



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, Vacant, Doug England

Meeting Agenda

Wednesday, August 25, 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 July 28, 2021.

Join Zoom Meeting

<https://us02web.zoom.us/j/87929034439?pwd=STFlb2Z6eIMzSGozcnFKcTZpSDNwdz09>

Meeting ID: 879 2903 4439

Passcode: 639389

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**
 - A. 2021 Comprehensive Plan Amendment Workshop
 - B. Update on in person meetings
- IV. **New Business**
 - A. None
- 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
September 22, 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: July 28, 2021

Called to Order: 7:00 PM
316 Washington St., Suite 301
Wenatchee, WA 98801

CALL TO ORDER

Meeting was called to order at 7:00 pm.

COMMISSIONER PRESENT/ABSENT

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

STAFF PRESENT

Jim Brown, Director
Catherine Lorbeer, Assistant Director
Molly McGuire, Planner I
Wendy Lane, Permit Clerk

PUBLIC PRESENT

ZOOM MEETING – 12 PARTICIPANTS INCLUDING STAFF AND PC MEMBERS

Chairman Carl Blum introduce a couple of procedural changes that had been brought to his attention by Commissioner Doug England. From this meeting forward, a motion will not be required to approve the previous meeting minutes or adjourn the meeting so long as the Commissioners agree.

Chairman Carl Blum asked the Planning Commission members if all had read the minutes from the June 23, 2021, meeting.

Not hearing of any corrections, changes, or additions, they were approved.

PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

None

OLD BUSINESS:

2021 Draft Zoning Code Amendments Workshop

Assistant Director Catherine Lorbeer gave the workshop presentation. Included was a tentative schedule for Planning Commission meetings through November 2021. Questions and comments, from the Commissioners, were addressed throughout the workshop. Director Jim Brown assisted as needed.

NEW BUSINESS:

2021 Comprehensive Plan Amendment Workshop

Lisa Grueter, from Burk, gave the workshop presentation. Questions and comments were addressed from the Commissioners. Director Jim Brown and Assistant Director Catherine Lorbeer assisted as needed.

DISCUSSION, at the CHAIR's DISCRETION:

Chairman Carl Blum gave updates on ZTA 21-196 the Icicle Valley Design Review Overlay District Text Amendment and ZTA 19-004 Short-term Rentals. Director Jim Brown also contributed on the STR update.

Chairman Carl Blum urged Commissioners to research current code on livestock, look at surrounding counties, and talk with constituents as this will not be a trivial issue.

Future meetings will hopefully be in person, however the remodel on the Commissioner's building is putting that option on hold for now. Also waiting to see what the Governor may, or may not, do with future state mandates.

ADJOURNMENT

Meeting Adjourned at 8.35 pm.

Next Planning Commission Meeting to be held on September 22, 2021, at 7:00 pm, – a Zoom meeting.

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



CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

2021 Comprehensive Plan Map and Text Amendments Workshop Staff Report

TO: Chelan County Planning Commission
FROM: Chelan County Community Development
WORKSHOP DATE: August 25, 2021
FILE NUMBERS: CPA 21-070; CPA 21-071; CPA 21-078; CPA 21-118; and CPA 21-084

A. OVERVIEW

Chelan County has received three requests for Comprehensive Plan map amendments and has initiated two requests for Comprehensive Plan map and text amendments. This workshop will provide the Planning Commission with a brief summary of each proposal. No action is requested at this time.

Along with the Plan's narrative, the Comprehensive Plan map represents the long-term vision for future land uses and development, consistent with the Comprehensive Plan Goals and Policies.

At an upcoming public hearing, the Planning Commission will be asked to review, consider, and make a recommendation to the Board of Chelan County Commissions to approve or deny adoption of the proposed County Comprehensive Plan map and text amendments.

B. REVIEW CRITERIA

Proposed map amendments must meet the following evaluation criteria from Chelan County Code (CCC) Section 14.14.060(1):

- A. The proposal is consistent with the goals of the Growth Management Act (Chapter 36.70A RCW), and any applicable county-wide planning policies.
- B. The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies.
- C. The amendment complies with Comprehensive Plan land use designation/siting criteria.
- D. The amendment is supported by and consistent with the capital facility element and the transportation element. Amendments that would alter existing provisions of the capital facilities or transportation elements shall demonstrate why existing provisions should not continue to be in effect or why existing provisions should be amended.
- E. The amendment does not adversely affect the surrounding land uses.
- F. The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
- G. The amendment does not adversely affect the supply of land for various purposes which is available to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan.
- H. The proposed amendment serves the interests of both the applicant and the general public including public health, safety, and welfare.

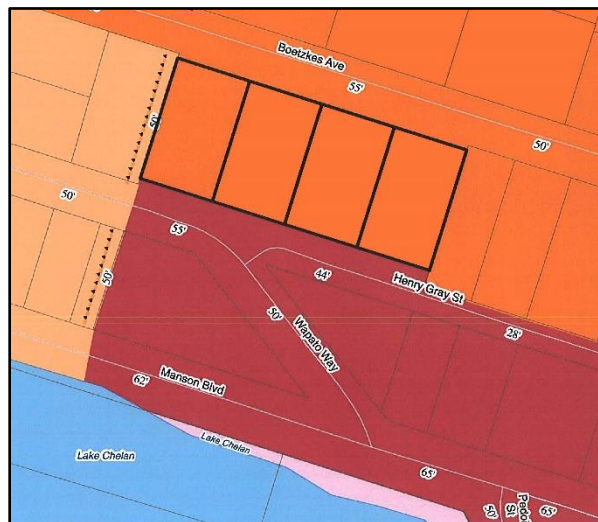
Proposed text amendments must meet the following evaluation criteria from CCC Section 14.14.047:

- (1) The proposal is necessary to address a public land use issue or problem; and

- (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
- (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
- (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
- (5) The proposed amendment would serve the interests of not only the applicant, but the public as a whole, including health, safety or welfare.

C. PROJECT DESCRIPTION – CPA 21-070 – MEDINA VACATION RENTALS

Proposal: An application for a Comprehensive Plan map amendment was submitted to change the land use designation for the subject properties (0.92 acres) from Urban Residential 3 (UR3) to Downtown Commercial (CD); both zoning districts are within the Manson Urban Growth Area. The subject property is located at 316 Wapato Way, 324 Wapato Way, 306 Henry Gray St and 298 Henry Gray St, Manson, WA and further identified by Assessor Parcel Nos: 28-21-35-696-255, 28-21-35-696-256, 28-21-35-696-257, and 28-21-35-696-259. See Attachment 1.



General Information:

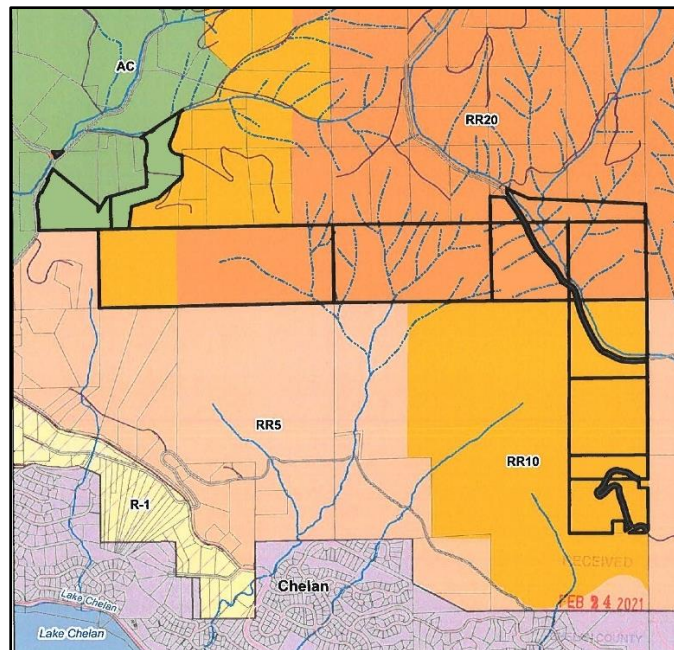
- **Density:** The current UR3 land use designation allows a density of 1 dwelling unit per 5,000 sq. ft. and would require 7,000 sq. ft. for duplex units. The maximum density is twelve (12) dwelling units per acre. Under the proposed CD designation, there is no minimum lot size when sewer is available. The existing lots share a boundary with property that is zoned CD.
- **Site Information:** Each lot currently has a 4 story 4-plex building on it.
- **Access:** Access is from Henry Gray St. and Wapato Way, county rights of way.
- **Surrounding:** The areas surrounding the subject properties are in commercial, public facility and residential use. The properties to the north and east are zoned Urban Residential 3 (UR3). Properties to the south are zoned Downtown Commercial (CD). Properties to the west are zoned Urban Residential 2 (UR2). The commercial buildings to the south, which face the subject parcels,

are the Lake Chelan Reclamation District Office, Manson's Public Library and the Manson Fire Department.

- **Proposed Land Use Designation:** The applicant is requesting to change the 0.92 acres to the Downtown Commercial (CD) land use designation. The downtown commercial district is intended for areas suited for retail, commercial, mixed small-scale uses with housing ideally on upper stories, and an active street environment with pedestrian amenities. Alternative parking options and parking behind or to the side of structures should be developed to facilitate new development and redevelopment of lands within this designation.

D. PROJECT DESCRIPTION - CPA 21-071 - HENDERSON

Proposal: An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject properties (461.68 acres) from Rural Residential/Recreational 10 acres (RR10), Rural Residential/Recreational 20 acres (RR20), and Commercial Agricultural Lands (AC) to Rural Residential/Recreational 5 acres (RR5). The subject property is located at NNA, Chelan, WA; and identified by Assessor's Parcel No(s): 28-22-34-440-050, 28-22-35-330-000, d,28-2235-420-050, 28-22-35-440-000, 27-22-02-110-000, 27-22-02-140-000, 27-22-02-410-050, 27-22-02-410-060, 28-22-34-320-150, 28-22-34-320-075 and 28-22-34-310-050. See Attachment 2.



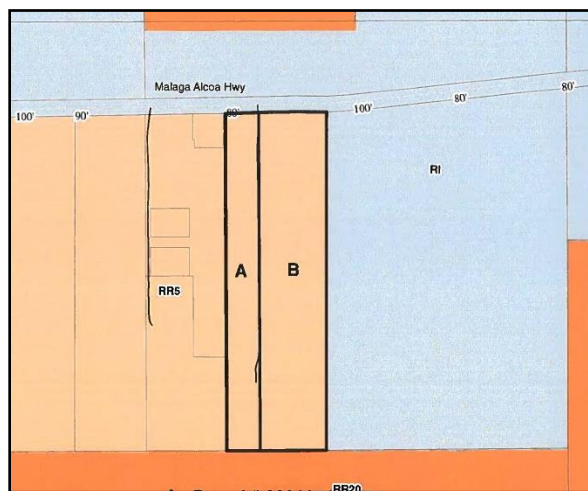
General Information:

- **Density:** The current land use designation for the subject properties ranges from Commercial Agricultural Lands (AC), Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 20 (RR20) which would allow one (1) house on a ten (10) to twenty (20) acre parcel. Under the proposed Rural Residential/Resource 5 (RR5) land use designation allows for one (1) house per five (5) acres. The existing land use designations would generate 4 lots (AC), 21 lots (RR10), and 10 lots (RR20) respectively, where the proposed RR5 designation would increase the development potential to 92 lots.
- **Site Information:** The subject properties are located in a fire-prone area that is significantly hilly with the steepest slopes about 45%. All the properties are vacant. The land includes areas shown to have erosive soils, drainageways, and Mule Deer habitat.

- **Site Information:** The site is composed of one parcel that is currently in Rural Residential/Resource 5 (RR5) and Rural Village (RV) land use designations. The property is undeveloped and former orchard lands. Physical characteristics include steep slopes along Rank Road.
- **Access:** Access is from Rank Road, a county right of way.
- **Surrounding:** The areas surrounding the subject property are in agricultural and residential use. Lots to the east and south of the subject site are designated Rural Residential/Resource 5 (RR5) and range in size from approx. 1.25 to 15 acres in size. Properties to the west are designated Rural Village (RV), are smaller in size, and front upon County right-of-way. Properties to the north across Rank Road are within the Cashmere city limits. Rank Road currently serves as the boundary and buffer separating the city development on the north side from rural residential land use designations on the south side.
- **Proposed Land Use Designation:** The proposed amendment would change the 6.0 acres to the Rural Village (RV) land use designation, which would extend the land use southward from its existing boundary. The RV designation would provide additional development flexibility such as smaller lot sizes. The purpose of the RV designation is to provide the opportunity for the development, redevelopment and infill of existing, intensely developed rural residential areas for residential and other rural development. The predominant parcel size is less than 2.5 acres. RV is considered a Type 1 LAMIRD. Limited Areas of More Intense Rural Development (LAMIRDs) are designated to identify more intense areas of existing development, and to minimize and contain those existing developed areas within the rural lands. LAMIRDs are rural; they are contained and compact, and, with minor exceptions, were built before July 1, 1990.

F. PROJECT DESCRIPTION – CPA 21-118 – CHELAN CO RURAL INDUSTRIAL

Proposal: An application for a Comprehensive Plan text amendment and Zone Change was submitted by Chelan County to change the land use designation for the subject properties (30 acres) from RR5 to RI to enhance and support economic development in the rural Malaga area. The subject properties are located at 5309 and 5351 Malaga Alcoa Hwy., Wenatchee, WA 98801 and further identified by Assessor’s Parcel Nos.: A= 22-21-35-100-071 and B= 22-21-35-100-072. See Attachment 4.



General Information:

- **Density:** Currently, the minimum lot size is 5 acres for the RR5 zoning district. The proposed RI designation would provide the more opportunity for rural industrial and resource based industrial activities in Malaga. The minimum lot size would be in accordance with the Chelan-Douglas health district standards for public or community water and sewage disposal. The maximum height of structures within RI zoning is sixty (60) feet.

- Site Information: The site is composed of two parcels that are currently in Rural Residential/Resource 5 (RR5) and is located in an Airport Overlay. The site is currently used for single-family residences, accessory structures, and orchards. Physical characteristics include flat ground on the northern portion near the highway and steep cliffs/bluffs at the southern end of the parcels. Portions of the land include areas shown to have erosive soils. WDFW PHS mapping shows golden eagles to be present in the area.
- Access: Access is from Malaga Alcoa Hwy, a county right of way
- Surrounding: The areas surrounding the subject properties are in industrial, agricultural and residential use. The properties to the north across Malaga Alcoa Hwy are zoned Rural Industrial (RI) and Rural Residential/Resources 20 (RR20). Properties to the east are zoned Rural Industrial (RI). Properties to the south are zoned Rural Residential/Resources 20 (RR20). Properties to the west are zoned Rural Residential/Resources 5 (RR5).
- Proposed Land Use Designation: The applicant is requesting to change the 30 acres to the Rural Industrial (RI) designation, which would extend the land use to the west from its existing boundary. The RI designation provides opportunity for the development, redevelopment and infill of existing rural industrial developments or former industrial sites consistent with the rural character. RI is considered an implementation of a Type 1 LAMIRD. Limited Areas of More Intense Rural Development (LAMIRDs) are designated to identify more intense areas of existing development, and to minimize and contain those existing developed areas within the rural lands. LAMIRDs are rural; they are contained and compact, and, with minor exceptions, were built before July 1, 1990.

G. PROJECT DESCRIPTION – CPA 21-084 – NR CLIMATE GRANT

Proposal: Chelan County has initiated the proposed Comprehensive Plan Text Amendment to integrate climate resilience strategies into the goals and policies. The work is a result of a WA Department of Commerce GMA–Planning grant that was awarded to the County. This item was previously presented at the Planning Commission’s July 28, 2021 workshop.

An audit was prepared of the Chelan County 2017-2037 Comprehensive Plan. For each Plan Element, a matrix was developed summarizing climate impacts, policy implications, relevant initiatives, current Comprehensive Plan policies (e.g. energy conservation and fire management), and alternative Comprehensive Plan policies for each element including: land use, rural, resource, housing, capital facilities, utilities, economic development, parks and recreation, shoreline, and transportation.

Through the audit some recommendations were made to add, amend, or augment Comprehensive Plan policies or text. *Many of the added or amended policies would not represent a change in County policy but rather synthesize policies in existing system plans that were prepared after adoption of the County’s Comprehensive Plan.* See Attachment 5 for the Draft Resilience Strategy Matrix and the Draft Text Amendments.

I. ATTACHMENTS

1. CPA 21-070 Medina Vac Rentals Application Materials.
2. CPA 21-071 Henderson Application Materials.
3. CPA 21-78 Tait Application Materials.
4. CPA 21-118 Chelan Co Rural Industrial Application Materials.
5. CPA 21-084 Draft Resilience Strategy Matrix and Draft Amendments



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

282135696256/282135696257

Parcel Number (APN): 282135696256/282135696257 Lot Size: .23 Ac each lot (Acres)

Parcel Address: 324 & 316 Wapato Way / 306 & 295 Henry City/Zip Code: Manson 98831

Property Owner(s): Medina Vacation Rentals LLC Zoning: UR-3

Mailing Address: PO Box 453

City/State/Zip Code: Manson WA 98831

Phone: 425-359-1551 E-mail: Kelly@MarinaSedge.com

Applicant/Agent (if different than owner): _____ RECEIVED

Company and Mailing Address: _____

City/State/Zip: _____ Phone: _____ FEB 24 2021

E-mail: _____

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

CHELAN COUNTY

COMMUNITY DEVELOPMENT

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 type="checkbox"/> Zoning Text Amendment/ Map Amendment |

Other: Rezone to Downtown Commercial

APPLICABILITY SECTION

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

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

The following attachments are required for a complete application:

- Copy of Deed or Proof of Ownership
- Supplemental Forms, if applicable
- Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
- All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
- 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):

See attached

Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): none
2. Is the subject property located within an Urban Growth Area (UGA)? No Yes
If "yes", which UGA? Manson
3. Please describe adjacent land uses in all directions around the subject property:
North: UR-3
South: Downtown Commercial
East: Downtown Commercial
West: UR-3
4. What is the current use of the property? STR and owners personal residence
5. Sanitation Disposal: N/A Septic Permit Sewer District: LCRD
6. Water Source: N/A Single Private Well Shared Private Well Group B
 Public Water Supplier: LCRD
7. Irrigation Water:
 N/A Yes (Private) Yes (Public) Irrigation District/Purveyor: LCRD
8. Fire District: Manson School District: Manson
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: _____ 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?
Project is complete
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:

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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COMMUNITY DEVELOPMENT

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 Within an aquifer recharge area mapped and identified by a qualified ground water scientist;

Does not Apply 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;
- 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
- 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
- Suplee: 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.

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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 1-509-661-4220 for assistance in identifying 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

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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.

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

Initials

(Owner and, if applicable, Applicant)

- R 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.
- R 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.
- R 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.
- R 4. Additional permit applications and approvals may be necessary to conduct specific activities.
- R 5. Application fees are non-refundable, except when approved by the Board.
- R 6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

- 7. Chelan County is hereby given consent to enter the property(ies) listed above.
- 8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.
- 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.
- 10. I certify that this application has been made with the consent of the lawful property owner(s).
- 11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.
- 12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

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

Owner Signature: [Signature] Place: Mansun WA Date: 2/17/2021

Print Name: Kelly Medina dba. Medina Vacation Rentals LLC

Owner/Applicant/Agent Signature: [Signature] Place: Mansun WA Date: 2/17/2021

Print Name: Anthony Medina dba. Medina Vacation Rentals LLC

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

Print Name: _____

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GENERAL INFORMATION

Narrative of the proposed project:

- 316 Wapato Way #282135696257
- 306 Henry Gray Street #282135696256
- 298 Henry Gray Street #282135696255
- 324 Wapato Way #282135696259

We are requesting to change the current zoning on these properties from UR-3 to Manson Downtown Commercial to protect our STR use. We share the current Manson Downtown Commercial boundary line. Our project has been addressed during the recent December 8th, 2020 STR meeting with the Chelan County Commissioner and the public input. With favorable input from the Chelan County Commissioners we are moving forward to include our commercially built buildings into the Manson Downtown Commercial Zoning. Currently, each of these 4 lots have a 4 story – fourplex building.

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Proof of ownership to Medina Vacation Rentals LLC Chelan County Assessor



64176	282135696256	Real	4 - 19 F5 CD4 H2 PK1	306 HENRY GRAY ST A MANSON, WA 98831	MEDINA VACATION RENTALS LLC	\$708,434	View Details	View Map
64177	282135696257	Real	4 - 19 F5 CD4 H2 PK1	316 WAPATO WAY A MANSON, WA 98831	MEDINA VACATION RENTALS LLC	\$718,634	View Details	View Map
49481	282135696255	Real	4 - 19 F5 CD4 H2 PK1	298 HENRY GRAY ST A MANSON, WA 98831	MEDINA VACATION RENTALS LLC	\$740,056	View Details	View Map
64178	282135696259	Real	4 - 19 F5 CD4 H2 PK1	324 WAPATO WAY A MANSON, WA 98831	MEDINA VACATION RENTALS LLC	\$739,484	View Details	View Map

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CHELAN COUNTY
COMMUNITY DEVELOPMENT

Project Description: Comp Plan Amendment UR3 to CD (Manson UGA)

File number: PL 21-070

Property Owner: Medina Vacation Rentals, LLC.

Properties Located in Manson, WA

Property ID #282135696257

316 Wapato Way is a fourplex which was built in 2013.

Property ID #282135696256

306 Henry Grays is a fourplex which was built in 2015.

Property ID #282135696259

324 Wapato Way is a fourplex which was built in 2017.

Property ID #282135696255

298 Henry Grays is a fourplex which was built in 2019.

This is a request to rezone the above referenced properties to a Commercial Downtown entity. These four buildings are located in the commercial downtown area of Manson although currently zoned UR-3. The boundary line of the four parcels adjoin the Commercial Downtown Zoning District along Wapato Way and Henry Grays Street in Manson. The adjoining commercial buildings which face these parcels are the Lake Chelan Reclamation District Main Office, Manson's Public Library and the Manson Fire Department.

It states in the Manson Urban Growth Area, Chapter 11.23 that the Downtown Commercial (CD) is intended for areas suited for retail, commercial, mixed small scale uses with housing ideally on upper stories and an active street environment with pedestrian amenities. These properties provide all that is required in Manson's Downtown Commercial Zoning. Alternative parking options are available but more then required designated parking is provided for the current zoning.

These properties are included in a recent short plat which consist of 4 individual lots with 4 story - fourplex buildings on each. The current use of this property is (STR) and considered the Highest and Best Use from a recent appraisal from Mike Eisenhard, Eisenhard Appraisal Service. The 4 buildings on these parcels were built under commercial permitting given by Chelan County Planning and Development knowing of their future (STR) use. Currently, changes are taking place in the (STR) permitting process and rezoning into a commercial use will protect the current use for these properties.

With consideration given to the Washington State Growth Management Act and Chelan County Comprehensive Plan goals and policies for community property there are items listed below that will accommodate the requirements of these Acts.

- Higher Density in stacked units for less environmental impact in rural areas.
- Direct access to bus service, downtown amenities, emergency response with it being located next door.
- Increasing access in safe walking traffic to the Commercial Downtown Business District of Manson, Manson Bay Park and Manson Bay Marina. This helps support the survival of those businesses located in those areas.
- Providing our own personal jobs in management and jobs for others in maintenance and housekeeping. We are full time residence of Manson, live on this site and personally manage these properties.
- Additional tax revenue which helps provide funding for local schools, transportation, health care, policing, safety, and welfare.

This request was discussed with Doug England and again at the December 8th Zoom meeting with the 3 County Commissioners and the public regarding (STR). It was discussed by the commissioners that rezoning this property into the Downtown Commercial area would be a sensible move.

We are understanding that the **Chelan County Comprehensive Plan** reflects the values and needs of the community, guiding decisions related to planning, development, land uses, environmental issues, and other items. Through the process of updating this plan, data is collected about the County's demographics, housing, transportation facilities, utilities, facilities, etc., therefore painting a comprehensive picture of the County's diverse resources, limitations, and needs and that this data is essential to making informed decisions that reflect the needs of the community.

