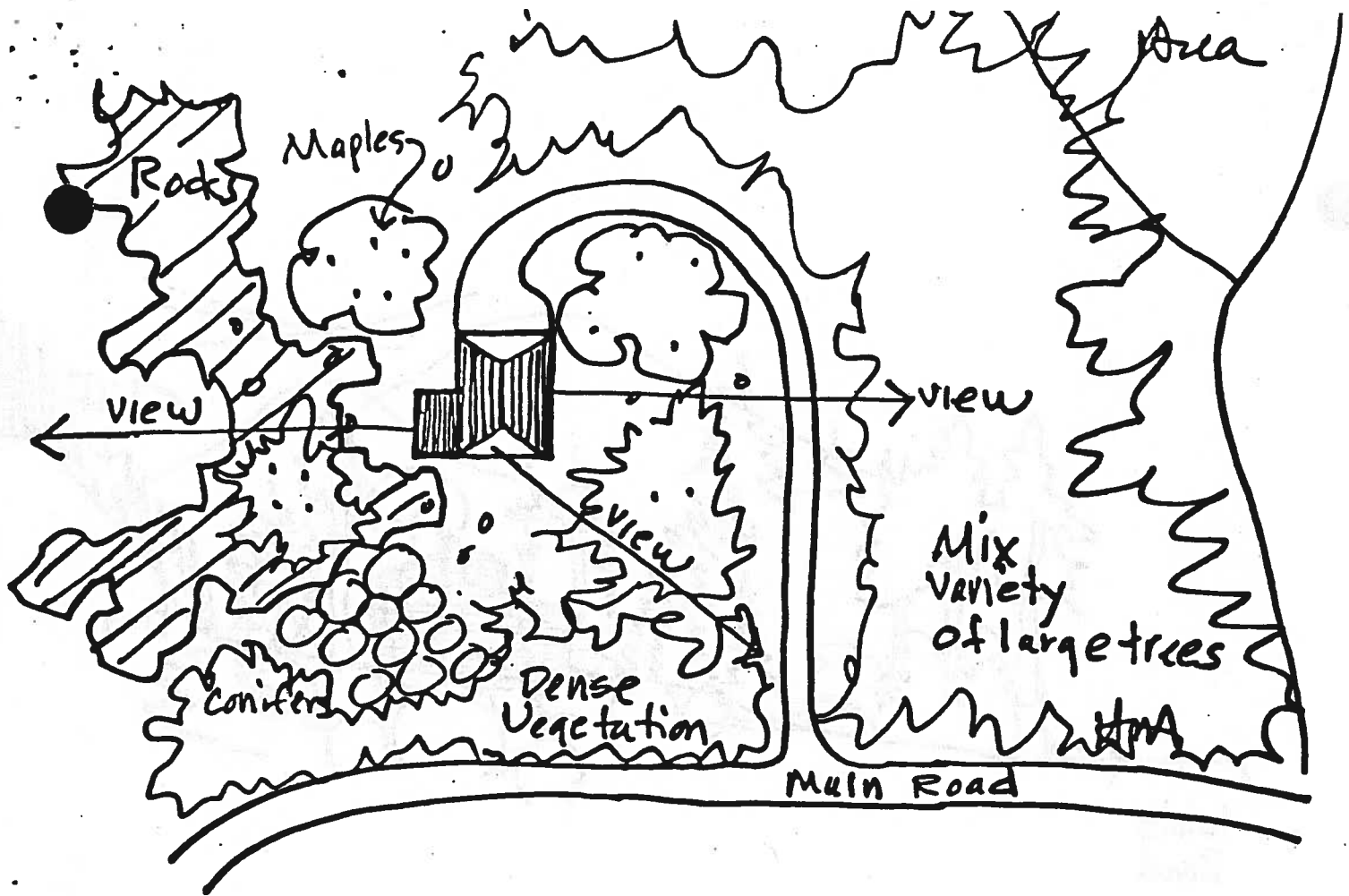
7) The water pumping system should be located at least 30 feet from the structure or in a position that access to the pump is protected in the event of structural fire.

8) All structural chimneys shall be equipped with an approved spark arrestor and all tree branches within 15 feet of the chimney shall be removed.



Plan View

North
Scale
1" = 20'-0"





Cross Section



DEPARTMENT OF BUILDING
AND FIRE SAFETY

CHELAN COUNTY

STATE OF WASHINGTON
411 WASHINGTON STREET
WENATCHEE, WASHINGTON 98801
TELEPHONE 509/664-5221 FAX 509/664-5246

ICICLE DESIGN REVIEW GUIDELINES

FIRE PROTECTION

On site fire fighting provisions are for the initial attack of the structure and the surrounding forest environment.

1. Site preparation for fire protection shall require the removal of all fine forest fuels for a 30 foot radius around the primary structure. Specifically, the fine forest fuels include all weeds and combustible debris with the exception of small scattered ornamentals.
In addition, trees within 100 feet of the primary residence should be thinned so that the crowns do not touch each other and should be pruned of all dead limbs and debris within 10 feet off the ground.
2. All single family residences shall have a cistern, well, or pond with 500 gallon minimum storage capacity. Also, a powered pumping system shall be provided for each residence which can reasonably produce 18 gallons per minute for a 30 minute duration. The pumping system should have at least a one inch port, with a 4-5 horsepower engine which will develop approximately 100 pounds of pressure. The pump should be able to deliver a minimum of 50 pounds of pressure at the nozzle at the highest elevation of use.