Washington State Growth Management Act

From Wikipedia, the free encyclopedia

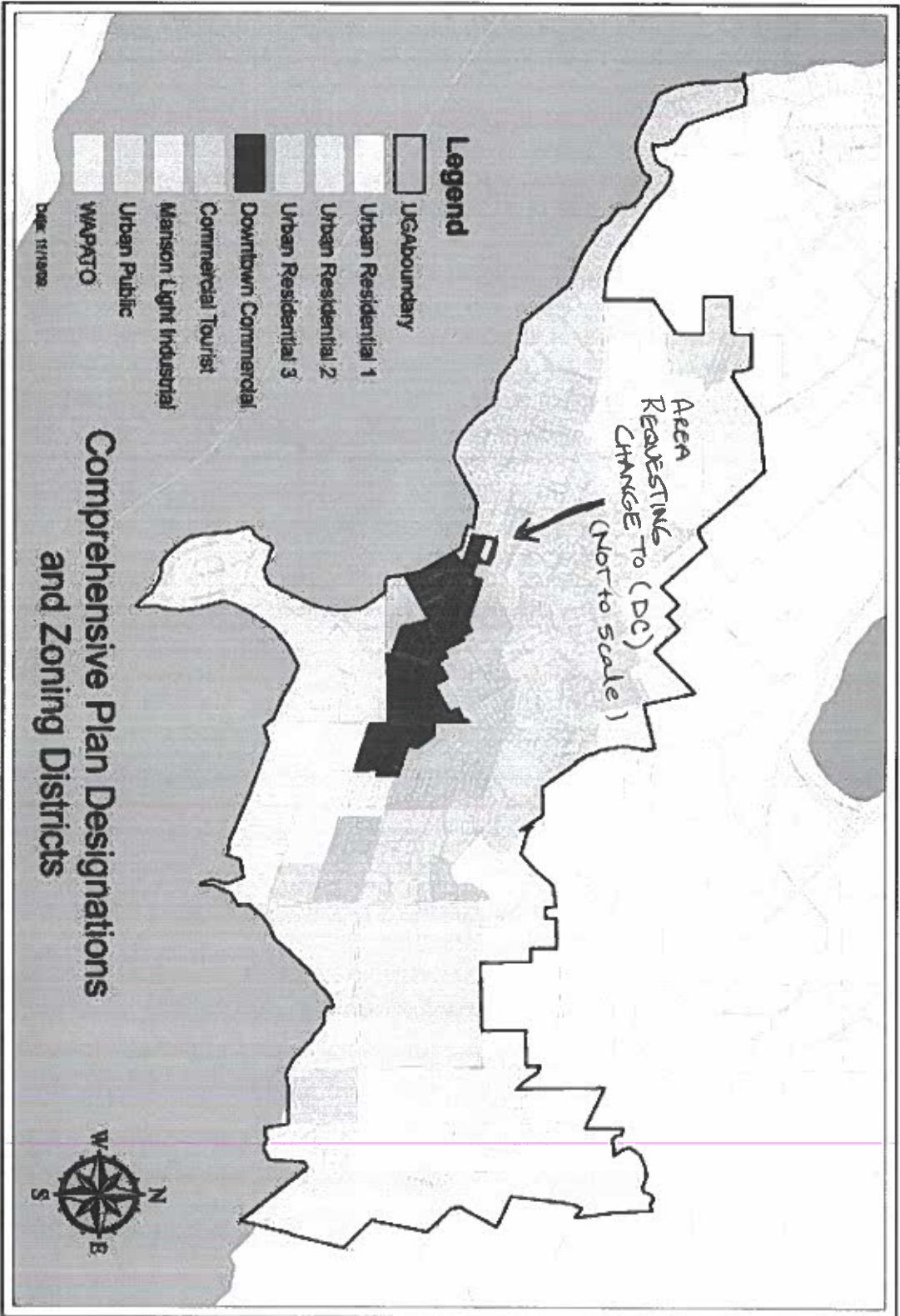
The **Washington State Growth Management Act (GMA)** is a Washington state law that requires state and local governments to manage Washington's growth by identifying and protecting critical areas and natural resource lands, designating urban growth areas, preparing comprehensive plans and implementing them through capital investments and development regulations. This approach to growth management is unique among states. The act (Chapter 36.70A RCW)^[d] was adopted by the Legislature in 1990.

The GMA was adopted because the Washington State Legislature found that uncoordinated and unplanned growth posed a threat to the environment, sustainable economic development and the quality of life in Washington.

Rather than centralize planning and decision-making at the state level, the GMA focuses on local control. The GMA establishes state goals, sets deadlines for compliance, offers direction on how to prepare local comprehensive plans and regulations and sets forth requirements for early and continuous public participation. Within the framework provided by the mandates of the Act, local governments have many choices regarding the specific content of comprehensive plans and implementing development regulations.

11.23.030 District use chart.
The use chart located on the following pages is made a part of this section. The following acronyms apply to the following use chart. If a cell in the table is blank, the use listed in the left hand column is a

(Res. 2019-98, 9/3/19; Res. 2018-35 (Att. A), 4/30/18; Res. 2009-162 (Exh. A) (part), 12/28/09).

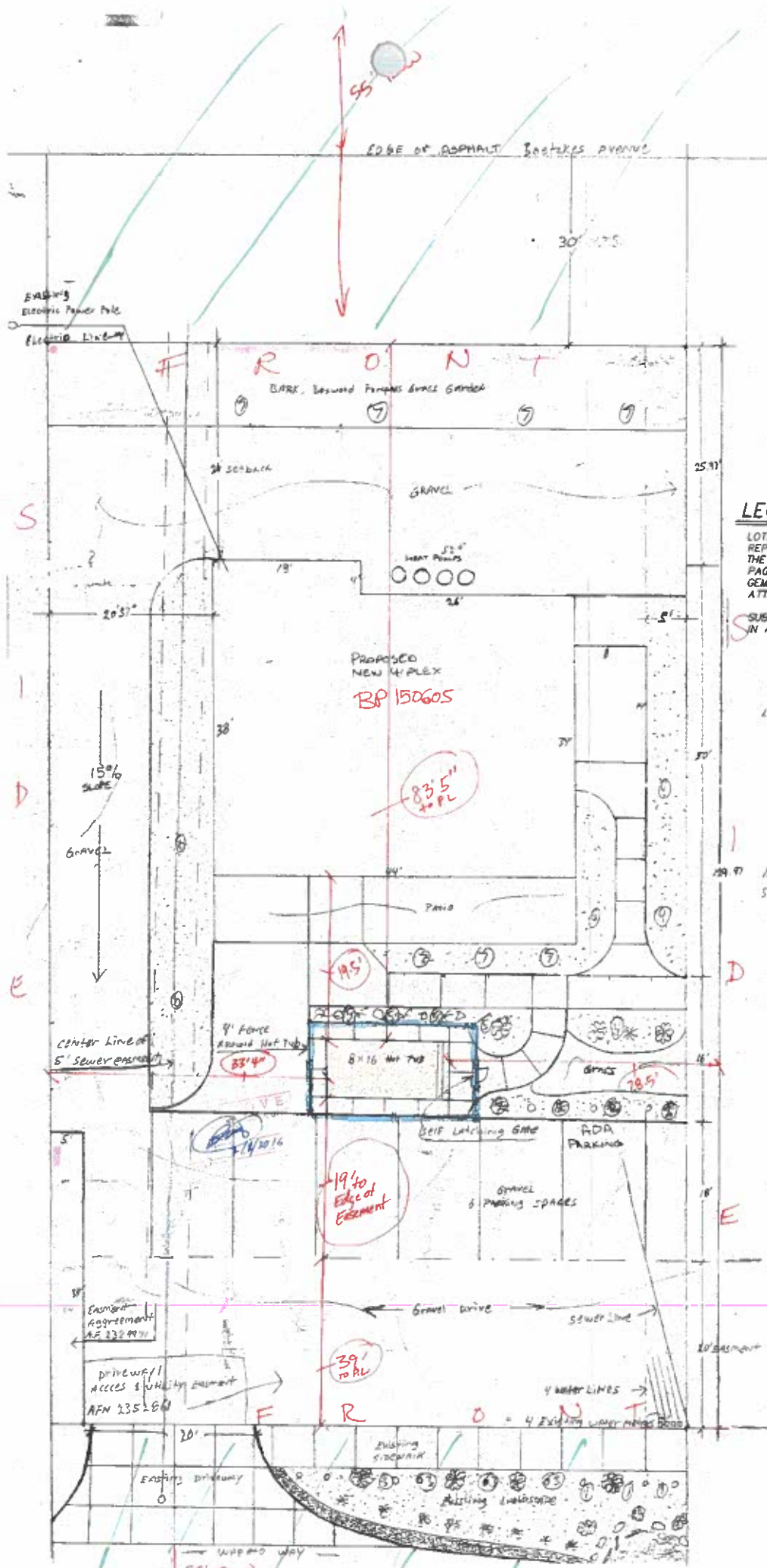


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LEGAL DESCRIPTION

LOTS 13 THROUGH 18, INCLUSIVE, BLOCK 10, MANSON REPLAT, CHELAN COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 32, TOGETHER WITH THAT PORTION OF VACATED GEMENHARD STREET ADJOINING, WHICH UPON VACATION ATTACHED PER OPERATION OF LAW.

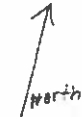
SUBJECT TO THE TERMS OF THE PLAT ALTERATION FILED IN AFN 9508290104

lot 2 Existing 4/plex

IMPERVIOUS SURFACE
 Building 1820 SF
 Stables 460 SF
 Parking 1080 SF

1/8" = 1'
 OWNER / DRAWN BY
 MEBBINK CONSTRUCTION
 7-30-15
 324 WINDY WAY
 NEW 4/PLEX
 SITE PLAN
 Lot 1
 APN 28212696259

LANDSCAPE PLAN
 [Symbol] River Rock
 [Symbol] Aspen Tree 20'
 [Symbol] Boxwood 4'
 [Symbol] Rose Bush 9'
 [Symbol] Japanese Maple 6'
 [Symbol] Pomegranate 6'
 [Symbol] Flowering Pear 20'
 [Symbol] Italian Cypress 20'
 Irrigation shall be provided from a underground sprinkler system

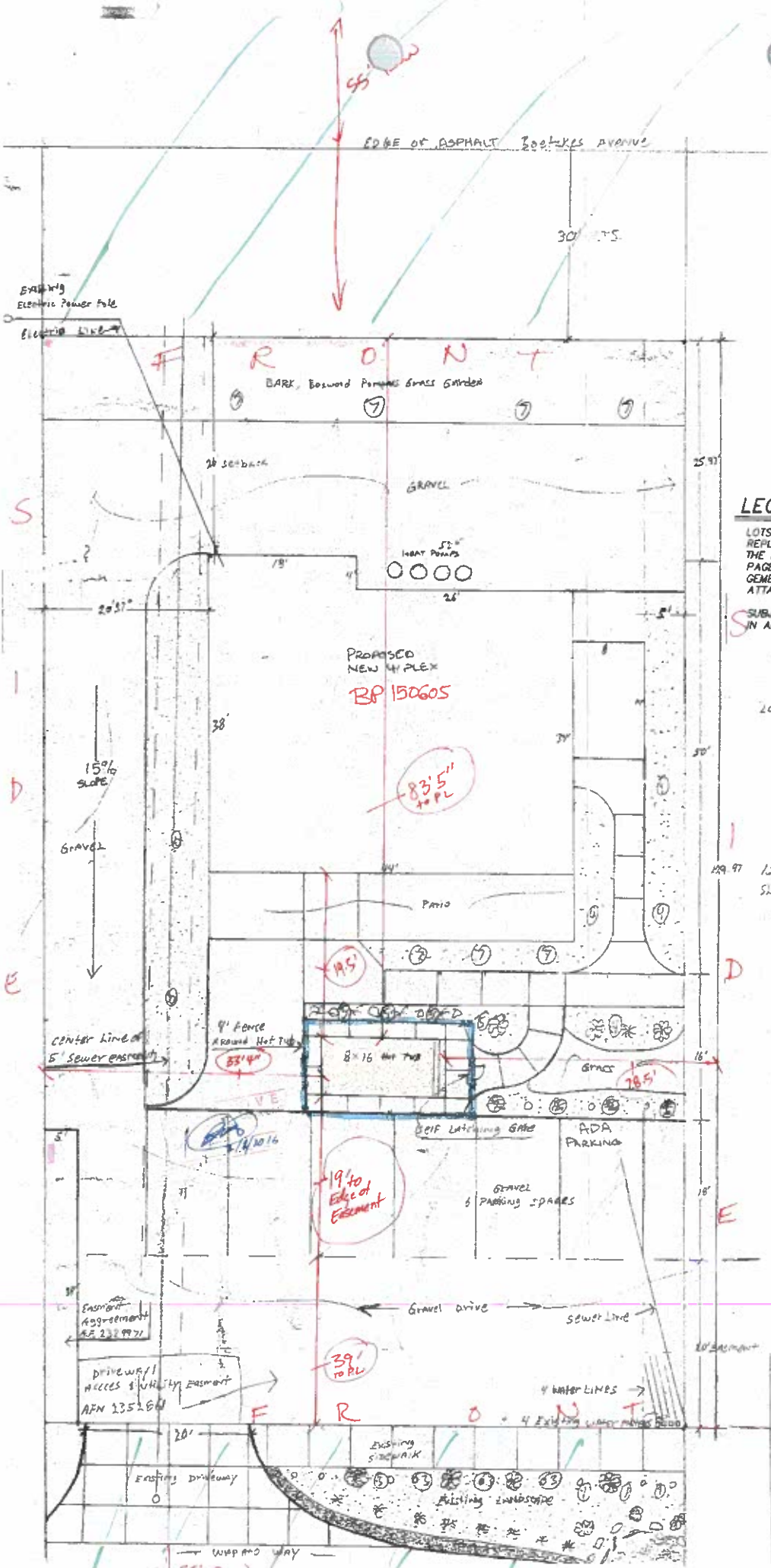


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CHELAN COUNTY
COMMUNITY DEVELOPMENT

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LEGAL DESCRIPTION

LOTS 13 THROUGH 18, INCLUSIVE, BLOCK 10, MANSON REPLAT, CHELAN COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 32, TOGETHER WITH THAT PORTION OF VACATED GEMENHARD STREET ADJOINING, WHICH UPON VACATION ATTACHED PER OPERATION OF LAW.
SUBJECT TO THE TERMS OF THE PLAT ALTERATION FILED IN AFN 9508290104

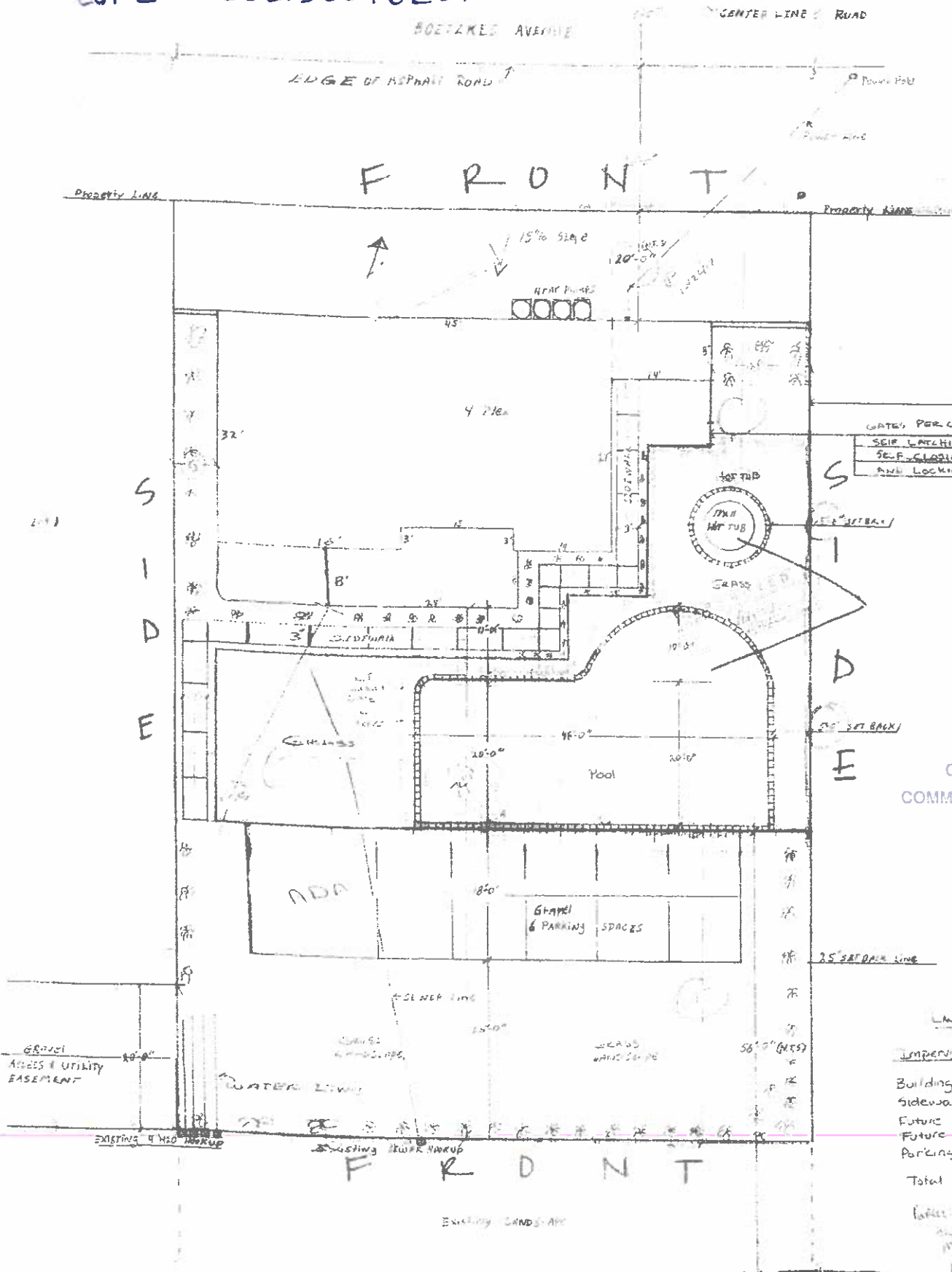
Lot 2 Existing 4/plex

IMPERVIOUS SURFACE
Building 1820 SF
Stencils 460 SF
Parking 1080 SF

1/8" = 1'
OWNER / DRAWN BY MEDINA CONSTRUCTION 9-30-15
324 WUPANO WAY NEW 4/PLEX SITE PLAN Lot 1 AFN 202135696259
LANDSCAPE PLAN
<ul style="list-style-type: none"> ① River Rock ② ASPEN TREES 20' ③ BLOWNEDS 4' ④ ROSE BUSH 9' ⑤ JAPANESE MAPLE 6' ⑥ POMPAS GRASS 6' ⑦ Flowering Plum 20' ⑧ ITALIAN Cypress 20'
IRRIGATORS shall be provided from a INGROUND sprinkler System

316 Wapato Way, Manson
 Lot 2 # 282135696257

CPA 21-070



GATE: PER CODE
 SELF LATCHING
 SELF CLOSING
 RAIL LOCKING

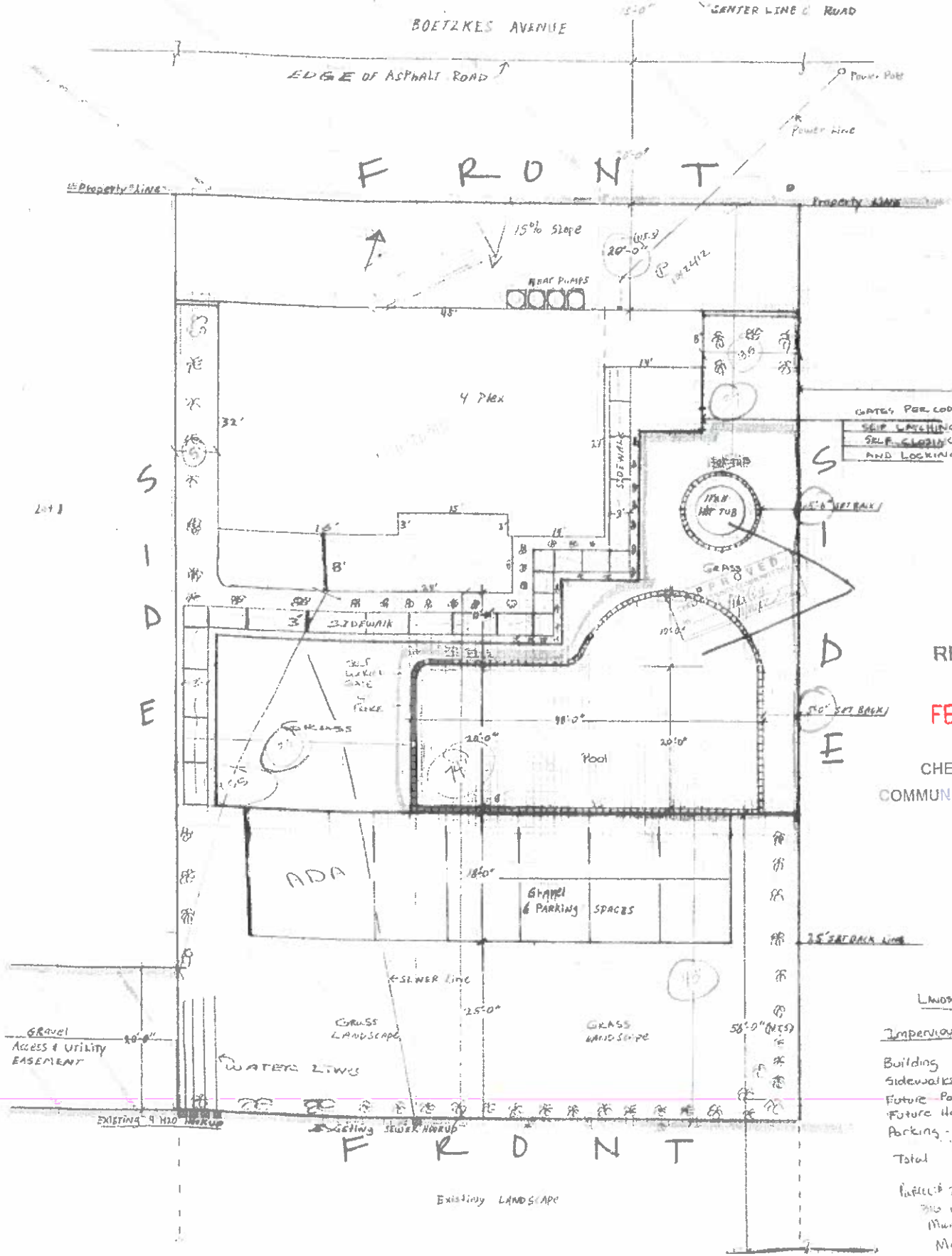
lot 3
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 CHELAN COUNTY
 COMMUNITY DEVELOPMENT

LANDSCAPE PLAN

Impervious Surface	
Building	744 sqft
Sidewalks	334 sqft
Future Pad	1040 sqft
Future Hot Tub	97 sqft
Parking	1080 sqft
Total	4,350 sqft

Letter # 2021-050620-01
 2021-05-06-2021-05-06
 Planning with Public
 Meeting
 Lot 2

316 Wapato way, Manson
 # 282135696257



#20537

GATES PER CODE
 SELF LATCHING
 SELF CLOSING
 AND LOCKING

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CHELAN COUNTY
 COMMUNITY DEVELOPMENT

LANDSCAPE PLAN

Impervious Surfaces

Building	- 1744 sqft
Sidewalks	- 339 sqft
Future Pool	- 1040 sqft
Future Hot Tub	- 97 sqft
Parking	- 1080 sqft
Total	4,350 sqft

Project: 201135696257
 316 Wapato Way
 Manson WA 98631
 Median

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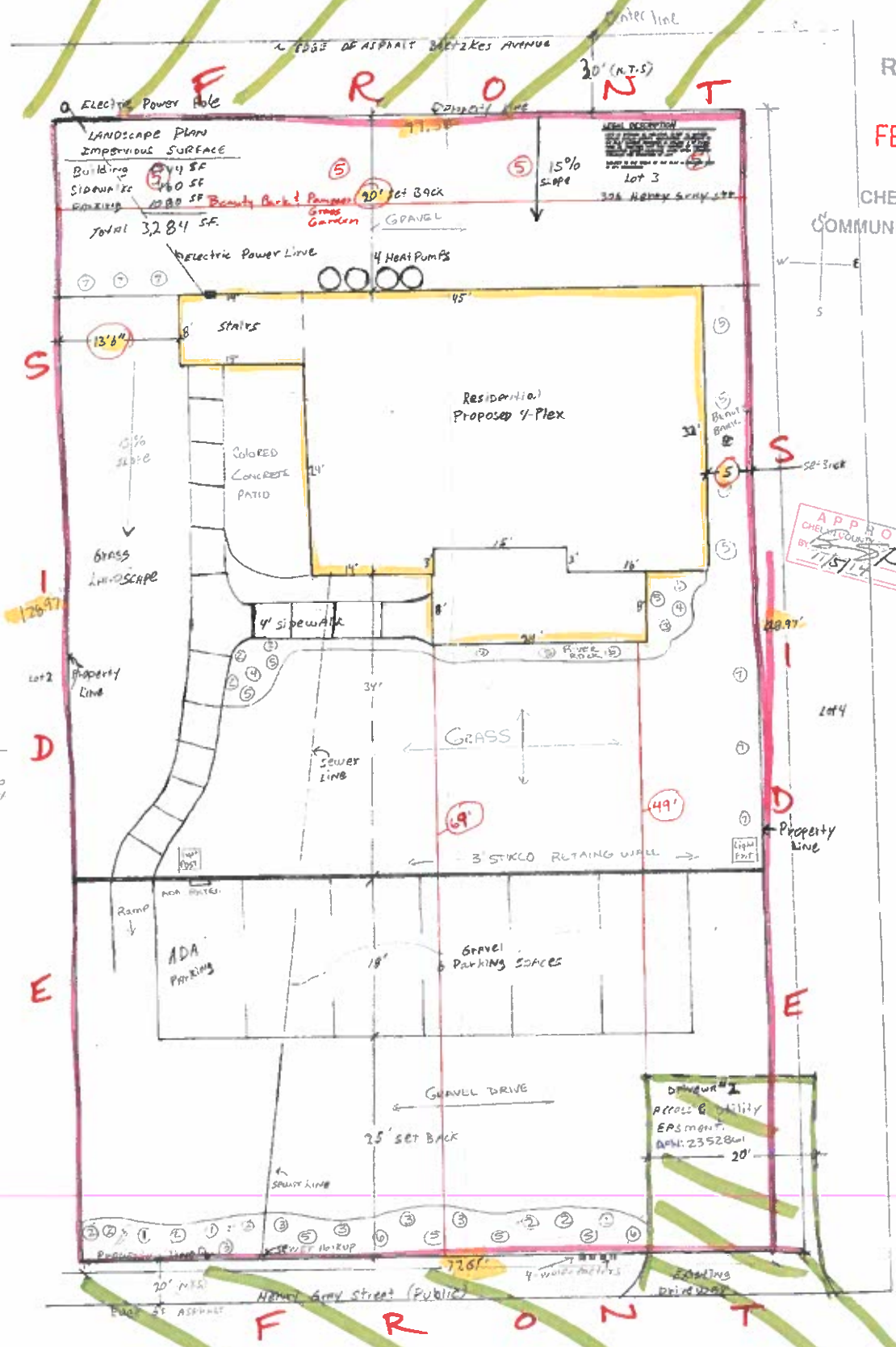
FEB 24 2021

CHELAN COUNTY
COMMUNITY DEVELOPMENT

APPROVED
CHELAN COUNTY COMMUNITY DEV.
BY: [Signature]
DATE: 7/15/14

IRRIGATION SHALL
BE PROVIDED FROM
A UNDERGROUND
SPRINKLER SYSTEM

1/8" = 1'	
OWNER/DRAWN BY MEDINA CONSTRUCTIVE 7-20-2014	
30% HENRY GRANT'S NEW 4 PLEX SITE PLAN LOT 3	
ARI 282135616256	
LANDSCAPE PLAN	
- RIVER ROCK	
①	Aspen Tree 20'
②	Banana 4'
③	Rose Bush 4'
④	Japanese Maple 6'
⑤	Pampas Grass
⑥	Planting 20' PLUM
⑦	11' low Cypress 20'



293-1133

OWNERS COPY

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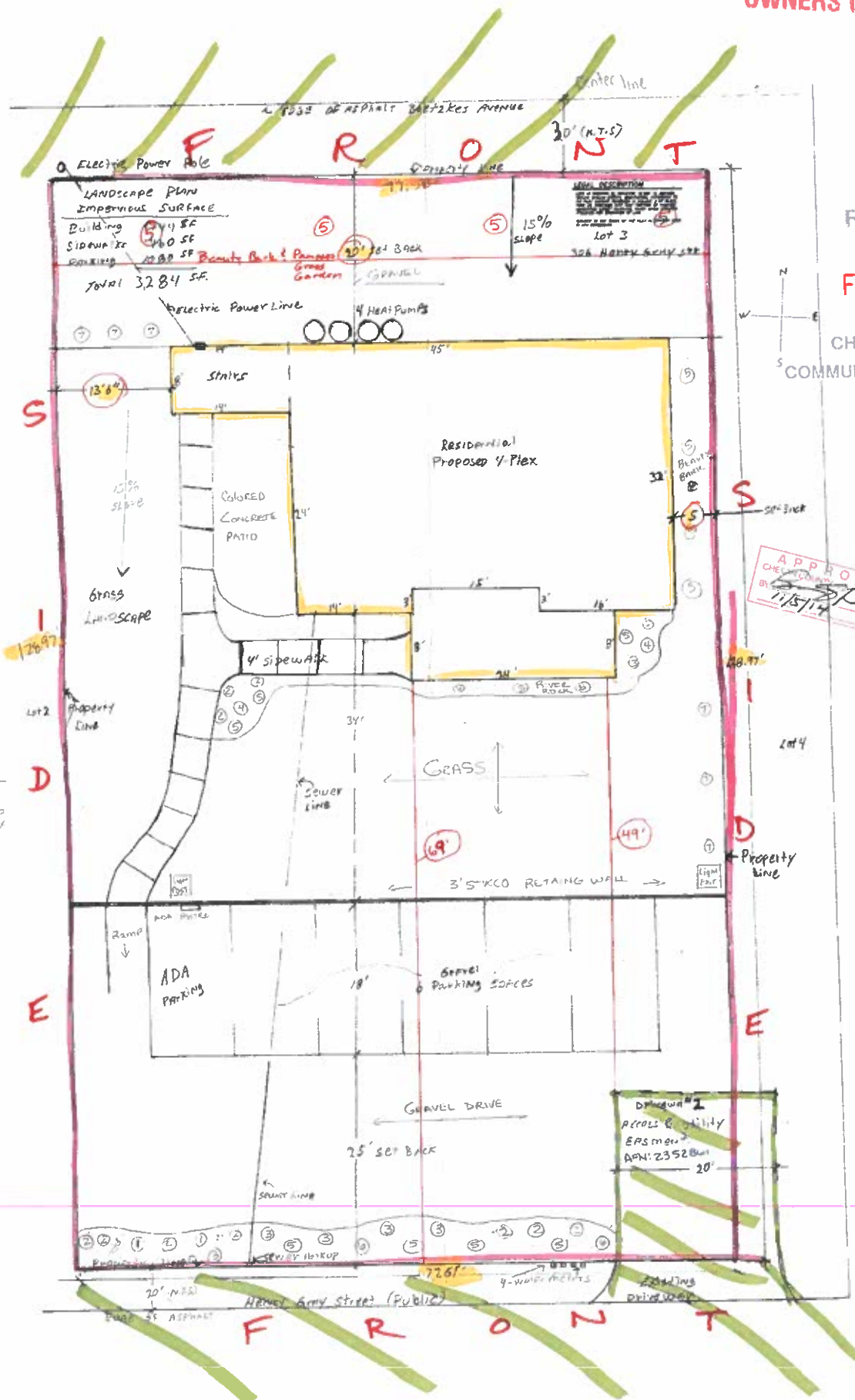
FEB 24 2021

CHELAN COUNTY
COMMUNITY DEVELOPMENT

APPROVED
CHELAN COUNTY COMMUNITY DEVELOPMENT
BY: [Signature]
DATE: 1/15/21

IRRIGATION SHALL BE PROVIDED FROM A IN-GROUND SPRINKLER SYSTEM

1/8" = 1'
OWNER/DRAWN BY MELINA CONSTRUCTION
7-20-2014
306 HENRY WAY'S NEW 4 PLEX SITE PLAN LOT 3
API: 282135016250
LANDSCAPE PLAN
① - ANGEL ROCK
② - ASPEN TREE 20'
③ - BARKWOOD 4'
④ - ROSE BUSHES
⑤ - JAPANESE MAPLE 16'
⑥ - PAMPAS GRASS
⑦ - FLOWERING 20' PLUM
⑧ - ILLINOIS CYPRESS 20'



293-1133

298 Henry Gray, Manson
 ID# 282135696255

CPA 21-070

APPROVE
 CHIEF OF COMMUNITY DEVELOPMENT
 [Signature]



LEGAL DESCRIPTION

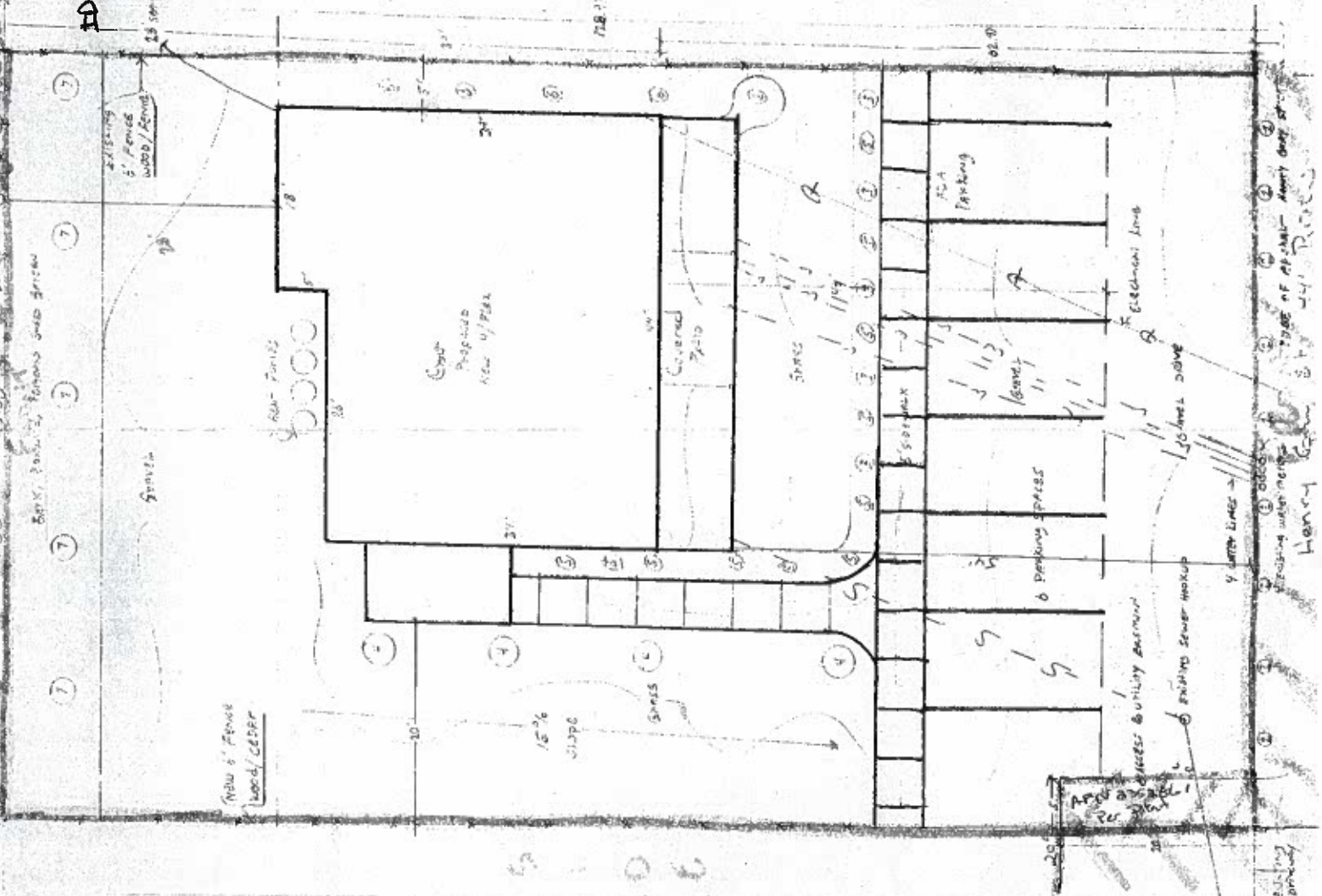
PLAT 173 THROUGH 18 INCLUSIVE, BLOCK 10, MAN
 REPL. CHELAN COUNTY, WASHINGTON, ACCORDING
 TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLAT
 PAGE 22 TOGETHER WITH THAT PORTION OF SAID
 GENERAL LAY-OUT STREET ADJOINING WHICH UP
 ATTACHED PER OPERATION OF LAW
 SUBJECT TO THE TERMS OF THE PLAT ALTERATION F
 IN AFN 8508290104

Lot 23 AC .23 AC

COMPENSATION SURVEY
 2016 MAY 18 20. 56
 2016 MAY 18 20. 56
 2016 MAY 18 20. 56
 2016 MAY 18 20. 56

1/8" = 1'
 COVER/STATION BY
 PLAT 173-18
 298 HENRY GRAY STREET
 NEW 1/2" X 1/2"
 3/4" X 1/2" X 1/2"
 2014
 # PM 282135696255

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- 96. 1/8" X 1/2" X 1/2"
- 97. 1/8" X 1/2" X 1/2"
- 98. 1/8" X 1/2" X 1/2"
- 99. 1/8" X 1/2" X 1/2"
- 100. 1/8" X 1/2" X 1/2"



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CHELAN COUNTY
 COMMUNITY DEVELOPMENT

SEPA ENVIRONMENTAL CHECKLIST

CHELAN COUNTY
COMMUNITY DEVELOPMENT

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals: [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] Rezone from UR-3 to Downtown Commercial
2. Name of applicant: [help] Medina Vacation Rentals LLC
3. Address and phone number of applicant and contact person: [help] PO Box 453, Manson, WA 98831

4. Date checklist prepared: [\[help\]](#) 2/22/2021
5. Agency requesting checklist: [\[help\]](#) Chelan County Planning : Development
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#) Unknown
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#) no
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#) Fully developed lots with Commercial Buildings
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. [\[help\]](#) none
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.) [\[help\]](#) Rezone to Downtown Commercial
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

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CHELAN COUNTY
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- 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. [\[help\]](#) normal household emissions
- 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

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. [\[help\]](#) NO
 - 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#) 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

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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 no

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 no

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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] *None*c. List threatened and endangered species known to be on or near the site. [help] *None*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***5. Animals** [help]a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [help] *None*

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site. [help] *None*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*

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- 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] N/A
- 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] NONE
 - 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] NONE
- b. **Noise** [help]
- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help] NONE

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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] None

3) Proposed measures to reduce or control noise impacts, if any: [help] None

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] No, UR-3 and Downtown Commercial

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] NO

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] 4 story - 4 plexes on each lot.

d. Will any structures be demolished? If so, what? [help] NO

e. What is the current zoning classification of the site? [help] UR-3

f. What is the current comprehensive plan designation of the site? [help] None

g. If applicable, what is the current shoreline master program designation of the site? [help] None

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help] None

i. Approximately how many people would reside or work in the completed project? [help] N/A

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

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. [\[help\]](#) N/A
- 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? [\[help\]](#) None
- h. 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? [\[help\]](#) N/A

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- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#) N/A
- 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? [\[help\]](#)
Lake chelan across
the street
- 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: [\[help\]](#) NONE

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

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. [\[help\]](#) 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. [\[help\]](#) NONE
- 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. [\[help\]](#) NONE

- 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, 1000 feet to stop
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#) NONE
- 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. [\[help\]](#) NO
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#) N/A
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#) 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. [\[help\]](#) NA

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

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

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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 Kelly Medina DBA Medina Vacation Rentals, LLC

Position and Agency/Organization member/owner

Date Submitted: 2/23/2021

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? N/A

Proposed measures to avoid or reduce such increases are: N/A

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

Proposed measures to protect or conserve plants, animals, fish, or marine life are: N/A

3. How would the proposal be likely to deplete energy or natural resources? N/A

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

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? N/A NO

Proposed measures to protect such resources or to avoid or reduce impacts are: N/A

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? NO

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

6. How would the proposal be likely to increase demands on transportation or public services and utilities? NO

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

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. NO N/A

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GENERAL INFORMATION

Narrative of the proposed project:

316 Wapato Way	#282135696257
306 Henry Gray Street	#282135696256
298 Henry Gray Street	#282135696255
324 Wapato Way	#282135696259

We are requesting to change the current zoning on these properties from UR-3 to Manson Downtown Commercial to protect our STR use. We share the current Manson Downtown Commercial boundary line. Our project has been addressed during the recent December 8th, 2020 STR meeting with the Chelan County Commissioner and the public input. With favorable input from the Chelan County Commissioners we are moving forward to include our commercially built buildings into the Manson Downtown Commercial Zoning. Currently, each of these 4 lots have a 4 story – fourplex building.

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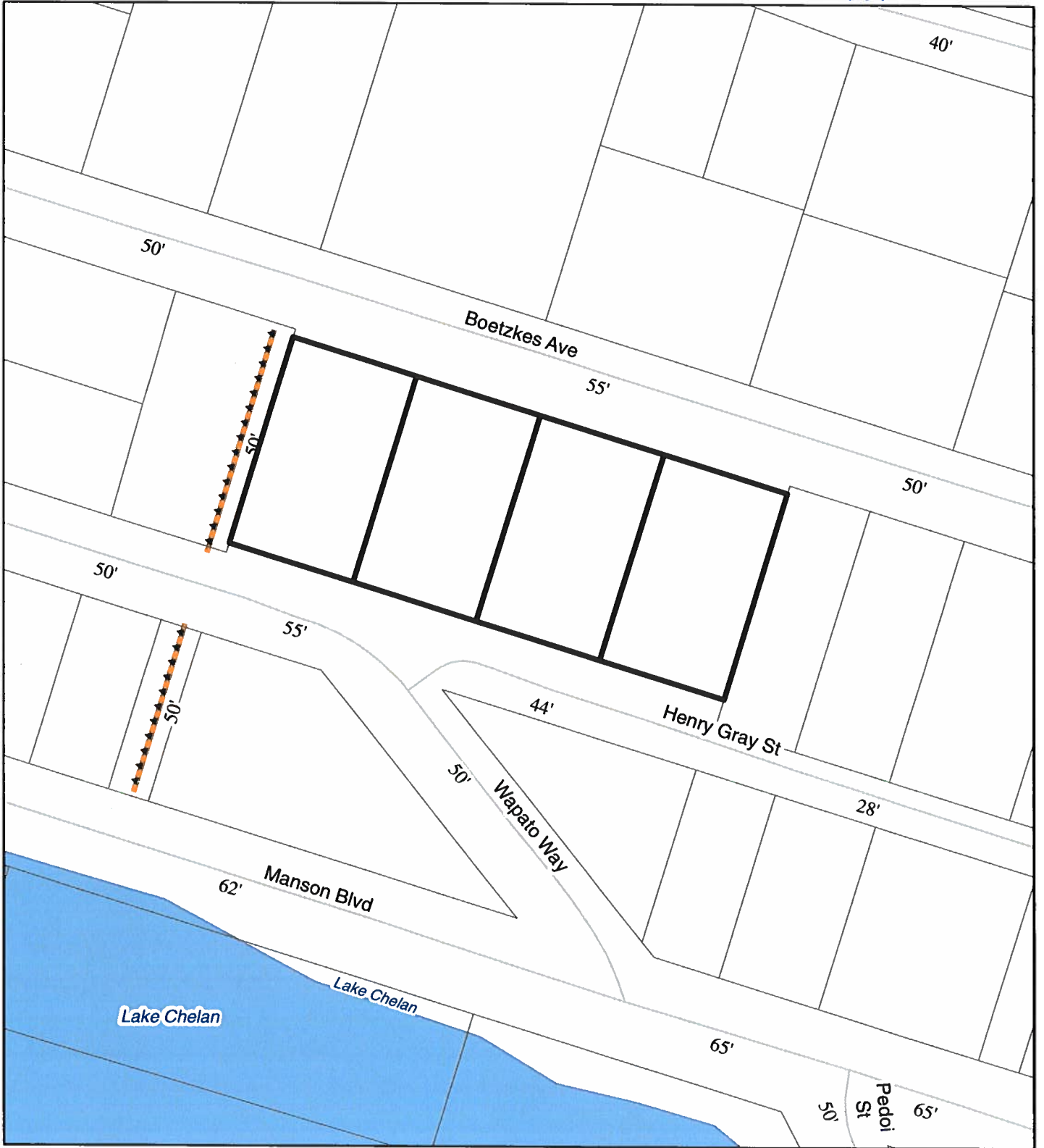
↑ 298 Henry Gray

↑ 306 Henry Gray

↑ 316 Wapato way

↑ 324 Wapato way





Vicinity Map

February 24, 2021

PL 21-070

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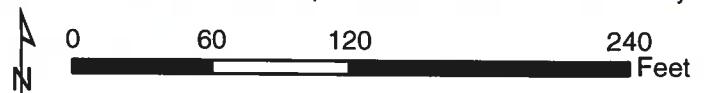


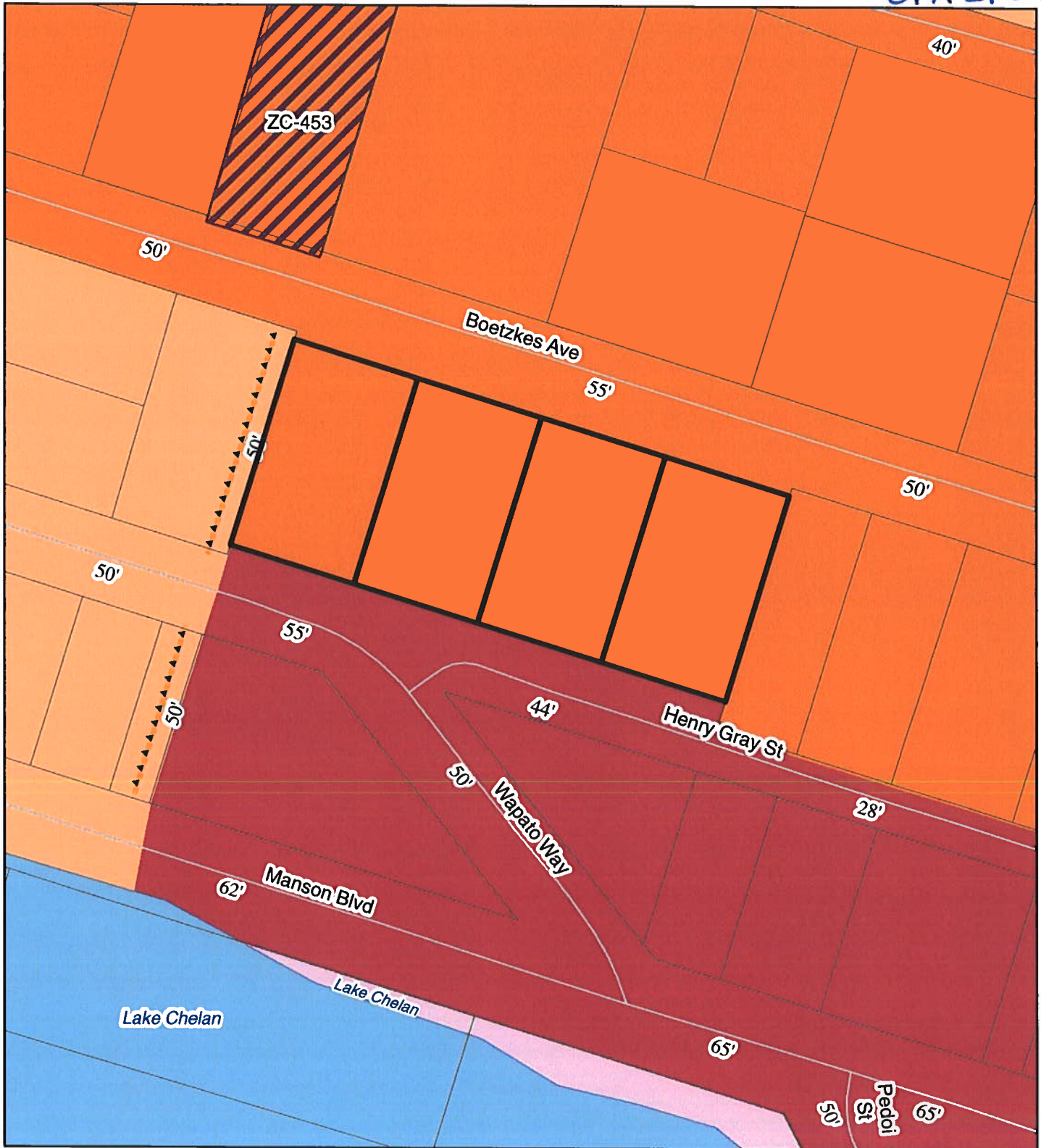
Aerial (2011)

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PL 21-070



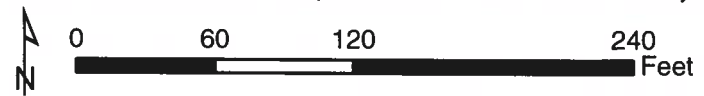


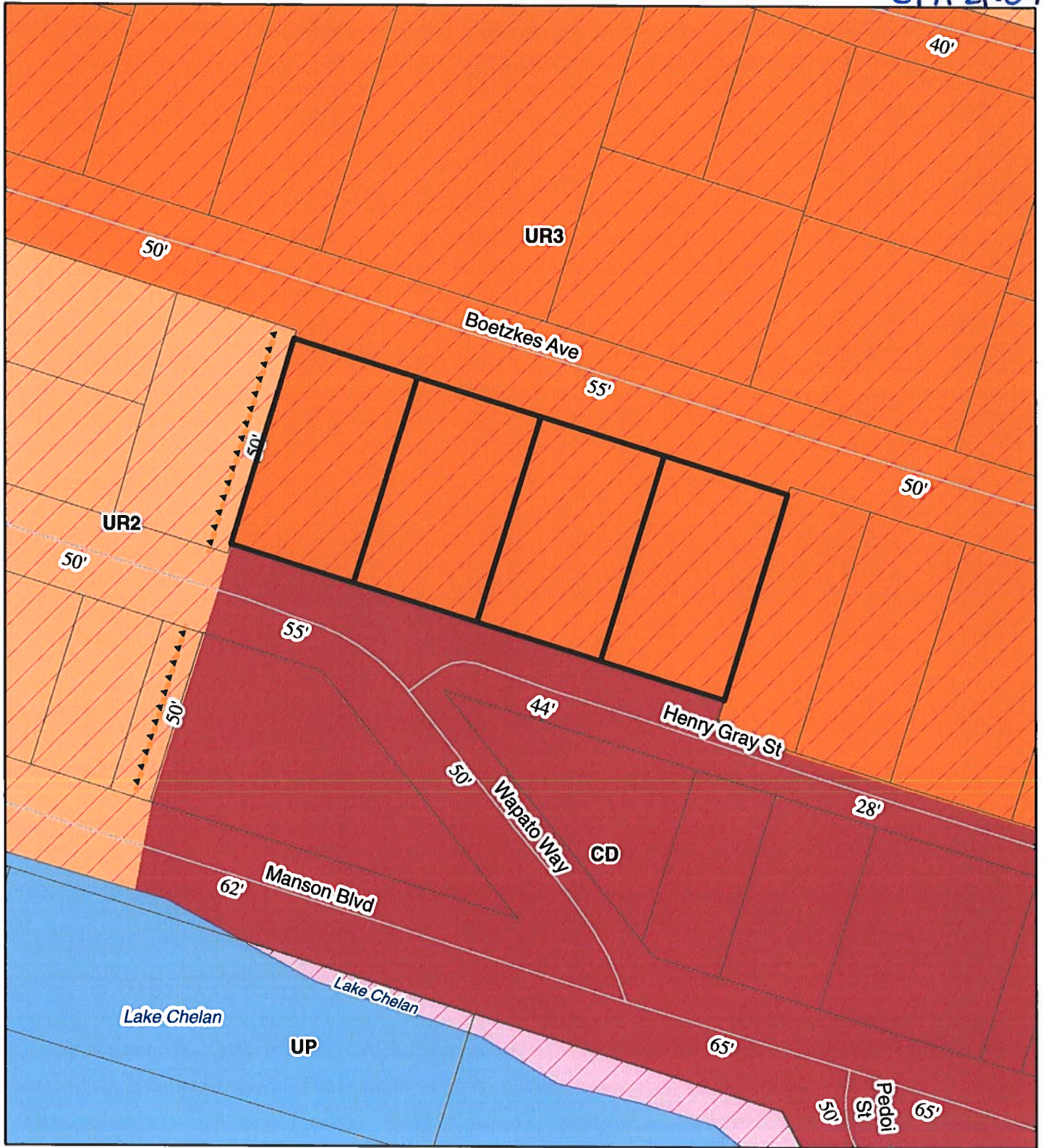
Comprehensive Plan

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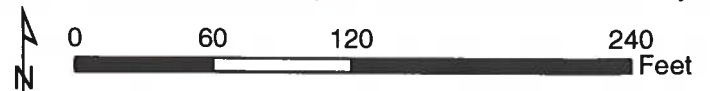