The water pumping system should be located at least 30 feet from the structure or in a position that access to the pump is protected in the event of structural fire.

Enough fire hose should be available to reach a 100 foot radius around the primary structure. (Contact Leavenworth Ranger District for availability of fire hose)

The water storage facility and pumping system shall be functional during the normal fire fighting season.

Note A gravity system which can meet the pressure requirements can be approved.

3. All structural chimneys shall be equiped with an approved spark arrestor (no greater than a ½" opening) and all tree branches within 15 feet of the chimney shall be removed. (see attached)

Fire

HAZARD REDUCTION

For your Safety and Protection

SCREEN

1/2" mesh screen on chimney outlet.
To prevent smoke damage, installations
should be vertical.
(See illustration)

CLEAN

All needles, and leaves off roof.

REMOVE

Limbs within 15' of chimney.
Dead limbs overhanging building.

CLEAR

All flammable vegetation
within 30' of buildings,
and such additional
clearance, up to 100 feet,
as may be directed.
(See reverse side Para. B)

See reverse side for illustration of screen installations.



CHELAN COUNTY

DEPARTMENT OF BUILDING AND FIRE SAFETY

ICICLE VALLEY ACCESS ROAD DESIGN GUIDELINES

Statement of Intent

It is the intent of these guidelines to insure the protection of the natural environment, water quality and visual character of the valley while providing specific design and construction standards for private access roads. The elements contained in these guidelines are intended to produce access roads which are functional and safe, with the least amount of visual environmental impacts.

A. Location Criteria

Publicly and privately owned lands in the Icicle Valley are recognized for their inherent visual character and quality. The natural landscape of the Icicle Valley is considered distinctive and possesses a high degree of visual quality. Retention of the valley's scenic corridor is one of the Icicle Design Review Committee's highest priorities. In order to insure the scenic integrity of the valley is protected the following locational criteria will be used to evaluate each road proposal.

1. Access roads should only be located where the least amount of environmental and visual disturbance will occur.

2. Natural topographic features such as; ridge lines, swales, outcrops and natural vegetative features should be used in screening the access road's appearance.

3. Modified or disturbed slopes which are visually evident may require some degree of mitigation. Possible mitigating measures may include: reducing the size of exposed cuts and fills, removal of waste excavation material, shaping of barrow areas, reshaping of existing or abandoned roads, retaining large rocks or outcrops in slope cuts, spreading topsoil and forest duff on disturbed soils, feathering of cleared areas, and possibly revegetation.

4. The proposed road location should indicate that the best possible location has been selected based on the area's existing topography, number of parcels being served, exposure to the primary road and distance from the primary road.

B. Design Criteria

The road design portion of the guidelines will address the actual mechanics of road construction. The type of road proposals the committee will review should be intended for passenger cars and service vehicles, with adequate turnouts and curvature radius.

1. Grade -

Minimum of 2%
Maximum of 15%

2. Width -

Minimum of 12 feet wide

Due to Forest Service requirements a double lane approach or turnout will be required as the private road intersects with the primary Forest Service road. Other critical turnouts should be required and installed at the Design Review Committee's discretion and on the recommendation of the County Engineering staff.

3. Surfacing -

A minimum of a hard packed dirt surface will be required. Each access road proposal will require the submittal of a road maintenance agreement for the Design Review Committee's review.

4. Drainage -

The use of drain dips should be encouraged where natural topography permits. Drain dip spacing should generally be 500 feet unless natural topography dictates otherwise. When grades exceed 10% culverts may be required.

5. Site Clearing -

Site clearing in most instances should be limited to the edge of the ~~designed~~ grading manipulation area. As much natural occurring vegetation should be retained as construction allows. 100% removal of slash and other excavation waste will be required.

6. Other Miscellaneous Design Features -

The County Engineer will provide the Design Review Committee with technical assistance concerning the evaluation of; cuts, fills, curvature, turnout location and width, alignment, drainage feasibility, retaining structures and other general design features.

C. Applicability -

Each access road proposal must meet the minimum design standards specified in the design criteria of the guidelines. Also, each road proposal must demonstrate that sensitive viewing areas have been preserved through proper road location. The road location should fit the natural landscape and result in a minimal ~~and~~ on-site modifications. Existing or abandoned logging roads which require no new alterations, are encouraged to be used as access roads to potential building sites. Sub-standard existing roads shall be improved to the minimum design standards. New road construction which visually disturbs the landscape may require mitigation as stated in Section A (3) of the Guidelines. The method and extent of mitigation will be determined by

Icicle Access Road Design Guidelines

June 11, 1986

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the Design Review Committee based on the locational criteria. Mitigating measures maybe included as a condition of approval for each access road application.

In order for the Design Review Committee to adequately evaluate each road proposal, the applicant shall submit a contour map which details the proposed road alignment, proposed building sites, all site modifications, significant land features and vegetational characteristics of the area. The contour map shall also indicate any wet or inundated areas and the proposed location of drain dips and drainage culverts. To evaluate road gradient, a typical road profile and cross section will also be required. Applicants are encouraged to provide supporting information in the form of photographs, slides, sketches and written narratives which support the proposed road location.