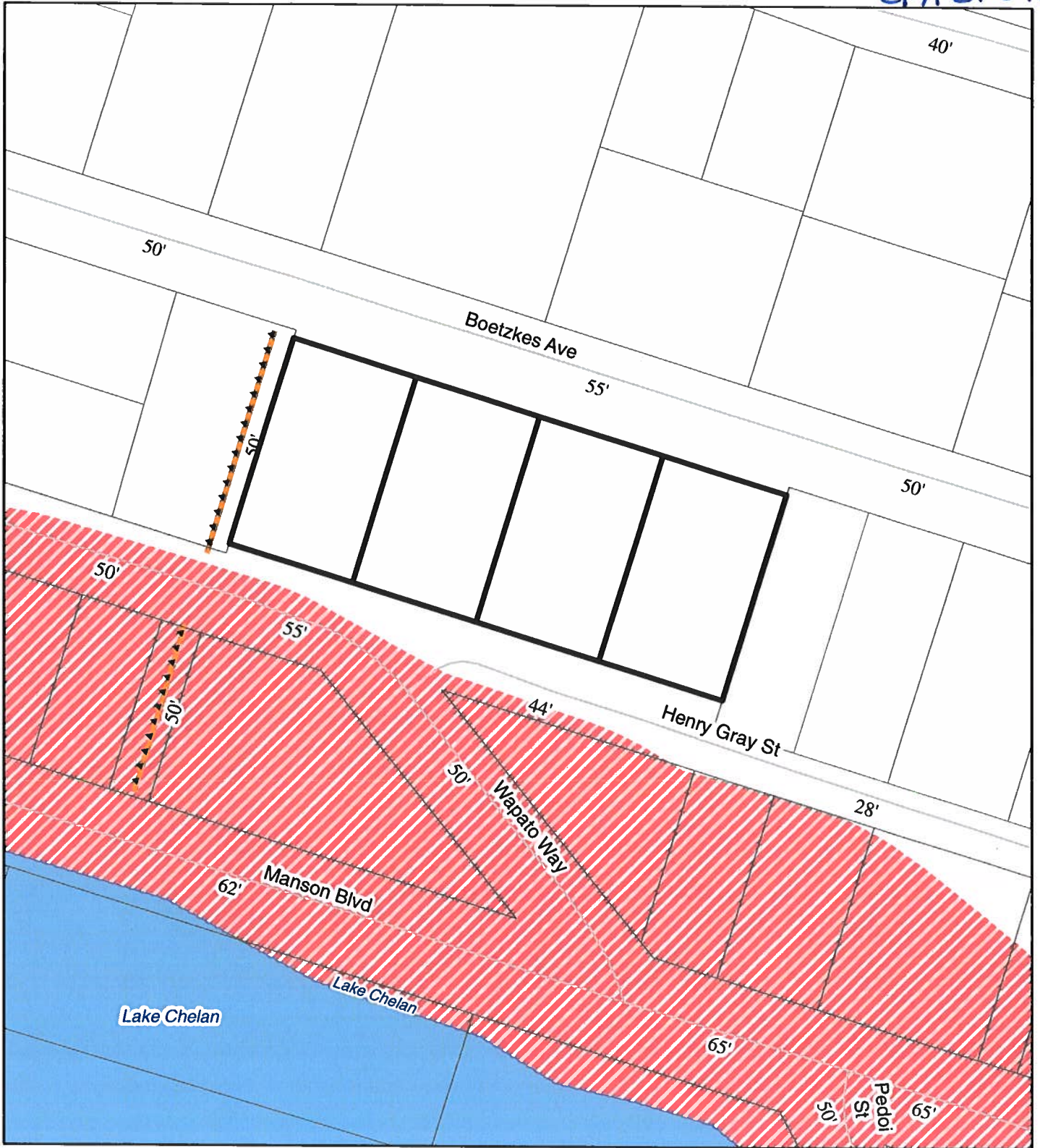
Zoning

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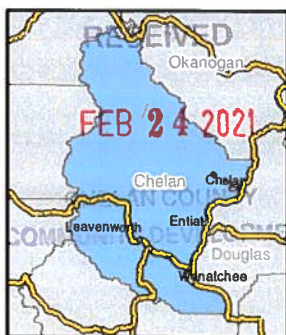
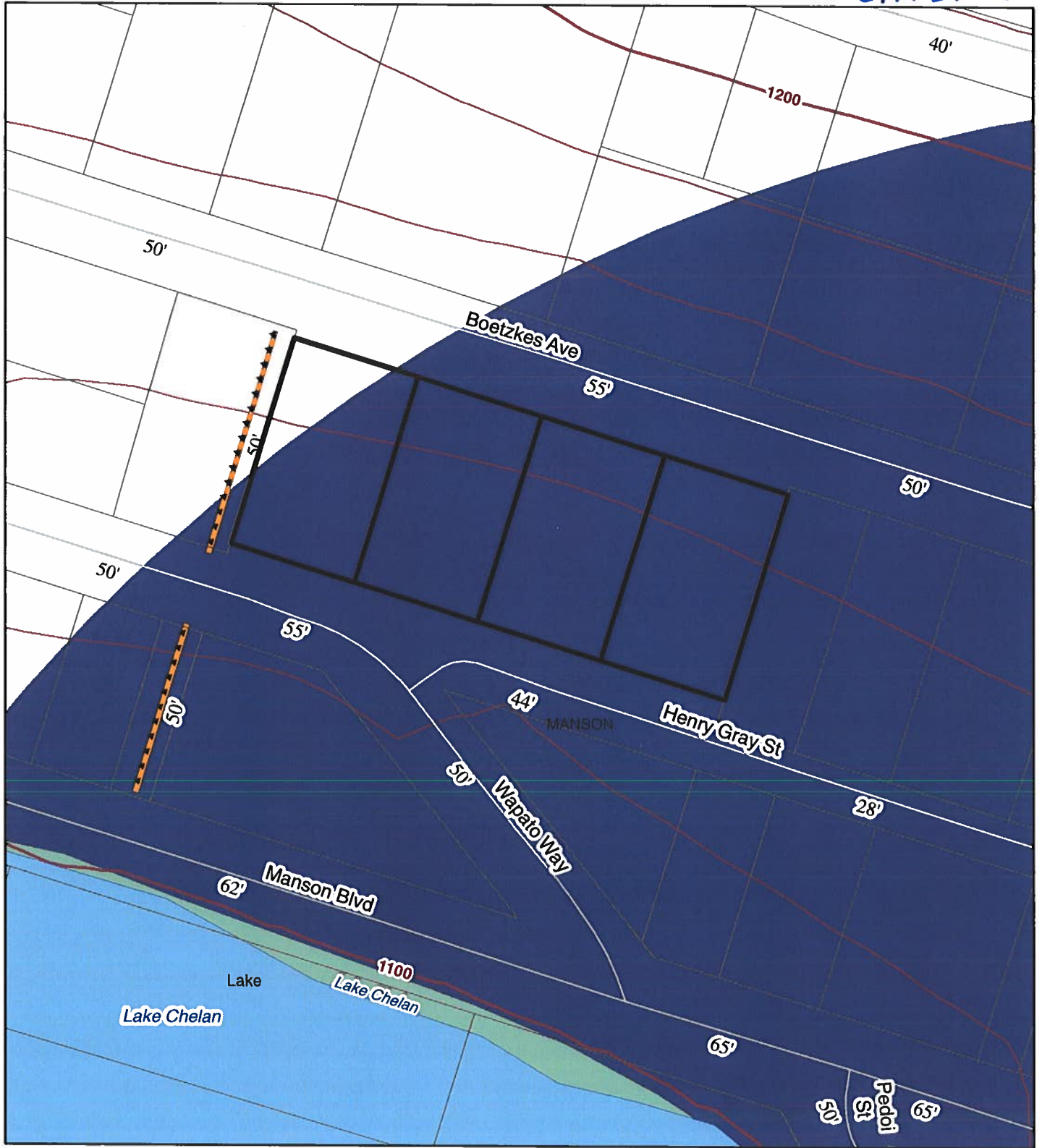
Shorelines

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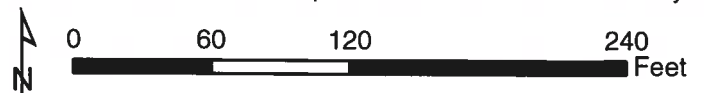


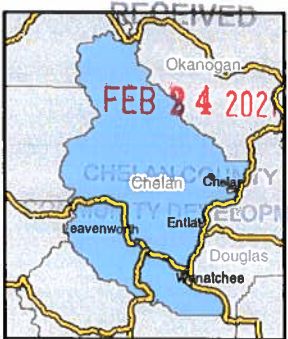
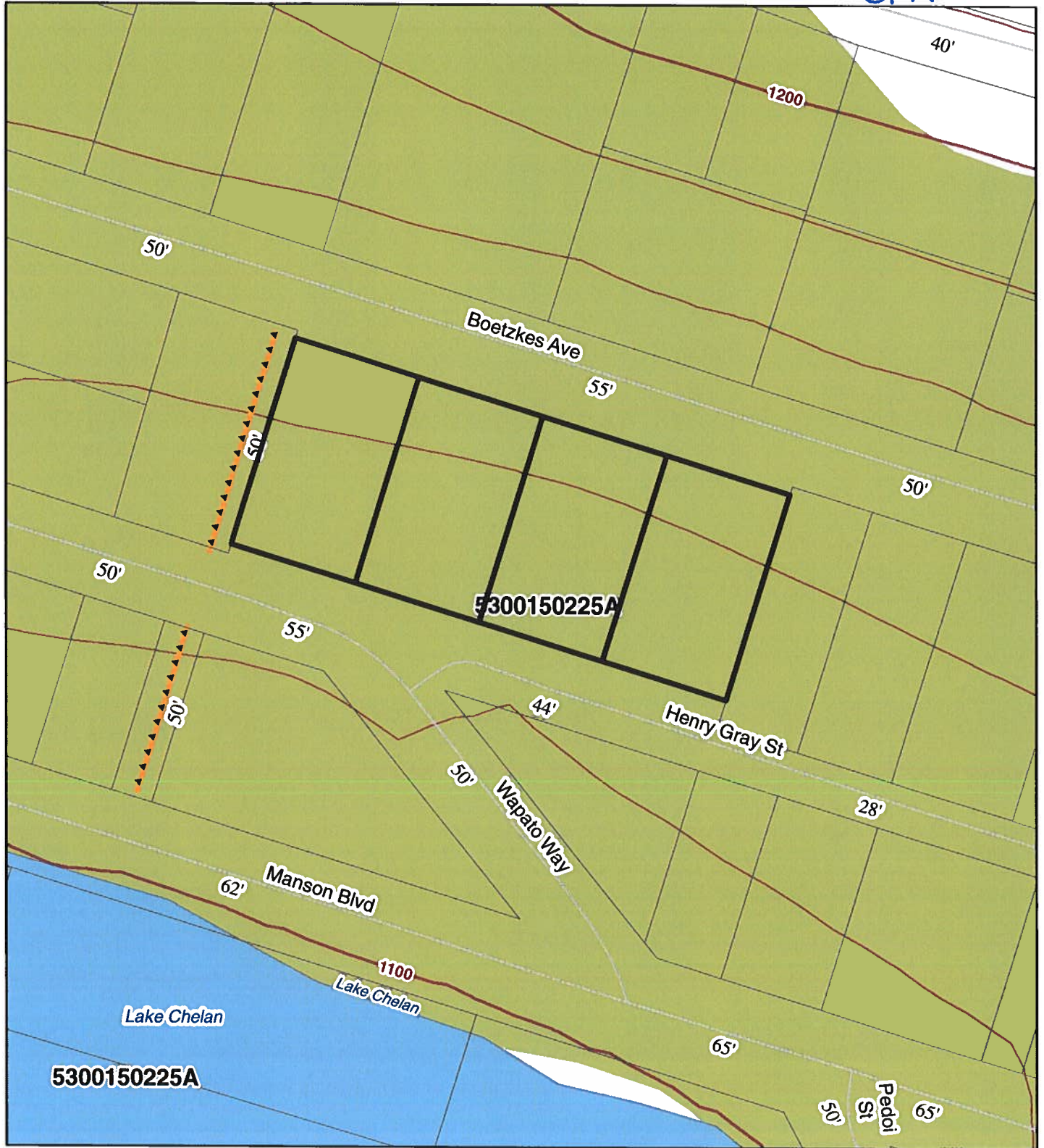
Wetlands and WDFW Habitats

February 24, 2021

PL 21-070

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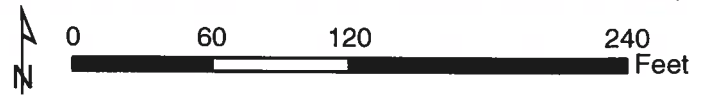


Floodplain and Geological Hazards

February 24, 2021

PL 21-070

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File(s) No. CPA 21-071

204.4

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

282234440050, 282235330000, 282235430000, 282235420050, 282235440000, 272202110000, 272202140000, 272202410050, 272202410060

Parcel Number (APN): _____ Lot Size: 124.40,80.00,21.70,40.00,40.00 40.18,40.00,11.50,22.88 (Acres)
Parcel Address: Unassigned City/Zip Code: Chelan, WA
Property Owner(s): Carol Henderson, and Henderson Highlands INC Zoning: RR10 & RR20
Mailing Address: 83239 E Reata Rd
City/State/Zip Code: Kennewick, WA, 99338
Phone: 509-884-2562 E-mail: gghward@gmail.com 421.04

Applicant/Agent (if different than owner): Dave Dormier 204.4 = RR20 = 10.2
Company and Mailing Address: Erlandsen, 250 Simon St. SE 216.64 = RR10 = 21.5
City/State/Zip: East Wenatchee, WA, 98802 Phone: 509-884-2562 40.64 = AC
E-mail: daved@erlandsen.com 10 = 4 LOTS
For multiple owners, applicants, or agents, provide additional sheets. 461.68 AC TOTAL

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 checked="" 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 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:

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

The following attachments are required for a complete application:

- Copy of Deed or Proof of Ownership
- Supplemental Forms, if applicable
- Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
- All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
- 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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CHELAN COUNTY
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):

The Client would like the County to re-zone the specified RR10 & RR20 parcels to RR5 for future homes.

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: RR20 with homes
South: RR5, and RR10 with homes
East: RR5 with homes
West: RR5 with homes
4. What is the current use of the property? Undeveloped land and some limited orchards
5. Sanitation Disposal: N/A Septic Permit Sewer District: _____
6. Water Source: N/A Single Private Well Shared Private Well Group B
 Public Water Supplier: _____
7. Irrigation Water:
 N/A Yes (Private) Yes (Public) Irrigation District/Purveyor: _____
8. Fire District: Chelan County Fire District #7 School District: Lake Chelan School District
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: _____ Shoreline Environment Designation: _____
 Drainage or Seasonal Stream: Union Valley Stream Wetland, if so what category: _____
 Cultural or Archeological: _____
11. Will landfill be required? No Yes, approximate _____ (cubic yards)
12. Will excavation be required? No Yes, approximate _____ (cubic yards)
13. Has site preparation been started on the site? If so, to what extent?
No
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?
Yes addition of homes, and road.

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COMMUNITY DEVELOPMENT



CPA
File(s) No. 21-071

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): 282234320150, 282234320075, 282234310050 Lot Size: 20.16, .30, 20.18 40.64 (Acres)
Parcel Address: Unassigned City/Zip Code: Chelan, WA
Property Owner(s): Carol Henderson, and Henderson Highlands INC Zoning: Commercial Agriculture
Mailing Address: 83239 E Reata Rd
City/State/Zip Code: Kennewick, WA, 99338
Phone: 509-884-2562 E-mail: gghward@gmail.com

Applicant/Agent (if different than owner): Dave Dornier
Company and Mailing Address: Erlandsen, 250 Simon St. SE
City/State/Zip: East Wenatchee, WA, 98802 Phone: 509-884-2562
E-mail: daved@erlandsen.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)

- | | |
|--|---|
| <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 checked="" 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 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:

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

The following attachments are required for a complete application:

- Copy of Deed or Proof of Ownership
- Supplemental Forms, if applicable
- Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
- All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
- 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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CHELAN COUNTY

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):

The Client would like the County to re-zone the specified commercial agriculture parcels to RR5 for future homes.

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: Zoned Commercial Agriculture
South: Zoned RR5
East: Zoned RR10
West: Zoned Commercial Agriculture

4. What is the current use of the property? Fruit Farm

5. Sanitation Disposal: N/A Septic Permit Sewer District: _____

6. Water Source: N/A Single Private Well Shared Private Well Group B
 Public Water Supplier: _____

7. Irrigation Water:
 N/A Yes (Private) Yes (Public) Irrigation District/Purveyor: _____

8. Fire District: Chelan County Fire District #7 School District: Lake Chelan School District

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: Purterman Gulch 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?
Yes addition of homes, and road.

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COMMUNITY DEVELOPMENT

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

No schedule at this time

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:

Yes, re-zoning application

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;

Applies **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 coarse 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;
- 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*
- Junpe: 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*
- Supplæ: 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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COMMUNITY DEVELOPMENT

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

W 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.

W 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.

W 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.

W 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.







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)

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

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- GW _____ 7. Chelan County is hereby given consent to enter the property(ies) listed above.
- GW _____ 8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.
- GW _____ 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.
- GW _____ 10. I certify that this application has been made with the consent of the lawful property owner(s).
- GW _____ 11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.
- GW _____ 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: Gail Ward Place: Chelan, WA Date: 2/22/21
Print Name: Gail Ward

Owner/Applicant/Agent Signature: _____ Place: _____ Date: _____
Print Name: _____

Owner/Applicant/Agent Signature: _____ Place: _____ Date: _____
Print Name: _____

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Washington State Growth Management Act

RCW 36.70A.020

Planning Goals

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

-The location of the re-zoned lots is close to the existing Chelan County Urban Growth zone. Thus, meeting this goal.

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

-The proposed RR5 provides spacing between homes reducing sprawl. Thus, meeting this goal

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

-The proposed re-zoned parcels will have roadway and driveways that will provide a surface for adequate, and efficient modes of vehicular transportation that is appropriate for the area.

(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.

-The proposed zoning will maximize housing units for the area due to geological constraints. This will provide housing at market value to the location and styling.

(8) Natural Resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.

-Currently the parcels are all undeveloped and unutilized. Re-zoning them to RR5 will provide a use that will benefit the public, and not affect any natural resource industries in the area.

(9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

-Re-zoning the lots to RR5 will provide additional home sites in the area as well as maintain open spaces for wildlife habitat.

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COMMUNITY DEVELOPMENT

(10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

-The re-zoned land will follow current State and County laws, policies, and codes that pertain to environmental protection.

RCW 36.70A.070

Comprehensive plans-Mandatory elements

(5b) Rural development. The rural element shall permit rural development, forestry, and agriculture in rural areas. The rural element shall provide for a variety of rural densities and uses, essential public facilities, and rural governmental services needed to serve the permitted densities, uses. To achieve a variety of rural densities and uses, counties may provide for clustering, density transfer, design guidelines, conservation easements, and other innovative techniques that will accommodate appropriate rural economic advancement, densities, and uses that are not characterized by urban growth and that are consistent with rural character.

-The planned re-zoning of these parcels follows the goals and plans for Rural Development. As such this element is maintained.

Chelan County Comprehensive Plan

Policy LU 1.1: Promote improved neighborhood character and compatibility through unified design and site requirements for both site built homes and manufactured and modular housing.

-The zoning currently bordering the parcels to the South and East are designated RR5. This proposal looks to unify the parcels so that they may match said zoning. Thus this proposal meets the expectation of said Policy.

Policy LU 1.2: Protect residential neighborhoods from impacts associated with incompatible land uses through application of development standards and permit conditioning.

-Re-zoning the 12 parcels to RR5 would protect the neighboring RR5 properties from impacts of incompatible land use by bringing the 12 parcels to the same standards of RR5.

GOAL LU 3: Protect water quality and quantity.

-The proposed re-zoning and future development of the 12 parcels will follow all prevalent State, and County laws, codes, and policies that pertain to water quality and quantity protection.

Policy LU 4.1: Encourage development that is compatible with the natural environment and minimizes impacts to significant natural and scenic features.

-Development on the proposed parcels will use the already occurring plateaus and benches to minimize impacts to natural features.

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Policy RE 1.1: Rural development shall avoid and mitigate impacts to critical areas, which have value as wildlife habitat and open space.

-Development on the proposed land, designating said land to RR5, would maximize human development while maintaining a wildlife habitat. Adding homes to the area would provide areas that have increased water and fire protection thus giving wildlife safe areas to occupy.

Policy RE 2.2: Rural development should not preclude use of rural lands for agriculture and timber production and should avoid or mitigate impacts on existing agriculture or timber operations.

-The agricultural land proposed to be re-zoned to RR5 is not used for agricultural purposes and the geological and geographical hurdles that are present at the sites make future commercial agricultural use on the sites unlikely.

Policy RE 2.6: To achieve a variety of rural densities and uses, allow for development clustering, density transfer, design guidelines, conservation easements, and other innovative techniques to accommodate growth consistent with rural character.

-With the limited amount of privately owned developable land re-zoning these 12 parcels to RR5 would maximize the housing provided on the lots as well as maintain the rural character of the area and its neighboring parcels.

Policy RE 2.7: Protect local environmental and visual resources in hillside areas by encouraging development to locate on existing benches and terraces and by applying appropriate development standards and performance criteria.

-The proposed development will be laid out to take advantage of existing benches and terraces for development of homes, roads, and driveways.

Policy RE 2.8: Protect hillside areas from erosion by requiring development to adequately capture storm drainage and avoid duplication of road systems.

- The proposed development will abide by the Washington State Department of Ecology and Chelan County Stormwater and Roadway policies.

RR5, RURAL RESIDENTIAL/RESOURCE: 1 DWELLING UNIT PER 5 ACRES

Locational Guidelines:

1. **Geographical and Geological Characteristics.** The area is predominantly rural in character. Soil characteristics or other physical constraints to development may also be present. Some areas of undeveloped, open space may exist. The area may also be adjacent to designated urban growth areas.

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-The proposed is an undeveloped rural site that neighbors urban growth areas. The soil and physical characteristics constrain its use from agricultural, commercial, and industrial uses. Thus the rezoning meets this requirement.

2. *Natural Resources. The area may have agricultural or forest land practices of both small scale and/or commercial significance. The area may also be adjacent to designated resource lands.*

-The re-zoning of the 12 parcels proposed does not affect any current agricultural practice, and the lack of trees on the parcels removes the potential to affect any future forestry practices.

3. *Public Services. Uses do not require extension or provision of urban level services. Rural governmental services are available or may be provided for within the 20 year planning period.*

-The rezoning and future development of parcels is not significant enough to warrant any extension or provision of urban level services.

4. *Existing Land Uses. Dispersed single family residences, farms or forestry uses, cottage industries and small businesses, and other rural development may be present. Predominant parcel sizes are 5 acres or larger.*

-Currently the parcels are undeveloped, and the proposed land use matches or enhances surrounding land uses.

Policy AL 1.4: Conserve agricultural lands for productive economic use by identifying and designating agricultural resource lands whose principal and preferred land use is commercial agricultural resource management.

-The or the proposed parcels to be re-zoned the ones currently zoned agricultural are not developed. Rezoning said agricultural parcels to RR5 would take land that is currently unproductive and is unable to serve a purpose under its current zone to one that is productive.

Policy AL 2.1: All plats, short plats, binding site plans, development permits and building permits issued for development activities on or within five hundred feet of lands designated as agricultural resource lands, shall contain a notice that the subject property is within or near designated agricultural resource lands. The notice shall further state that a variety of commercial activities may occur on these designated lands that are not compatible with the development.

-The proposed re-zoning and future development on the parcels will follow this policy.

Policy AL 2.3: Require new non-farm development in rural areas, adjacent to an existing orchard operation, to provide appropriate buffers and/or mitigation measures to minimize potential conflicts.

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- The proposed re-zoning and future development on the parcels will follow this policy.

Policy H 1.1: Encourage communities within the County to provide a fair share of affordable housing to low and moderate income households by promoting a balanced mix of diverse housing types.

-By re-zoning the parcels to RRS the parcels will be maximized to fit as many homes as possible based on the geological and geographically hurdles that exist. This will reduce the cost of development in the area and provide homes at current market rate for said lot size and location.

Policy CF 1.7 Water Systems: Ensure that individual and public water systems are permitted through the Chelan-Douglas Health District, the Department of Health and the Department of Ecology for appropriate separation requirements and environmental impacts.

-Re-zoned lots water systems will be permitted through Chelan-Douglas Health District, the Department of Health, and Department of Ecology for appropriate separation requirements and environmental impacts.

Policy CF 1.8 Water Systems: Standards shall be reviewed to ensure appropriate treatment and disposal of stormwater to protect domestic water sources from degradation.

-Re-zoned lots shall comply with State Department of Ecology and Chelan County requirements in regards to treatment and disposal of stormwater from lots.

Policy CF 1.9 Sanitary Sewer Systems: Proactively plan for the development and maintenance of waste treatment and disposal systems to support long-term future development in the County.

-Re-zoned parcels sanitary sewer systems shall be planed to support long-term future development in the County.

TRANSPORTATION ELEMENT GOAL 5 – ENVIRONMENTAL STEWARDSHIP

5.1 *Consider and be respectful of the rural and historic character of the county while implementing the transportation element.*

The development from the rezoning of the parcels will utilize naturally occurring benches and terraces as much as possible as to reduce the rural and historic character impacts to the area.

5.2 *Consider refinements to roadway design standards so as to minimize impacts on hydrologic systems, including surface and groundwater quality.*

The proposed roadway system will minimize impacts on hydrologic systems, including surface and groundwater quality, using County standards and County approved refinements to roadway design.

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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.

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

1. Name of proposed project, if applicable: [\[help\]](#)

Henderson Highland Properties

2. Name of applicant: [\[help\]](#)

Erlandsen

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

Dave Dormier, 250 Simon St, East Wenatchee, WA 98802

4. Date checklist prepared: [\[help\]](#)

12/17/2020

5. Agency requesting checklist: [\[help\]](#)

Chelan County

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

At this time the proposed project is looking to start spring of 2021

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

At an unknown time a road will be placed to allow the parcels to be used for future homes.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

A stormwater plan will be prepared in the future

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 at this time

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Rezoning to RR5

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 proposal is to rezone Chelan County Parcels: 282234320150, 282234310050, 282235330000, 282234440050, 282234320075, 282235430000, 282235440000, 282235420050, 272202110000, 272202140000, 272202410050, and 272202410060 to RR5 for use as house sites.

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 Location of the Parcels span several hundred acres that cross from Boyd road/Purtteman Gulch Rd intersection (Twnshp: 28N, Range: 22EWM, and Section: 34) to the east till the parcels meet up with Union Valley Rd. (Twnshp: 27N, Range: 22EWM, and Section: 02)

B. Environmental Elements [\[help\]](#)

1. **Earth** [\[help\]](#)

a. General description of the site: [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

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b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

About 45%

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c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, [\[help\]](#))

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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. [\[help\]](#)

Sand, and Sandy loam

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. [\[help\]](#)

No fill planned at this time

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

Less than 5% with roadway

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

None

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. [\[help\]](#)

No

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: [\[help\]](#)

No

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. [\[help\]](#)

No

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

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. [\[help\]](#)

No

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4) Will the proposal require surface water withdrawals or diversions? Give general

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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. [\[help\]](#)

Yes for domestic water

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. [\[help\]](#)

Domestic Sewage

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. [\[help\]](#)

No change

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: [\[help\]](#)

None

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Plants [help]

e. 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

f. What kind and amount of vegetation will be removed or altered? [help]
 None

g. List threatened and endangered species known to be on or near the site. [help]
 None

h. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]
 None known at this time.

i. List all noxious weeds and invasive species known to be on or near the site. [help]
 None known at this time.

4. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [help]

Examples include:

birds: hawk, heron, eagle, songbirds, other:
 mammals: deer, bear, elk, beaver, other:
 fish: bass, salmon, trout, herring, shellfish, other _____

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

None

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]
 None

List any invasive animal species known to be on or near the site. [help]

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None

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

Electric Energy from local PUD

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

None

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

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

None known, potential contamination from past agriculture use may be present

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

None

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b. **Noise** [help]

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

Existing traffic from Boyd Rd.

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]

Construction of future roadway, and future residential noises.

- 2) Proposed measures to reduce or control noise impacts, if any: [help]

Limit Construction Hours

7. **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]

Current use for a majority of the parcels is undeveloped land, two of the parcels are used for fruit orchards. Nearby parcels are either used for residential use or fruit orchards.

- 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]

A small portion of the parcels have been used as fruit orchards.

- 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]

It will have minimal to no impact to the orchard on the properties and/or the surrounding properties.

- c. Describe any structures on the site. [help]

No known structures exist on the parcels at this time

- d. Will any structures be demolished? If so, what? [help]

No

- e. What is the current zoning classification of the site? [help]

It is a mixture of Commercial Agriculture, RR20, and RR10

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- f. What is the current comprehensive plan designation of the site? [help]

Unknown at this time

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

None at this time.

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

Unknown at this time.

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

None

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

None

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

The areas to the South are already zoned RR5. This proposal only looks to rezone to match the parcels to the south.

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

The project does not look to replace any established agriculture at this time.

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

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

Density and allowed use per Chelan County Code for RR5

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

None

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

Not known at this time

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

None

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

None at this time

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

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

None at this time

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

None

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

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. [\[help\]](#)

None

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

None

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

None known at this time

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 at this

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. [\[help\]](#)

No methods at this time

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. [\[help\]](#)

No plans or measures at this time

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

Boyd Rd and Union Valley Rd.

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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? [\[help\]](#)

No

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

None at this time.

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. [\[help\]](#)

No

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

No Change

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 affect on movement

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

None

14. 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 increases in public services will be needed

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

None

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

a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

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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]

Water from future well. Sewage from future septic system

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: Gail Ward

Name of signer Gail Ward

Position and Agency/Organization Henderson Highland, LLC.

Date Submitted: 2/22/21

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?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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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?

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

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

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

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

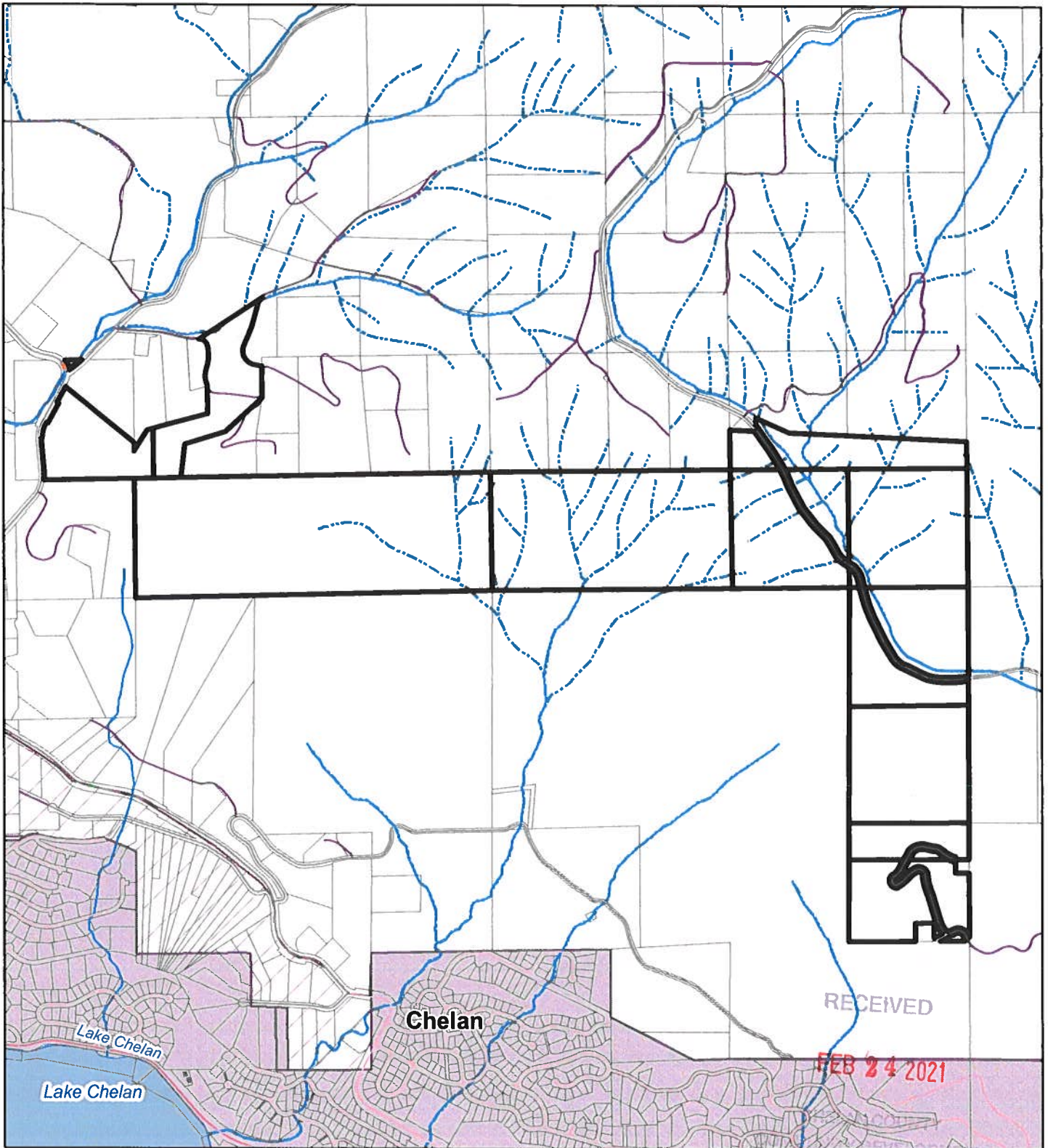
Proposed measures to reduce or respond to such demand(s) are:

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

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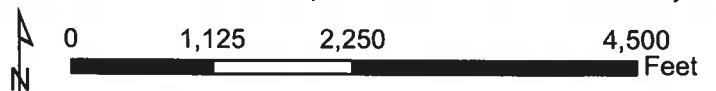


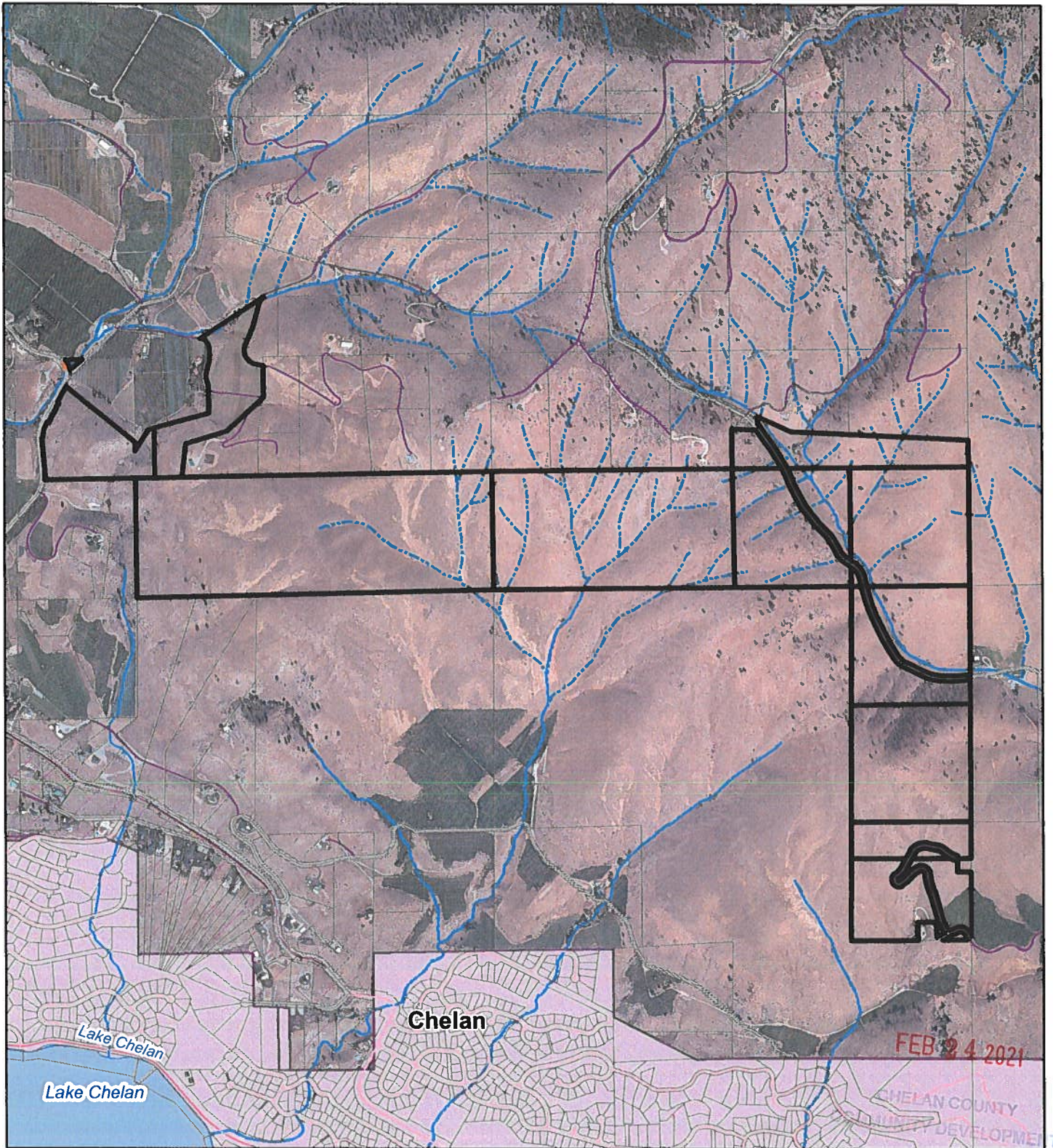
Vicinity
(for informational
purposes only)

February 24, 2021

CPA 21-071

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.





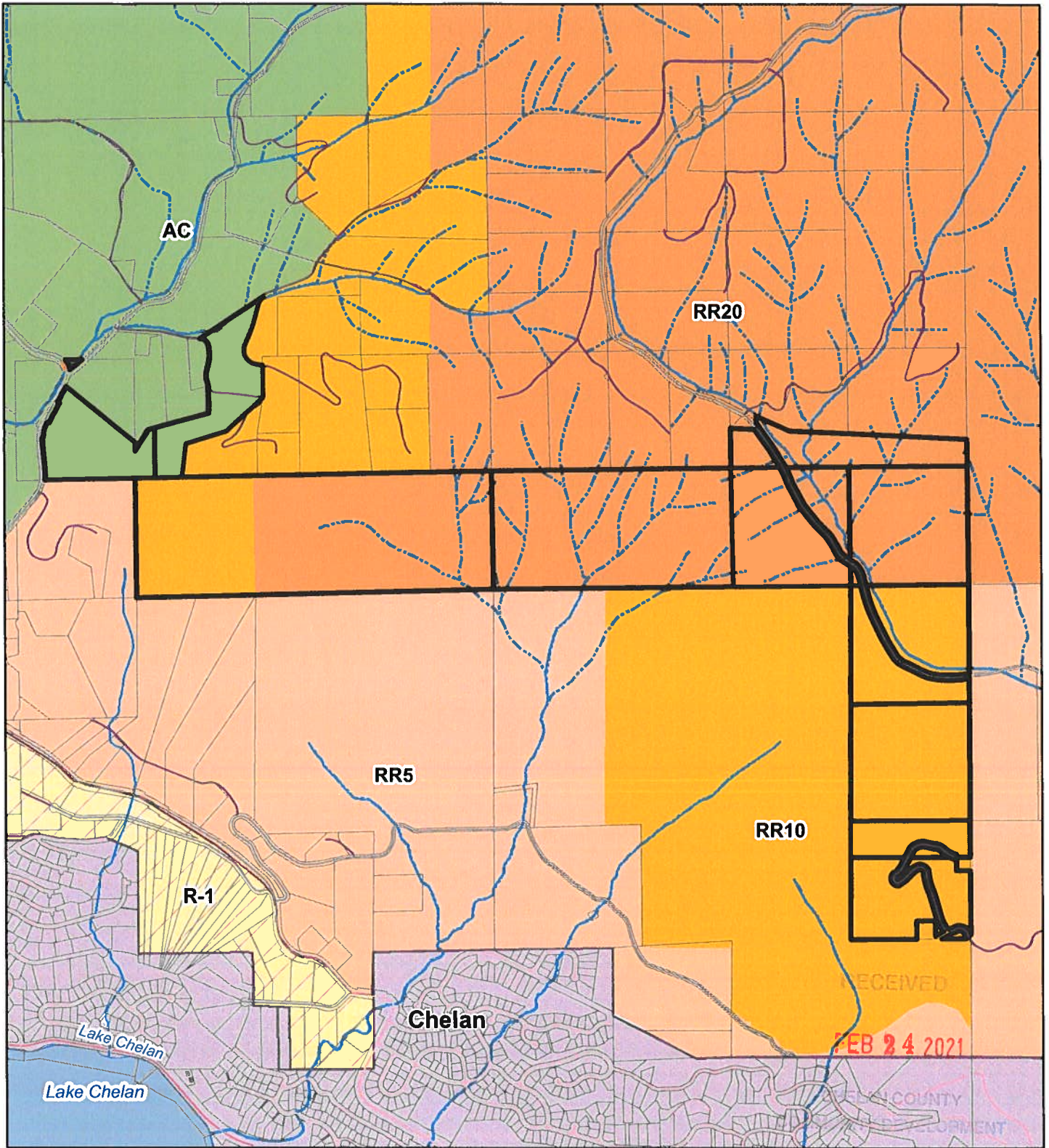
Aerial (2011)

February 24, 2021

CPA 21-071

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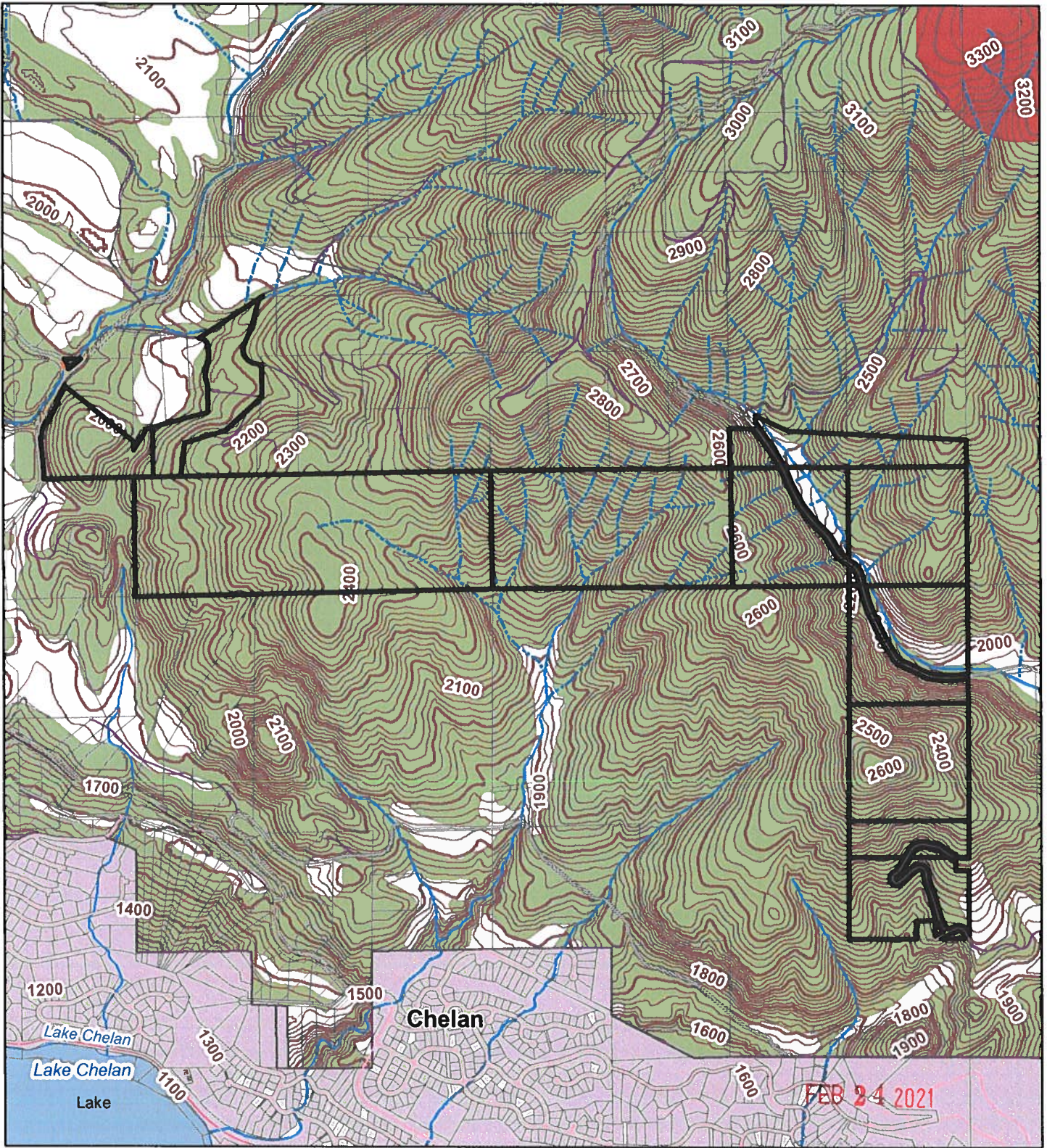
Zoning

February 24, 2021

CPA 21-071

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.



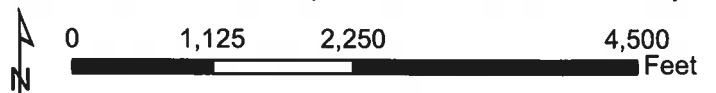


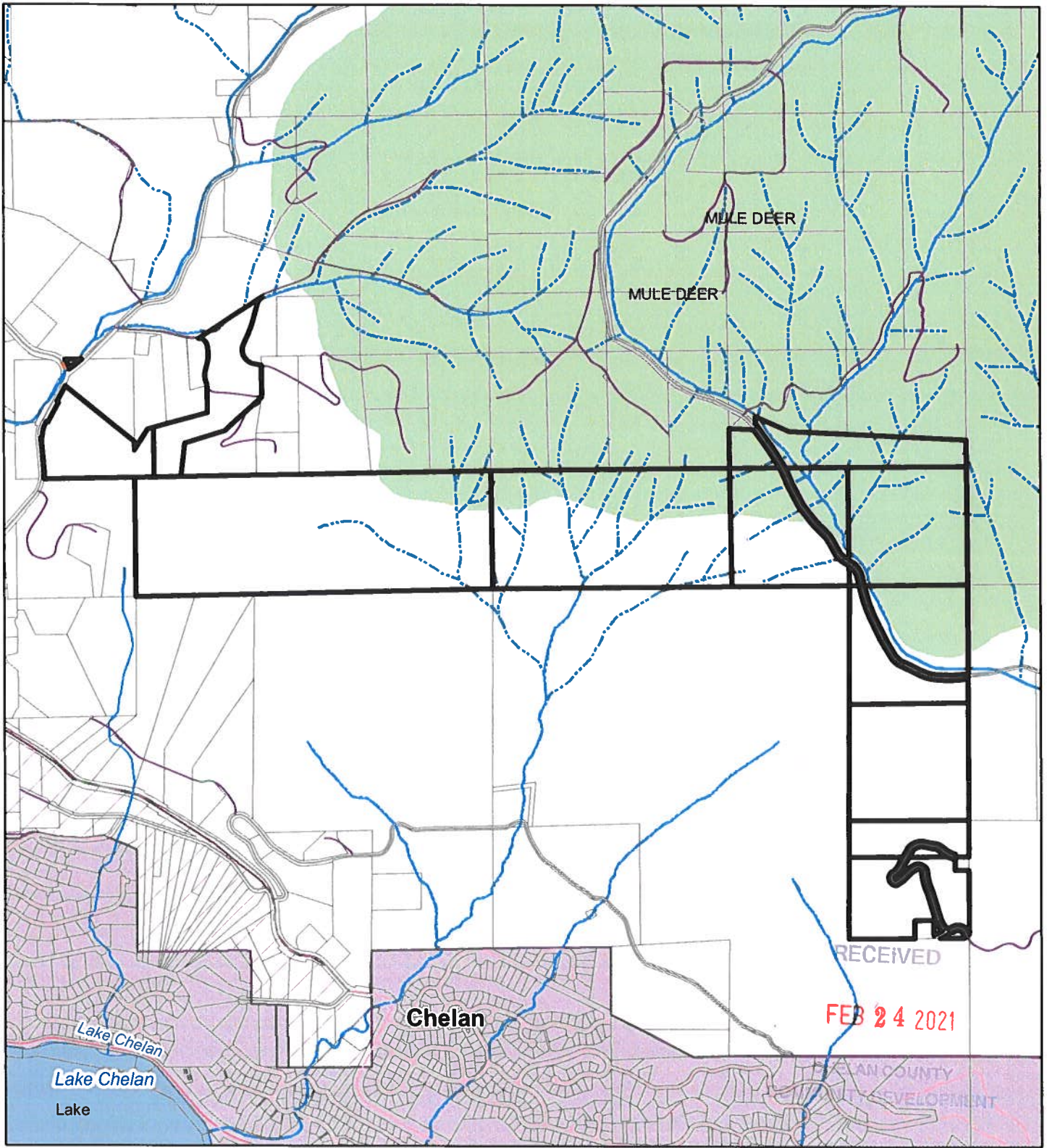
Geological Hazards

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.

February 24, 2021

CPA 21-071



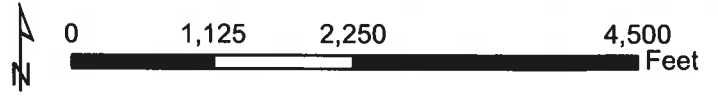


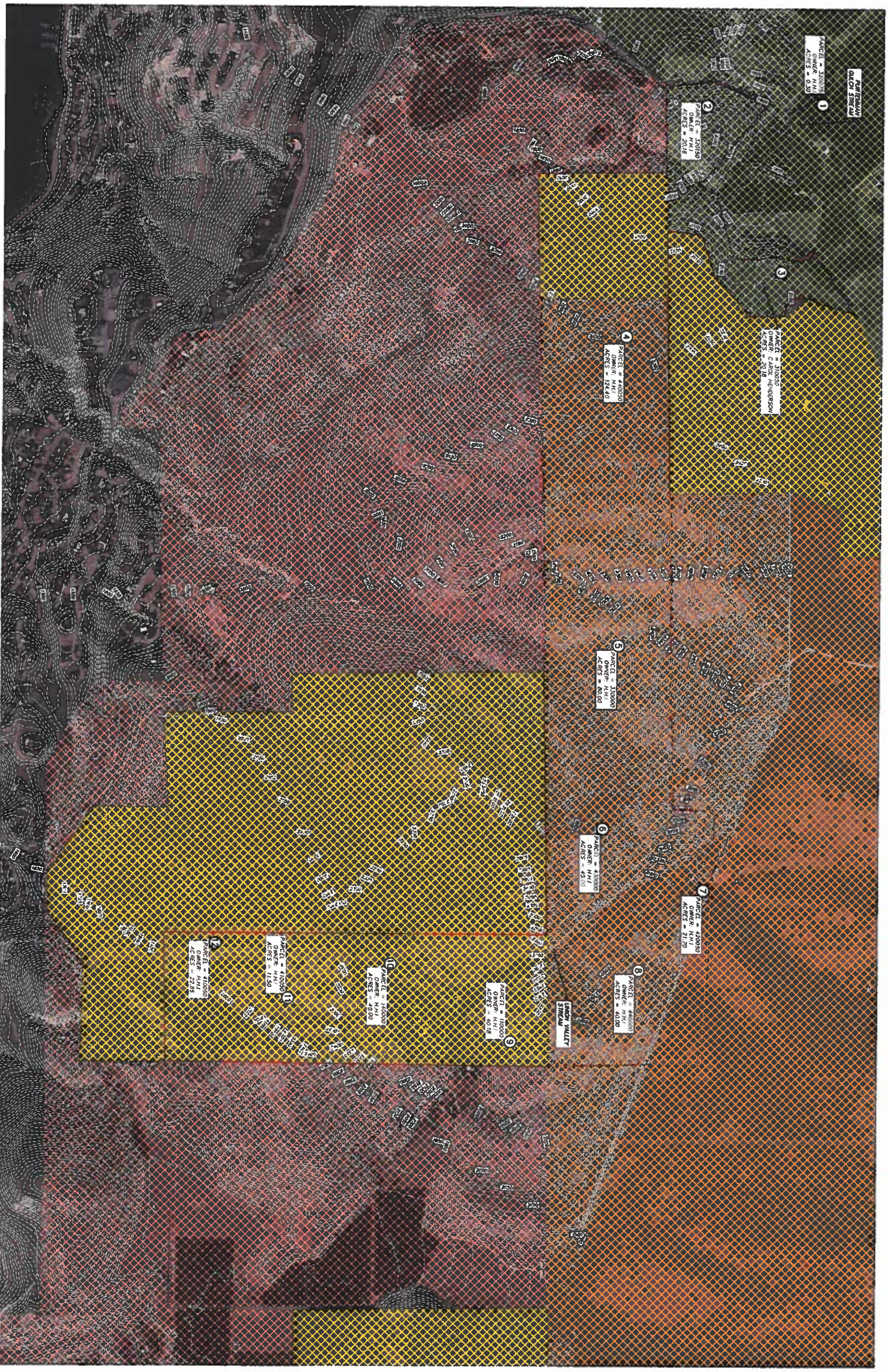
Class II Data

February 24, 2021

CPA 21-071

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.





INDEX:
 H.H.I = HENDERSON
 HIGHLANDS INC.

AC ZONE
 RR5 ZONE

RR10 ZONE
 RR20 ZONE



NOTE: SCALE BAR IS ESTABLISHED FOR TOLL SIZE WITH SCALE BAR EQUAL TO 1"

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CHELAN COUNTY

**HENDERSON HIGHLANDS
 EXISTING PARCELS
 ZONING**



DRAWN BY: DEB
 DATE: 2/18/2021
 SCALE: 1" = 200'

NO.	DESCRIPTION	DATE
1		

SHEET C-3
<http://www.erlandsen.com>
 ERLANDSEN
 290 SIMON ST. SE
 EAST WENATCHEE, WA 98822
 PH: 509.884.2582
 TOLL FREE: (800) 732-7442

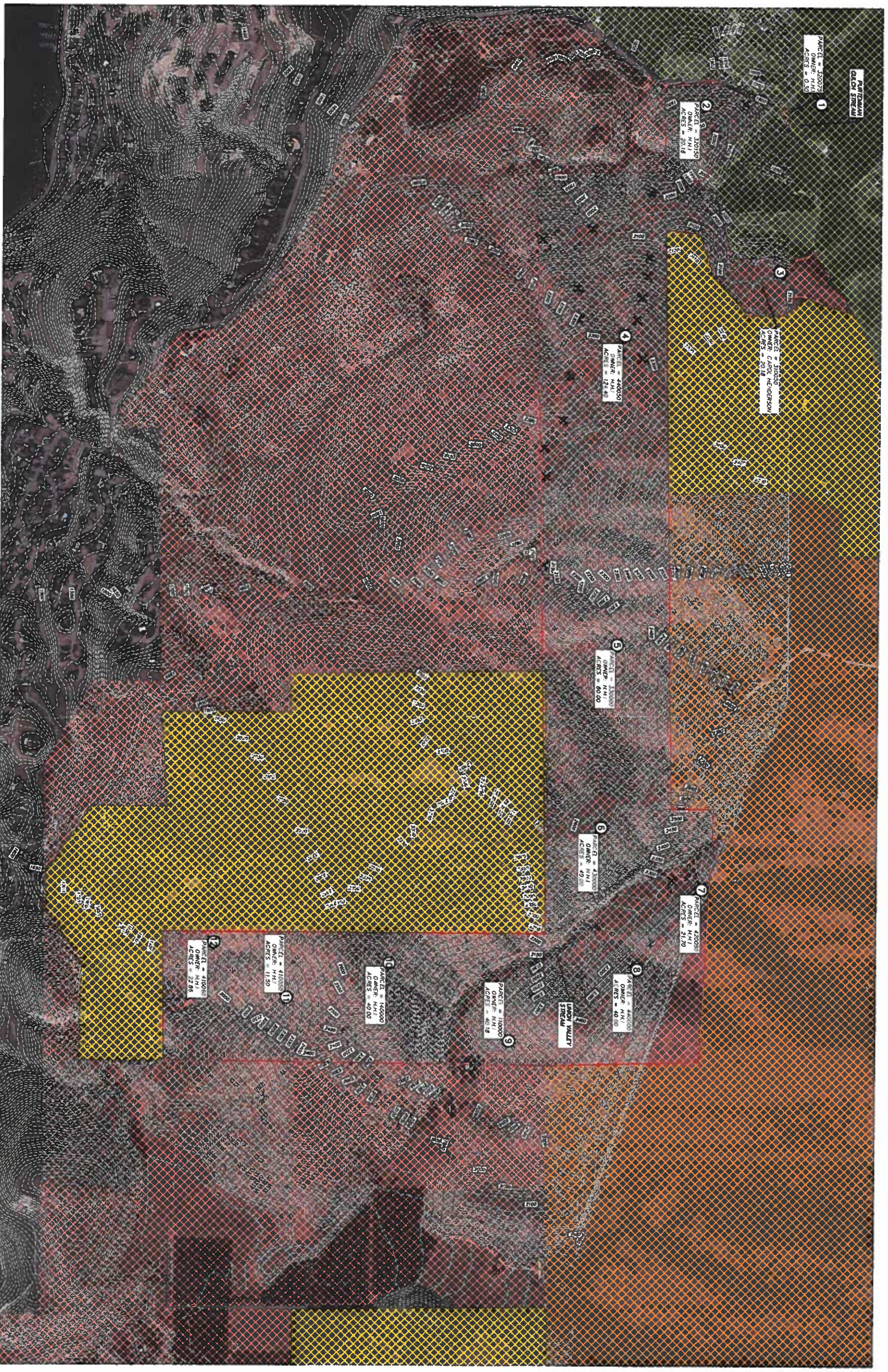
INDEX:
 H.H.I. - HENDERSON HIGHLANDS, INC.

AC ZONE

RR5 ZONE

RR10 ZONE

RR20 ZONE



0 500 1000
 NOTE: SCALE BAR IS ESTABLISHED FOR FULL SIZE WITH SCALE BAR EQUAL TO 1"

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CLAY COUNTY
 COMMUNITY DEVELOPMENT

HENDERSON HIGHLANDS
 EXISTING PARCELS
 PROPOSED ZONING

Erlandsen
 SURVEYING | PLANNING | ENGINEERING | GIS

NO.	DESCRIPTION	DATE
1		

SHEET C-3
 http://www.erlandsen.com
 ERLANDSEN
 290 BRANCH ST. SE
 EAST WENATCHEE, WA 98842
 PH: 509.884.2502
 TOLL FREE (800) 732-7442

DRAWN BY: DEB
 DATE: 2/18/2021
 SCALE: 1" = 200'

LAYOUT: PROP_ZONING
 FILE NO: COUNTY_ZONING.DWG
 JOB NO: 20150103



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): 231904340250 Lot Size: 5 (Acres)
Parcel Address: NNA Rank Rd City/Zip Code: Cashmere 98815
Property Owner(s): T8 Development LLC/Richard D. Ledford Zoning: RV/RR5
Mailing Address: PO Box 3008
City/State/Zip Code: Wenatchee, WA 98807
Phone: 360-913-0377 E-mail: matthewjtait@gmail.com

Applicant/Agent (if different than owner): Matt Tait
Company and Mailing Address: T8 Development PO Box 3008
City/State/Zip: Wenatchee, WA 98815 Phone: 360-913-0377
E-mail: matthewjtait@gmail.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)

- | | |
|---|--|
| <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 checked="" type="checkbox"/> Comprehensive Plan Map Amendment | <input type="checkbox"/> Plat Alteration or Vacation |
| <input checked="" 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:

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

The following attachments are required for a complete application:

- Copy of Deed or Proof of Ownership
- Supplemental Forms, if applicable
- Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
- All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
- 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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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):

Currently the Parcel is zoned both RV and RR5. This issue has been on the Docket for the County Commissioners for a quite a while now. We are proposing that this parcel be zoned entirely RV for future use and development according to the codes and allowable uses. This will provide a clean line, on the southern property boundary for the zoning to be clear. We have attached a narrative.

Narrative attached

This parcel is part of a BLA + proposed short plat that are being processed concurrently with this Comprehensive Plan Map Amendment.

Please complete the following:

1. Any related files (such as Pre-Applications): _____
2. Is the subject property located within an Urban Growth Area (UGA)? No Yes
If "yes", which UGA? _____
3. Please describe adjacent land uses in all directions around the subject property:
North: Residential Use
South: Ag Use
East: Ag Use
West: Residential Use
4. What is the current use of the property? Vacant, Formerly AG Use
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 #6 School District: Cashmere School District
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: _____ 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?
Septic test holes for soil typing.
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?

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COMMUNITY DEVELOPMENT

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

After a zoning amendment, we will be pursuing a 4 lot short plat for this parcel in 2022, 18,000 sq ft min lot size.

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:

Boundary Line Adjustment to address an encroachment of a building on Parcel 231904340200 to the West.

Short plat is being prepared for submittal once the BLA is recorded.

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 ~~6335 and 6336~~)
- 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**);
- Applies **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*
- 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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CHELAN COUNTY
COMMUNITY DEVELOPMENT
Page 4 of 7

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

MT 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.

MT 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.

MT 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.

MT 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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CHELAN COUNTY
COMMUNITY DEVELOPMENT

- 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 1-509-661-4220 for assistance in identifying 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)

- MT _____ 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.
- MT _____ 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.
- MT _____ 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.
- MT _____ 4. Additional permit applications and approvals may be necessary to conduct specific activities.
- MT _____ 5. Application fees are non-refundable, except when approve by the Board.
- MT _____ 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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- MT _____ 7. Chelan County is hereby given consent to enter the property(ies) listed above.
- MT _____ 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.
- MT _____ 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.
- MT _____ 10. I certify that this application has been made with the consent of the lawful property owner(s).
- MT _____ 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.
- MT _____ 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: Matt Jait Place: Wenatchee Date: 3/1/21
Print Name: Matt Jait

Owner/Applicant/Agent Signature: _____ Place: _____ Date: _____
Print Name: _____

Owner/Applicant/Agent Signature: _____ Place: _____ Date: _____
Print Name: _____

Mark up of original application done by
Alex White
Planner II
Chelan County

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CHELAN COUNTY
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1. A detailed statement of what is proposed to be changed.

Currently, Parcel #231904340250 is Zoned both RV and RR5. This 6.6 acre parcel is surrounded by much smaller parcels to the North and West and Orchards to the South and East. While Bordering the city limits of Cashmere. We are proposing that the entire parcel be moved to RV Zoning to allow for future residential home sites that will address the current housing shortage in the Cashmere area and Chelan county as a whole

2. Explain why the Development Regulation text amendment is needed. What public land use issue or problem is resolved by the proposed amendment?

The development regulation text amendment is needed to allow for higher density residential lots to address the current housing shortage in the area. The proposed zoning will allow for possibly up to 10 residential building lots, currently this parcel can only accommodate 1 Dwelling unit and an ADU.

3. Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (RCW 36.70A) as amended.

According to the Washington State Growth Management Act, Counties shall "provide sufficient capacity of land suitable for development within jurisdictions to accommodate their allocated housing and employment growth". With that being said, Chelan County is currently experiencing a significant shortage in affordable housing for its residents and those who are moving to the area. The proposed amendment will address the issue of affordable housing for residents and non-residents that are looking to live in the Cashmere area. I have attached the entire RCW below for reference.

RCW 36.70A.115

Comprehensive plans and development regulations must provide sufficient land capacity for development.

(1) Counties and cities that are required or choose to plan under RCW 36.70A.040 shall ensure that, taken collectively, adoption of and amendments to their comprehensive plans and/or development regulations provide sufficient capacity of land suitable for development within their jurisdictions to accommodate their allocated housing and employment growth, including the accommodation of, as appropriate, the medical, governmental, educational, institutional, commercial, and industrial facilities related to such growth, as adopted in the applicable countywide planning policies and consistent with the twenty-year population forecast from the office of financial management.

(2) This analysis shall include the reasonable measures findings developed under RCW 36.70A.215, if applicable to such counties and cities.

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4. A statement of how the proposed map amendment complies with or supports the Comprehensive Plan's goals and/or any applicable County-Wide Planning Policies.

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Chapter 5 of the Chelan County Comprehensive Plan addresses housing and future housing needs in the county. In that Chapter, the Comprehensive plan calls for addressing and making policy decisions that promote responsible development of land for Residential use. This proposed amendment follows the comprehensive plan, the residential use around the parcel in the proposal is mixed between higher density and lower density use. The bordering properties are in the RV zoning which allows responsible development, this parcel in the amendment is split between RV and RR5 Zoning with the zoning line essentially going down the middle of the parcel. The proposed amendment would move the zoning line to the property boundary line. The current rental vacancy rate for the Wenatchee area (including Cashmere) is around 1%, this indicates a housing shortage in our area, the proposed amendment would provide the opportunity for responsible development to help address the current housing shortage in the area.

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

The proposed amendment would not affect lands designated as resource lands of long-term commercial significance.

6. Explain how the proposed change would serve the interests of the public as a whole, including health safety or welfare.

Ultimately, the proposed change would benefit the public as a whole by providing more opportunities for residential development. The increased density of RV compared to RR5 could potentially provide up to 10 more residential lots available to the public as well as the potential for exploring ADUs as well to help address the housing shortage. The current zoning does not lend itself to the highest and best use of the current parcel. This proposed amendment is also conducive with preventing a "sprawl" in residential development by ensuring that residential development occurs in a manner where neighboring properties are of similar use to the subject property.

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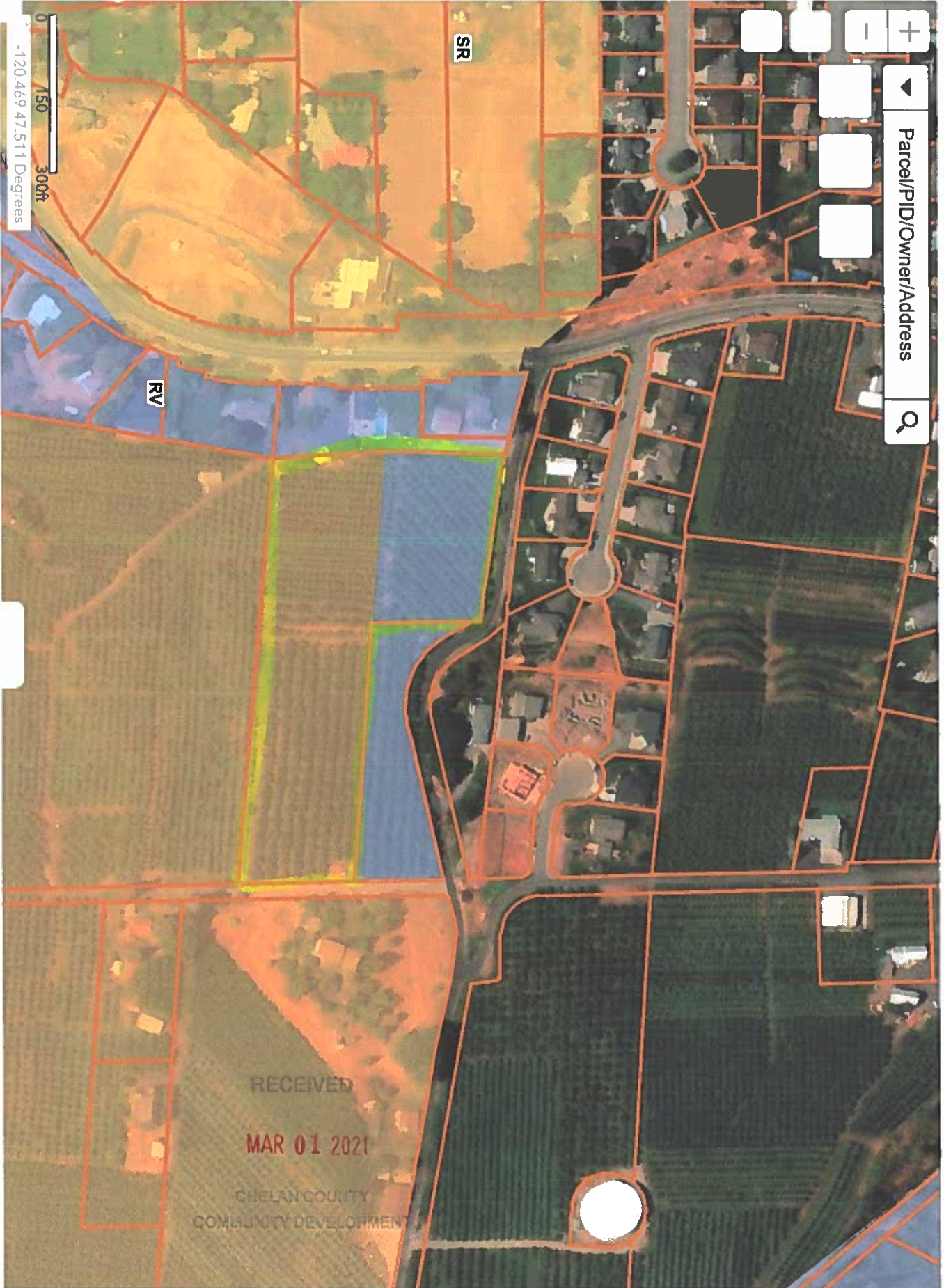


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BLA - Proposed with Existing Zoning

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TURNING YOUR IDEAS INTO INNOVATION THROUGH REALTY THROUGH NORTHWEST GEODIMENSIONS

CITY OF CASHMERE WASHINGTON

BOUNDARY LINE ADJUSTMENT EXHIBIT A-1

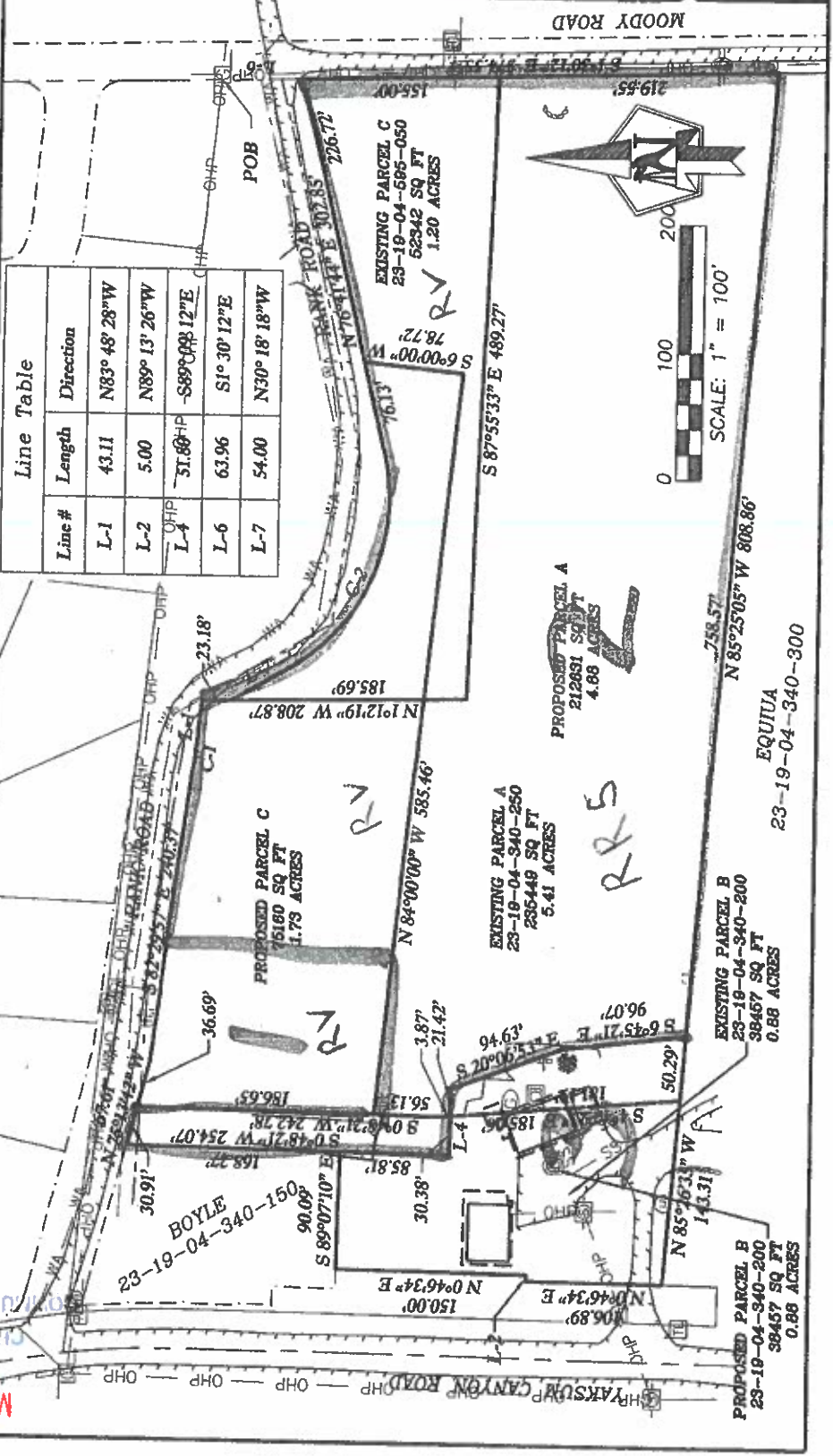
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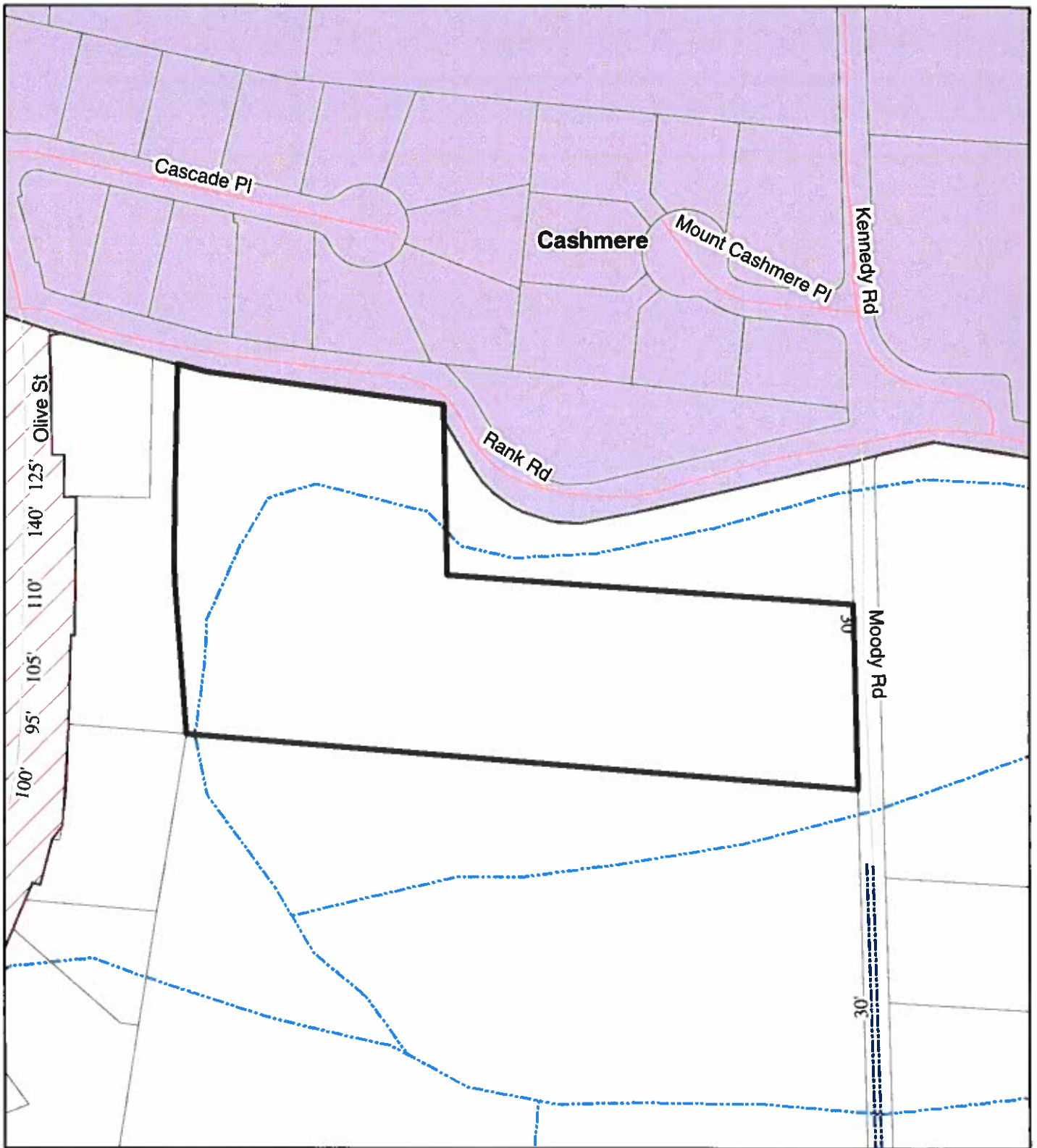
20132

DATE: 2021-02-08

FILE: 2021-02-08

MAP NO. 2021-02-08





Vicinity Map

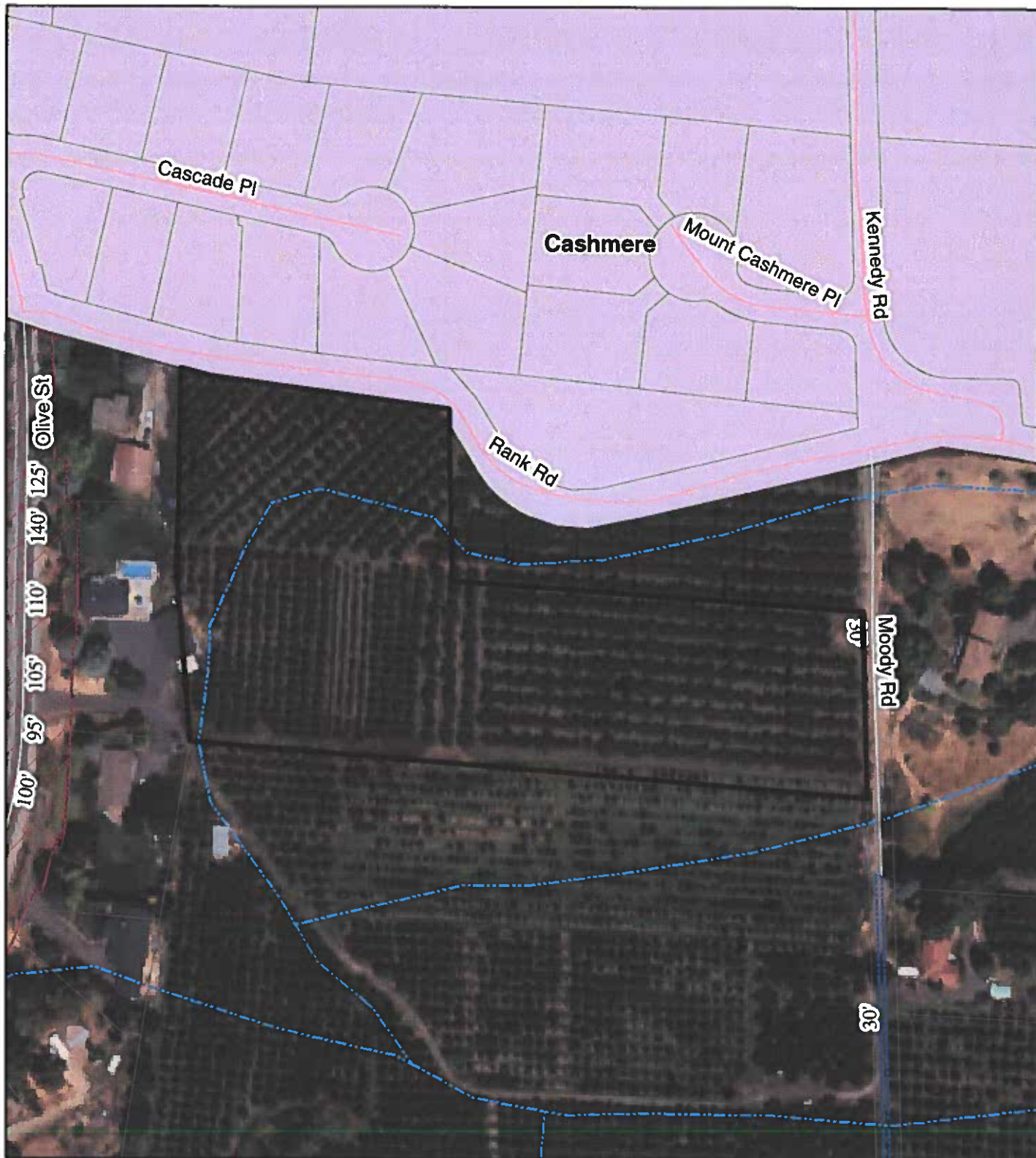
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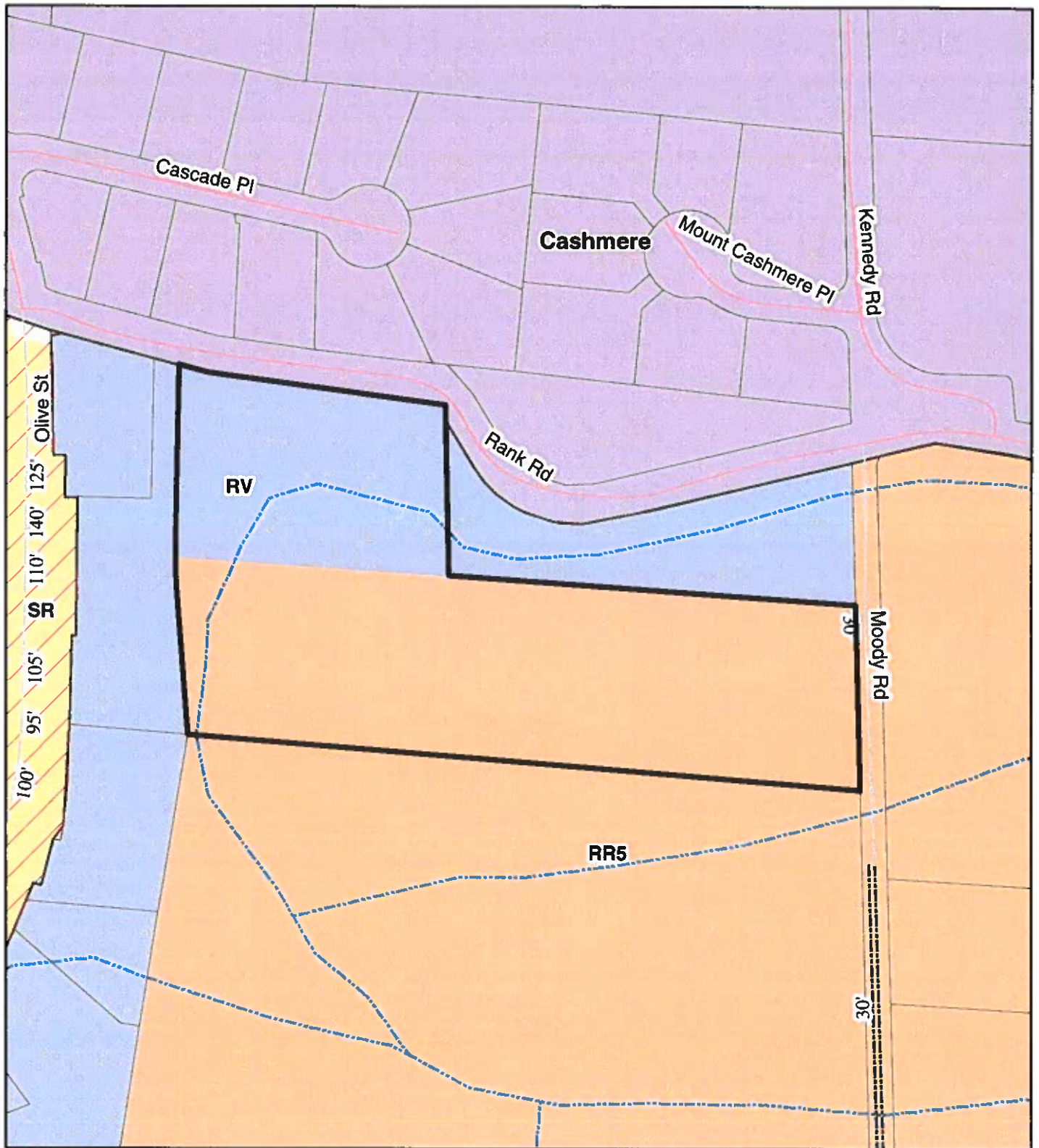
Aerial (2017)
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CPA 21-078

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Zoning

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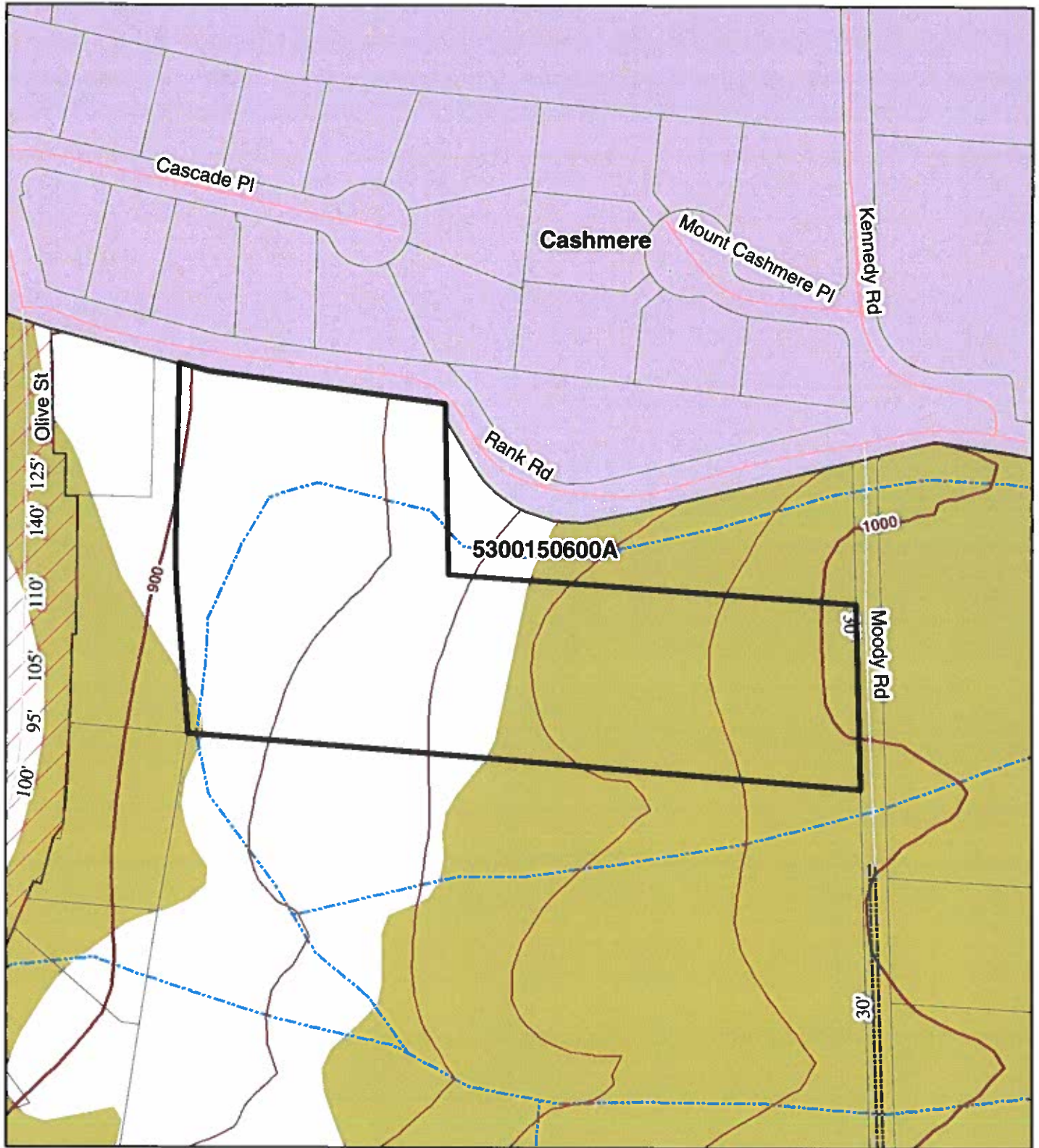
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Critical Areas

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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:

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: T8 Development LLC Rank RD.Zoning Amendment
2. Name of applicant: Matt Tait/T8 Development
3. Address and phone number of applicant and contact person: Matt Tait 360-915-0377

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4. Date checklist prepared: 2/26/2021
5. Agency requesting checklist: Chelan County
6. Proposed timing or schedule (including phasing, if applicable): 3 yrs
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Yes, as growth in the community occurs, we will explore developing into 3-5 .44 Acre Lots.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. We will be preparing all required environmental documents in the future when we are able to move forward with a 4-5 lot plat.
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. None that I am aware of regarding this specific parcel.
10. List any government approvals or permits that will be needed for your proposal, if known. Eventually a building permit will be obtained for SFR.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) This proposal is for a zoning amendment from RR5/RV to all RV Zoning.
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.

Property Identification Number: 21052

Geo Identification Number: 231904340250

Legal Description: T 23N R 19EWM S 04 SESW 6.0000 ACRES

B. Environmental Elements [\[HELP\]](#)

1. **Earth** [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other Mixed Terrain (Flat, Steep, Rolling Hills)

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- b. What is the steepest slope on the site (approximate percent slope)?
43% over 160ft by 180 ft section of the property
- 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. Brown, Blocky, Sandy Loam.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. Vegetation covering is not indicative of unstable soils.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. No Grading is proposed with the current application for zoning amendment.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No Grading is currently proposed with the current application for zoning amendment.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
2% will be covered after completion of SFR on the Subject Property. With the current zoning amendment application, there is not a proposal for SFR at this point.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
We will not be disturbing the section of the property that has the 43% grade.

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. No construction is proposed with the zoning amendment.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None that I am aware of.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
THERE ARE NO CONSTRUCTION IMPACTS WITH THE CURRENT ZONING AMENDMENT.

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

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
There is no surface water on 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. No.

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3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. None.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No

b. Ground Water: [\[help\]](#)

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

Yes, we will be installing a well to service the future SFR. Well flow is projected at 10-15 GPM and is currently in process of being drilled this Spring. It will be a shared well with adjacent property.

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.

EVENTUALLY THERE WILL BE ONE 4 BD SEPTIC INSTALLED ON THE PROPERTY APPROXIMATELY 150 FT FROM THE WELL.

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.

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There is anticipated storm water run-off from the adjacent road, currently the water flows down the area between the road and the subject property and continues down to the neighboring property and county road.

2) Could waste materials enter ground or surface waters? If so, generally describe.
None that we are aware of.

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

No the zoning change amendment has no impact on the drainage pattern.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: The zoning change amendment has no impact on the water as described above.

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

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

- deciduous tree: alder, maple, aspen, other
 evergreen tree: fir, cedar, pine, other
 shrubs
 grass
 pasture
 crop or grain
 Orchards, vineyards or other permanent crops.
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 water plants: water lily, eelgrass, milfoil, other
 other types of vegetation

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

The zoning change amendment has no impact on removal of vegetation.

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

None.

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

The zoning change amendment has no impact on the vegetation currently.

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

None.

5. **Animals** [\[help\]](#)

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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.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

Deer scat and various songbird species frequent the property.

- b. List any threatened and endangered species known to be on or near the site.
None.

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

Not that I am aware of.

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

THE CURRENT ZONING AMENDMENT WILL NOT HAVE AN IMPACT ON WILDLIFE. FUTURE PLANS WILL HAVE A WILDLIFE PRESERVATION PLAN.

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

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. The proposed zoning amendment does not require energy needs.

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe. No.

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

The zoning amendment does not include any energy needs.

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

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

- 1) Describe any known or possible contamination at the site from present or past uses.
None that I am aware of.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines

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located within the project area and in the vicinity.
None that I am aware of.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
None.
- 4) Describe special emergency services that might be required.
None
- 5) Proposed measures to reduce or control environmental health hazards, if any: None

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Street Traffic is minimal.
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. The zoning amendment as proposed will not have any impacts on the current traffic patterns.
- 3) Proposed measures to reduce or control noise impacts, if any: None.

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. The current use of the property is bare ground formerly ag use. The proposed zoning amendment will not have an impact on neighboring properties except bringing the subject property to completely match the zoning of adjoining properties to the North and West.
- 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? The subject property was formerly ag use. Future project plans will convert 50% of the property to residential use.
 - 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: Not that we are aware of.

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- c. Describe any structures on the site. None currently.

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- d. Will any structures be demolished? If so, what? No.
- e. What is the current zoning classification of the site? RR5/RV. This property is mixed zoning. The current proposal is to convert the entire parcel to RV zoning to match the neighboring properties to the North and the West.
- f. What is the current comprehensive plan designation of the site? Land Use Code 11 (Residential)
- g. If applicable, what is the current shoreline master program designation of the site? That is not applicable.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
NO
- i. Approximately how many people would reside or work in the completed project?
5 people for future SFR homesite.
- j. Approximately how many people would the completed project displace?
0
- k. Proposed measures to avoid or reduce displacement impacts, if any:
NONE
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: The neighboring parcels are RV zoning. The subject property is RV/RR5. Future plans are to add 3-5 more residential home sites.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: The currently property is no-longer in agricultural production, therefore no impact to the current use from the proposed zoning amendment.

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. Future plans would include up to 5 dwelling units for this parcel.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. 0

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- c. Proposed measures to reduce or control housing impacts, if any: Our proposed zoning amendment would allow for expansion of housing in the area at low density rating.

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? The zoning plan amendment does not include and proposals for structures.
- b. What views in the immediate vicinity would be altered or obstructed? None.
- b. Proposed measures to reduce or control aesthetic impacts, if any: There are no aesthetic impacts for the proposed zoning amendment.

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? None.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No
- c. What existing off-site sources of light or glare may affect your proposal?
None
- d. Proposed measures to reduce or control light and glare impacts, if any:
None

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

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Public schools and parks are currently within a 1 mile radius of the subject property.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None.

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

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. No.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. No.

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

No current evidence of cultural and historic resources have been found.

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.

The zoning amendment as proposed does not have an impact currently on cultural and historic resources.

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.

Current zoning amendment application will not have an impact on proposed access to the existing street system. Proposed access will be from Rank Rd in the future.

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

No. Approximate distance to nearest transit stop is about .75 miles.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? The proposed zoning amendment would not have an impact on parking.

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). Future proposals will include a private road accessed from Rank Rd.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. Yes, currently the property is in the vicinity of the

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Cashmere Airport and flight patterns. The zoning amendment proposal will not affect air traffic.

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? The current zoning amendment does not have an immediate impact on the vehicular trips per day.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. No

h. Proposed measures to reduce or control transportation impacts, if any: None.

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

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

No the zoning amendment will not result in an increased need for public services.

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

There is no direct impact on current public services in the current proposal. Future impacts will be minimal.

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

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____ Well and septic system will be installed in the future.

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. Power will need to be put in place to future homesite of an SFR.

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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: Matt Tait
 Name of signee Matt Tait
 Position and Agency/Organization Property Owner / TG Development
 Date Submitted: 2/26/21

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 project will have minimal impact to increase discharge to water, emissions to air, production, storage or release of toxic or hazardous substances or production of noise.

Proposed measures to avoid or reduce such increases are: No increase in impact proposed.

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

The zoning amendment will not have an impact on plants, animals, fish or marine life.

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

Restoration to a more natural vegetation is projected.

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

The zoning amendment will not deplete existing energy or natural resources. Future plans may include 3-5 residential lots of .44 acres which will use groundwater and electricity to service the planned SFRs.

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

Future low density development will conserve energy and natural resources as compared to higher density projects.

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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? The proposal will not affect the forementioned areas.

Proposed measures to protect such resources or to avoid or reduce impacts are:
No measures are needed to protect such resources.

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

The planned zoning amendment would allow the current mix zoned parcel to match the West and North neighboring parcels zoning of RV instead of its current mixed zoning state of RR5 and RV.

Proposed measures to avoid or reduce shoreline and land use impacts are:
Future development would be low density zoning providing more housing opportunities while also minimizing the land use impacts.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? The proposal will have a minimal impact on transportation and public services and utilities.

Proposed measures to reduce or respond to such demand(s) are: Future low density development will reduce the overall impact of the Zoning Amendment on transportation or public services and utilities.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. The proposal will not conflict with local, state, or federal laws.

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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): _____ **Lot Size:** _____ (Acres)
Parcel Address: _____ **City/Zip Code:** _____
Property Owner(s): _____ **Zoning:** _____
Mailing Address: _____
City/State/Zip Code: _____
Phone: _____ **E-mail:** _____

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 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, 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):

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: _____
South: _____
East: _____
West: _____
4. What is the current use of the property? _____
5. Sanitation Disposal: N/A Septic Permit Sewer District: _____
6. Water Source: N/A Single Private Well Shared Private Well Group B
 Public Water Supplier: _____
7. Irrigation Water:
 N/A Yes (Private) Yes (Public) Irrigation District/Purveyor: _____
8. Fire District: _____ School District: _____
9. Power Service: _____
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?

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:

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:

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:

- _____ **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*
- 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.

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

 BB

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.

 BB

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.

 BB

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.

 BB

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 1-509-661-4220 for assistance in identifying 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)


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

- _____ 7. Chelan County is hereby given consent to enter the property(ies) listed above.
- _____ 8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.
- _____ 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.
- _____ 10. I certify that this application has been made with the consent of the lawful property owner(s).
- _____ 11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.
- _____ 12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

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

Owner Signature: _____ Place: _____ Date: _____

Print Name: _____

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

Print Name: _____

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

Print Name: _____

Parcel Number: 222135100071
Lot Size: 10 Acres
Parcel Address: 5309 MALAGA ALCOA HWY
City/Zip Code: MALAGA 98828
Property Owner(s): TORRES CARLOS A
Mailing Address: PO BOX 3069 WENATCHEE, WA 98807
Zoning: RR5
City/State/Zip Code: MALAGA /WA/98828

Parcel Number: 222135100072
Lot Size: 20 Acres
Parcel Address: 5351 MALAGA ALCOA HWY
City/Zip Code: MALAGA 98828
Property Owner(s): CURTIS DARLENE K
Mailing Address: 531 MALAGA ALCOA HWY, MALAGA, WA 98828
Zoning: RR5
City/State/Zip Code: MALAGA/WA/98828

14.14.060 Amendment review criteria for comprehensive plan maps, urban growth area and county-adopted city plans.

(1) General Review Criteria. Proposed amendments to the Chelan County comprehensive plan maps and county-adopted city comprehensive plan maps as these plans relate to the unincorporated portions of each city's urban growth area (UGA) must meet the following criteria:

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

The proposal will enhance economic development and potentially improve public transportation to Malaga, in turn reducing carbon emissions and traffic. Additionally, the proposal will increase the available inventory of parcels zoned for economic development-related projects which will create jobs and county revenues.

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

The proposal will support the goals and policies of the economic development element of the Chelan County Comprehensive Plan. In particular, this will be supported by:

-Attracting businesses and industries that complement and build upon existing business and industry

-Incentivizing development that creates local re-investment funds and provides jobs in the local community

-Maintaining the County's rural economic base by permitting limited development in rural areas of industrial and natural resource land uses that are not suitable for urban areas, provided critical areas and surrounding land uses are protected.

- C. The amendment complies with comprehensive plan land use designation/siting criteria; and

The proposal complies with comprehensive plan land use designation/siting criteria in several ways, including the subject parcels' geographical and geological characteristics, proximity to sites with agricultural uses (adjacent to the west), and access to rural governmental services and planned infrastructure. Additionally, the subject site is adjacent to Rural Industrial land uses to both the north and east.

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

There will be no change to the Capital Facility Element or Transportation Element.

- E. The amendment does not adversely affect the surrounding land uses; and

The proposal will not adversely affect surrounding land uses, most of which are zoned RI or AC.

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

The proposal does not adversely affect lands designated as resource lands of long-term commercial significance or designed critical area in ways that cannot be mitigated.

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

The proposal would not affect projected growth.

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

The proposal serves the interests of both the applicant and general public.

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

N/A

Reviewed by
Alex White
Planner II
5/13/21

2. Name of applicant: [\[help\]](#)

Chelan County

3. Address and phone number of applicant and contact person: [\[help\]](#) 400 Douglas St. Suite #201, Wenatchee, WA 98801; 509-699-3111; Blake Baldwin

4. Date checklist prepared: [\[help\]](#) 3/16/2021

5. Agency requesting checklist: [\[help\]](#) Chelan County

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#) Zoning change by end of year 2021

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#) None known

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#) None known

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#) No

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Comprehensive Plan Map Amendment (Chelan County); Zone change (Chelan County)

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

These are being processed concurrently using same application materials

This is a Chelan County-sponsored request to change the subject parcels from RR5, ~~RR5~~ to RI land use and zoning to support economic development in Malaga.

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 location of the proposal is just west of the former Alcoa site in east Malaga. The subject parcel numbers are: 222135100072; 222135100071;

~~222135100050;~~
~~222135100070;~~
~~222135130175;~~
~~222135120200;~~
~~222135120150;~~
~~222135240050;~~
~~222135240000;~~
~~222135240100;~~
~~222135210150~~

These parcels were removed from application

B. Environmental Elements [help]

1. Earth [help]

a. General description of the site: [help]

(circle one): Flat rolling, hilly, steep slopes, mountainous, other _____
*The back portion of each parcel are steep cliffs/bluffs creating a natural barrier between this cluster of parcels and the adjacent parcels to the south.

b. What is the steepest slope on the site (approximate percent slope)? [help]
The back portion of the site has a steep grade/cliff at an approximate 100 degree angle.

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]
Gravelly fine sandy loam, grassland.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]
Potential erosion soils and landslide hazards in area.

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]
No filling or grading is proposed.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]
No clearing or construction is proposed.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help]
There would be no new impervious surfaces as a result of land use change.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]
None proposed.

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

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

There would be no new emissions to the air.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No

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

None proposed

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. [\[help\]](#)

No

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

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. [\[help\]](#)

None proposed

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. [\[help\]](#)

None proposed

c. Water runoff (including stormwater):

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

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: [\[help\]](#)

None proposed

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? [\[help\]](#)
 None proposed

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)
 None ~~proposed~~ per WDFW PHS mapping

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)
 None proposed

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)
 None ~~proposed~~ known

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

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other: mammals:
 deer bear elk, beaver, other.
 fish: bass, salmon, trout, herring, shellfish, other _____

Eagle, hawk, heron, songbirds, deer, elk, salmon, trout

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)
 Eagle WDFW PHS mapping shows golden eagles to be present in the area

c. Is the site part of a migration route? If so, explain. [\[help\]](#)
 No

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

None proposed

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

None ~~proposed~~ Known

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

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

None proposed

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

~~None proposed~~ Adjacent properties would not be affected

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: [\[help\]](#)

None proposed

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. [\[help\]](#)

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

[\[help\]](#)

None proposed

The properties are not shown to be historic orchards per Ecology Dist Alert mapping

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. [\[help\]](#)

b. ~~None proposed~~ Known

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

N/A

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

None

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

None proposed

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

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

N/A

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. [\[help\]](#)

Malaga Alcoa Hwy, agricultural operations and railroad in vicinity

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

None proposed

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

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

Agriculture; residential. No, proposal will not affect current land uses on nearby or adjacent properties. Industrial to north across highway, and also to the east of the properties as well.

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? [\[help\]](#)

Farmland. This proposal will not change use in the short term.

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. [\[help\]](#)

Single family homes; outbuildings; wells

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

No

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

RR5, ~~RR20~~

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

RR5, ~~RR20~~

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

N/A

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

erosive soils, landslide hazard.

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

N/A

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

None

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

None proposed

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

Application for a comprehensive plan map amendment and zone change.

The proposal would be consistent with existing & proposed land uses

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

None proposed

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

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

None

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: [\[help\]](#)

None

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

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

N/A · The maximum height of structures within the Rural Industrial zoning is sixty (60) feet

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

None

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? [\[help\]](#)

N/A

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

N/A

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

None proposed

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

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

N/A

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: [\[help\]](#)

None proposed

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. [\[help\]](#)

The tribes and DAHP will be notified during county public notice period.

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

None proposed

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

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

The site is accessed from Malaga Alcoa Hwy

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? [\[help\]](#)

No

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. [\[help\]](#)

No

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

N/A

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

No

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

None proposed

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. [\[help\]](#)

None proposed

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

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

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

None proposed

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

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

Signature:  _____

Name of signee: Blake Baldwin

Position and Agency/Organization: Director of Economic Development, Chelan County

Date Submitted: 3/16/2021

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

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

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

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

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

The proposal could lead an increase in emissions to air; production, storage, or release of toxic or hazardous substances; production of noise. The proposal would not cause an increase in discharge to water. The proposal is

to change the subject parcels from RR5 to RI, so all eligible activities under RI zoning in Chelan County code could potentially occur.

Proposed measures to avoid or reduce such increases are:

All proposed development would need to comply with local, state, and federal laws.

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

N/A

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

The proposal itself does not directly affect plants, animals, fish, or marine life; however, the development that could occur under RI zoning could potentially affect animals and plants (orchard land) in the subject parcels.

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

The proposal would likely not deplete energy or natural resources.

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

N/A

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?

The proposal would not affect the above.

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

N/A

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

The proposal is not along a shoreline.

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

N/A

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

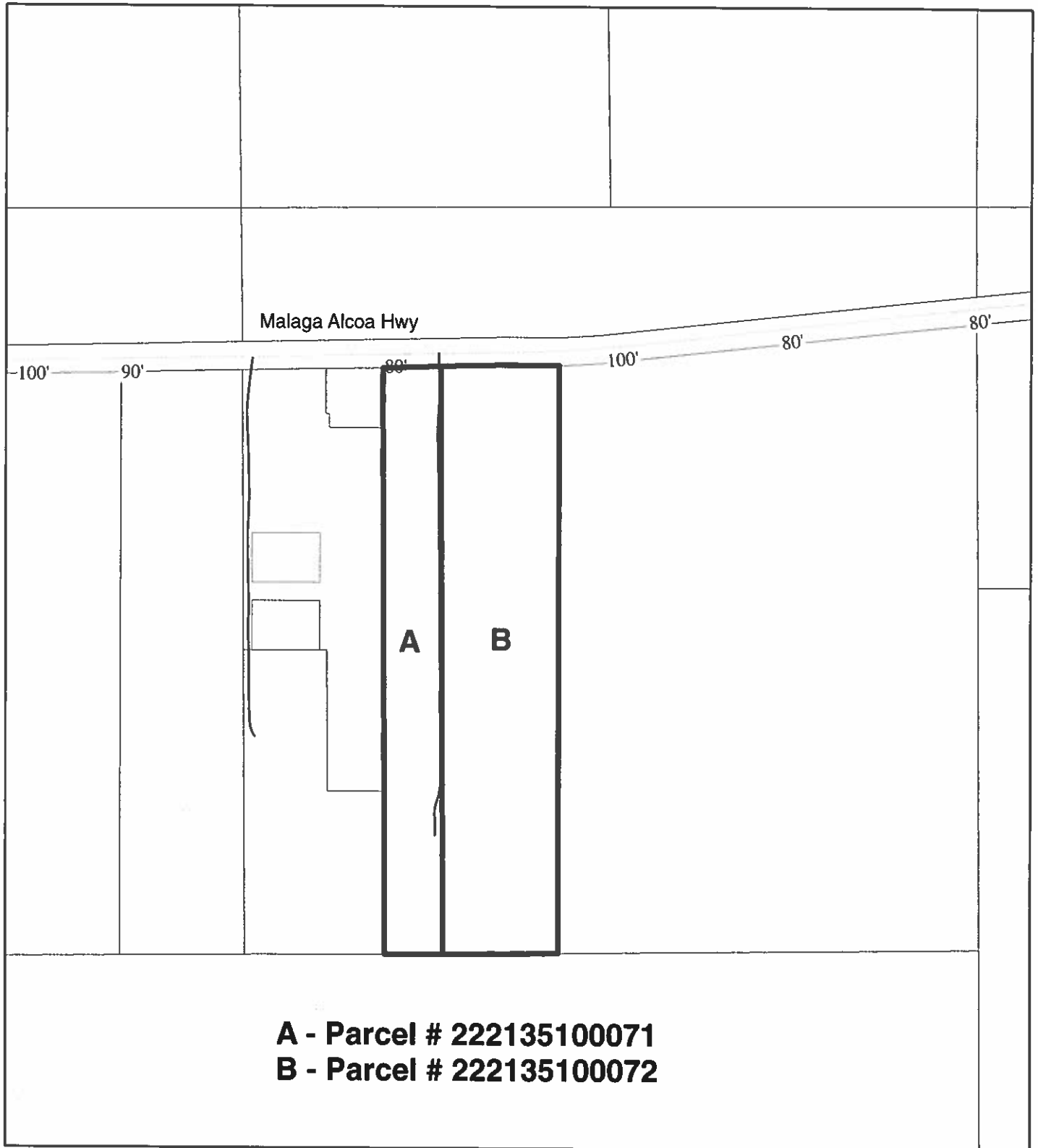
The development allowed under RI could lead to an increased need in transportation, public services, and utilities in the area, which would be a benefit to the surrounding residents and occupants.

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

Grant funding and other public funding could be used to expand these services to incentivize economic development in the area.

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

The proposal does not conflict with local, state, or federal laws or requirements for the protection of the environment.



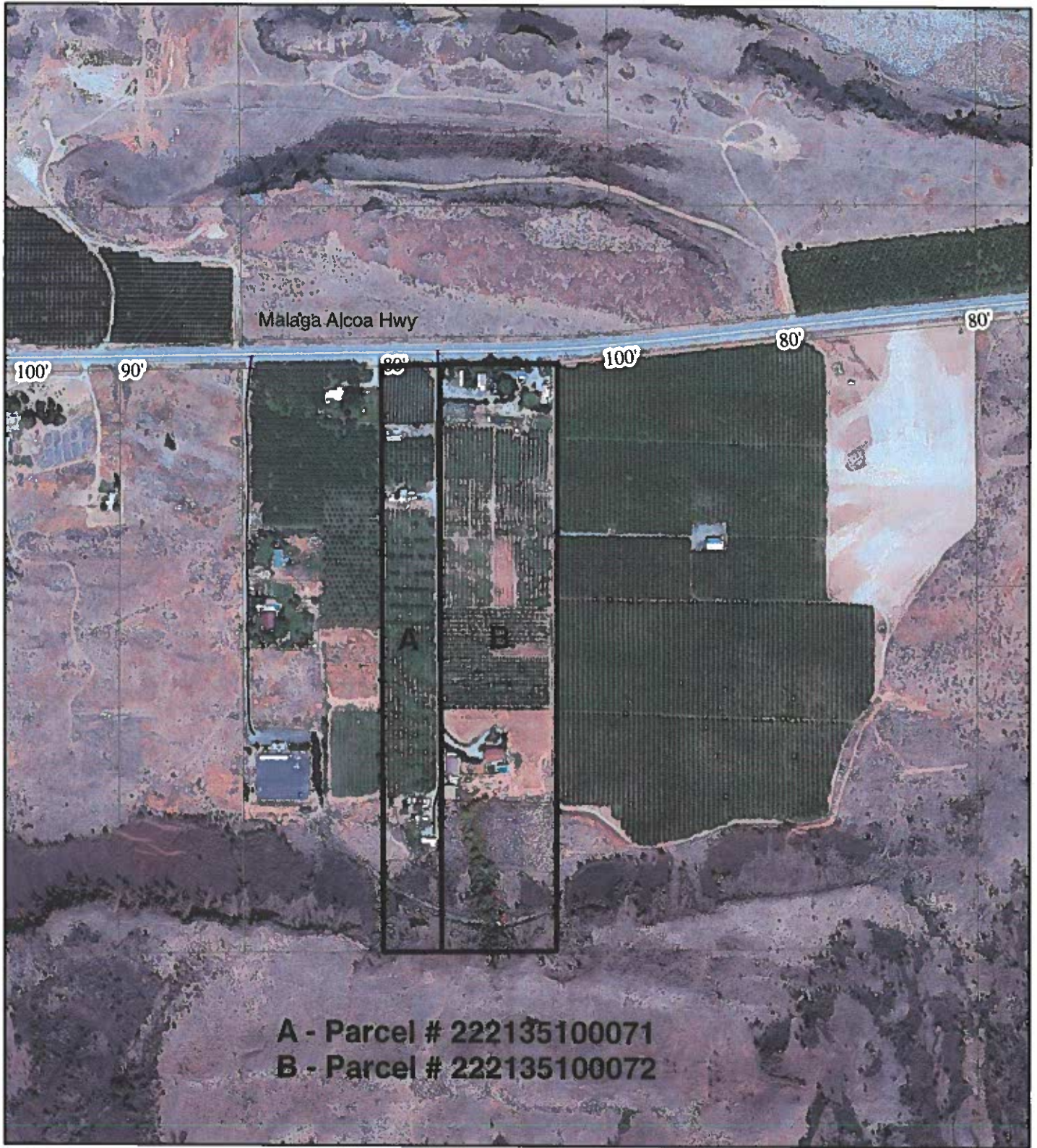
Vicinity Map

May 11, 2021

CPA 21-118 / ZC 21-119

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A - Parcel # 222135100071
B - Parcel # 222135100072



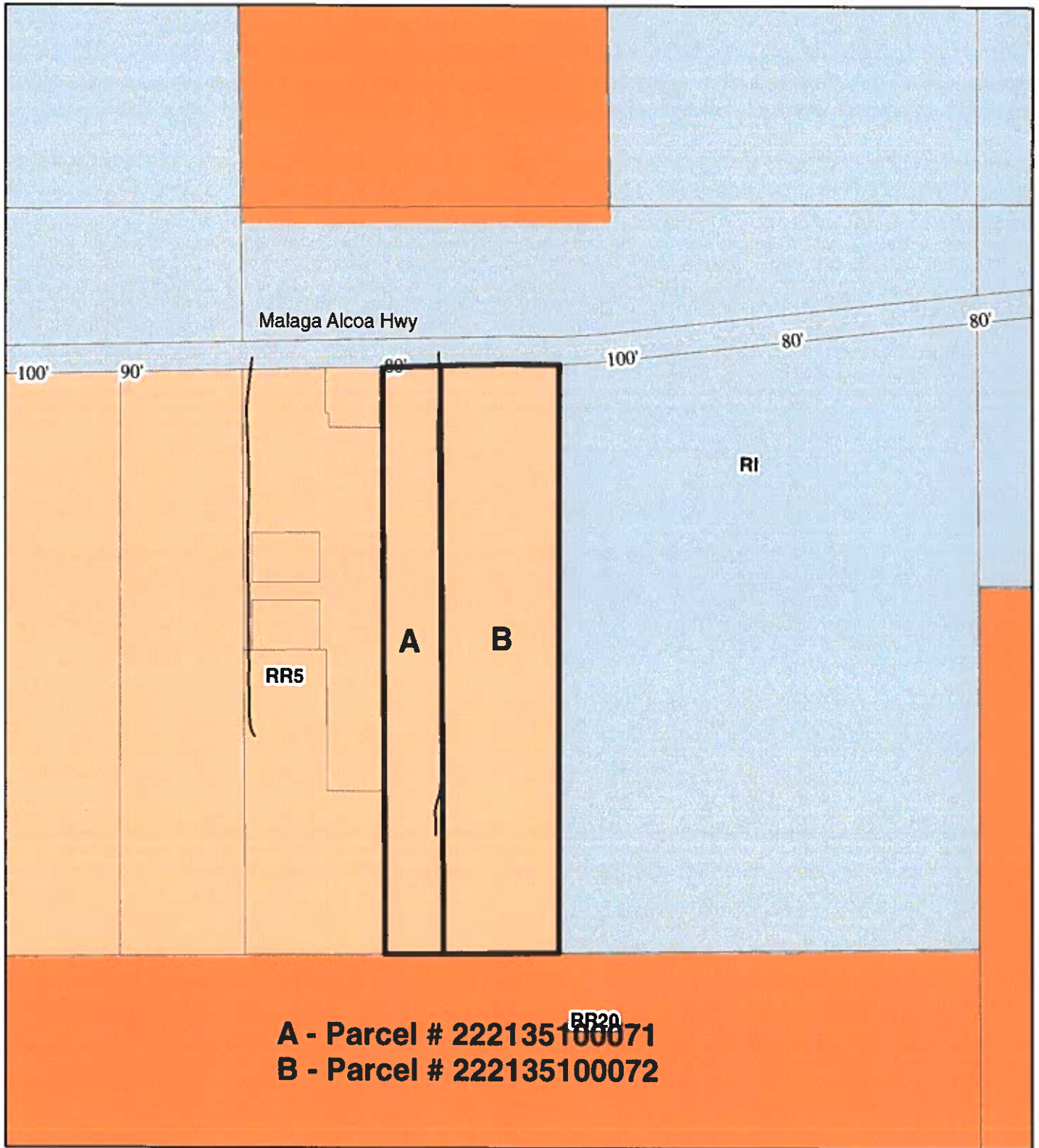
Aerial (2011)

May 11, 2021

CPA 21-118 / ZC 21-119

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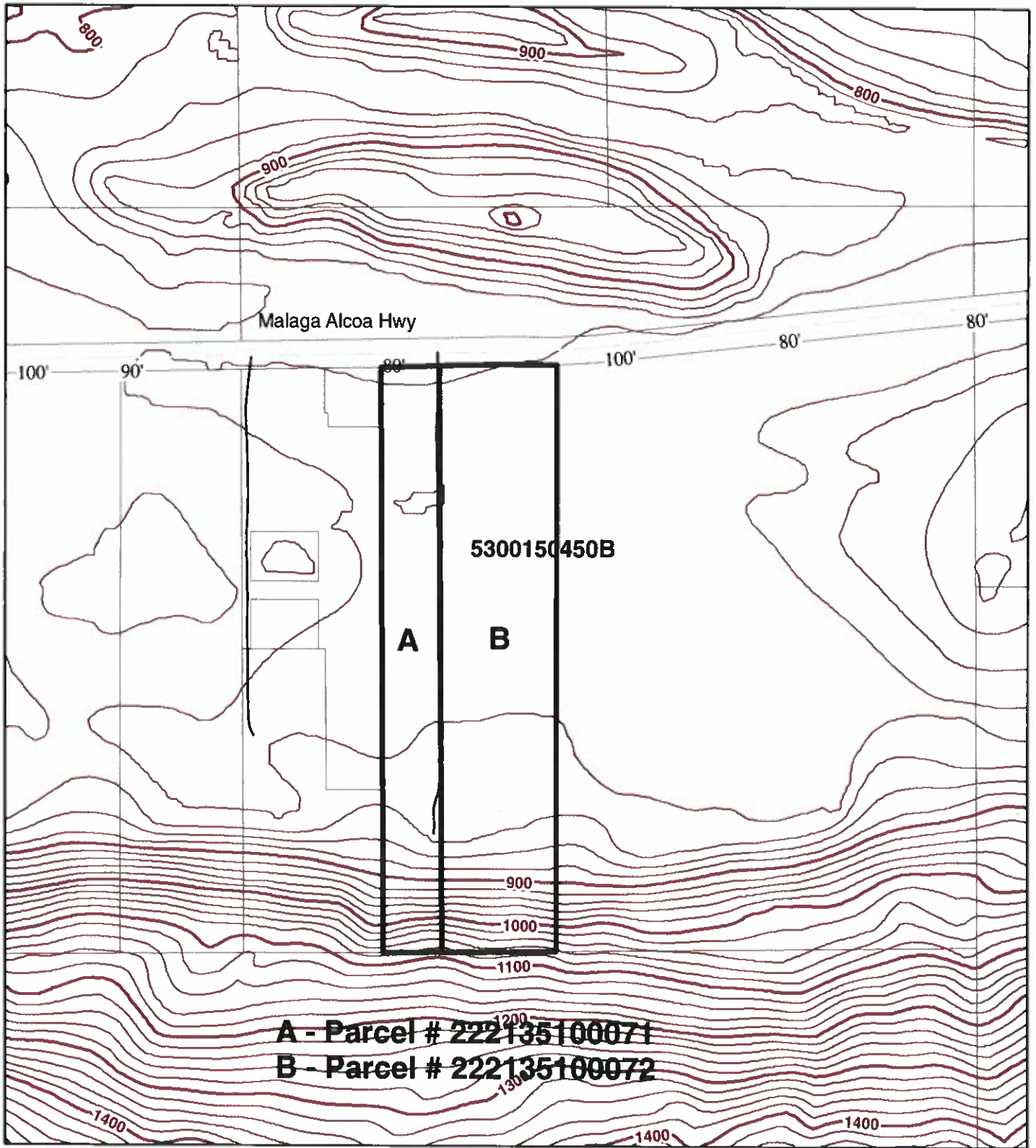
Zoning

May 11, 2021

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**FEMA Floodplains
WDFW Habitat
Wetlands**

May 11, 2021

CPA 21-118 / ZC 21-119

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Chelan County Climate Policy Integration

Deliverable 2 Comprehensive Plan Audit Matrix and Summary

INTRODUCTION

Chelan County has developed an interagency climate resiliency strategy and brought it to stakeholders for review over 2019 and 2020. The Commerce GMA-Climate Change Planning-Grant is a unique opportunity for Chelan County to jump-start the integration of its climate resiliency strategy into its Comprehensive Plan, with the added consideration of greenhouse gas (GHG) reduction efforts where suited to a rural county.

This document is designed to meet the following Commerce Grant steps and deliverable – to consider the trends and conditions in Step 1, and audit the Comprehensive Plan for potential ways in which the policies could be augmented or amended:

- Step 2.1 Based on Action 1, we will prepare an audit of the Chelan County 2017-2037 Comprehensive Plan. For each Plan Element, we will develop a matrix summarizing climate impacts, policy implications, relevant initiatives (see Step 1), current Comprehensive Plan policies (e.g. energy conservation and fire management), and alternative Comprehensive Plan policies for each element including: land use, rural, resource, housing, capital facilities, utilities, economic development, parks and recreation, shoreline, and transportation.
- Step 2.2 We will identify options for alternative policies considering their potential effectiveness for relative emission reductions and climate adaptation. For example, by considering resiliency measures and incentives for greenhouse gas reduction, the County can advance its economic development goals to diversify the existing economic base to focus on long-term sustainable economic development throughout the County and advance a multijurisdictional approach to economic development.

The result is an audit matrix and summary. The matrix appears on pages 3 and following. The summary appears below.

SUMMARY OF AUDIT

Exhibit 1 and Exhibit 2 audit the 2017 Comprehensive Plan regarding how well the Plan addresses the draft climate resilience strategy and existing County code addressing greenhouse gas reduction.

Through the audit some recommendations are made to add, amend, or augment Comprehensive Plan policies or text. Many of the added or amended policies would not represent a change in County policy but rather synthesize policies in existing system plans that were prepared after adoption of the County's Comprehensive Plan. These relevant plans include:

- Chelan County Community Wildfire Protection Plan 2019
- Chelan County Comprehensive Flood Hazard Management Plan 2017
- Chelan County Natural Hazard Mitigation Plan 2019
- Chelan County Solid Waste Management Plan 2017
- Comprehensive Emergency Management Plan (CEMP) 2020

Some climate resilience strategies would benefit from added or amended policies, such as forest and shrub-steppe enhancement; drought tolerant development and landscaping; watershed scale community building; building data networks for snowpack and streamflow; increasing community awareness and education about wildfire, flooding, and resilience; enhancing agriculture and recreation sustainability; and others. These concepts would build off of existing policies and planning efforts (e.g. watershed plans) but provide more guidance and direction.

Exhibit 1. Draft Resilience Strategy Matrix

Draft Resilience Strategy	Addressed in Comprehensive Plan?	Affect Large or Particular Geographies?	County Departments Involved	Discussion
Wildfire Strategies				
Build awareness of increasing wildfire risk and preparedness of Chelan County Communities	Partial: Park & Recreation Element, Goal PR1, Policy PR 1.4	Countywide forests, agriculture, rural, urban. County focus on resource lands and unincorporated communities (Plain, Peshastin, Manson, Malaga, etc.).	Community Development Fire Prevention and Investigation Natural Resources Emergency Management	The County could include a policy about building awareness, working in partnership, and reference to Chelan County Community Wildfire Protection Plan 2019 that was developed post 2017 Comprehensive Plan. See Proposed: Policy FL 3.1.
Coordinate and improve emergency preparedness systems, particularly early detection	Not in Comprehensive Plan	Countywide	Emergency Management Fire Prevention and Investigation Public Works	This strategy is not addressed in the Comprehensive Plan; however, it is referenced in the 2020 Comprehensive Emergency Management Plan (CEMP) . The County could include a policy to improve emergency preparedness systems and reference the CEMP adopted in 2020. See Proposed: Policy FL 3.3.
Develop fire safe places in fire prone areas with wildland urban interface policies and codes	Partial, Policy FL 1.7, Policy RE 3.6, RE 3.7	Countywide	Community Development Fire Prevention and Investigation Natural Resources Emergency Management	The County has adopted some wildland urban interface codes though last amended in the Year 2000. There are newer model codes. (CCC 15.40.050) See Proposed: Policy FL 3.2.

Draft Resilience Strategy	Addressed in Comprehensive Plan?	Affect Large or Particular Geographies?	County Departments Involved	Discussion
Create fire adapted communities	Incremental permit review: Policy FL 1.7, CF 1.20	Countywide, focus on unincorporated areas	Community Development Fire Prevention and Investigation Emergency Management	Chelan County Community Wildfire Protection Plan highlights fire adapted communities as a goal. See Proposed: Policy FL 3.1.
Protect critical facilities	Comprehensive Plan (Capital Facilities Element) references Flood Hazard Management Plan in text but does not identify policies about flooding or other hazards and critical facilities.	Countywide, focus on unincorporated areas	Community Development Emergency Management Fire Prevention and Investigation Public Works	Mapping of critical facilities has been prepared in the 2019 Natural Hazard Mitigation Plan and the 2017 Comprehensive Flood Hazard Management Plan . A more explicit policy consistent with these resource plans could be added to the Comprehensive Plan. See Proposed: Policy CL 1.4.4.
Coordinate ecological recovery programs for areas subject to fire in forested and shrub-steppe lands	Partial: Park and Recreation Element Vision and Conservation/acquisition Goal PR1, Policy 1.4	Countywide federal and state forest land, and shrub-steppe in Stemilt-Squilchuck basin and other predominantly agricultural or rural areas.	Natural Resources Fire Prevention and Investigation	Adding a policy in the Land Use or Resource Element would highlight the strategy and it would apply to private and public lands. See Proposed: Policy CL 1.18.
Monitor exotic and invasive species on resource and natural lands and prioritize protection and enhancement of such areas	Reference to invasive species is found in the Park and Recreation Element, though there is no policy.	Countywide, unincorporated	Natural Resources Fire Prevention and Investigation	Suggest adding a policy in the Resource or Parks and Recreation elements. See Proposed: Policy CL 1.18.

Draft Resilience Strategy	Addressed in Comprehensive Plan?	Affect Large or Particular Geographies?	County Departments Involved	Discussion
Continue to build partnerships across agencies to monitor and respond to climate changes and vulnerabilities in forested and shrub-steppe lands	Not addressed.	Countywide federal and state forest land, and shrub-steppe in Stemilt-Squilchuck basin and other predominantly agricultural or rural areas.	Natural Resources Fire Prevention and Investigation Emergency Management Community Development Public Works	Add policy in Land Use or Resource Element focused on interagency and cross-sector strategies and partnerships. Leverage expertise of agencies to address climate changes in forested and shrub-steppe lands. See Proposed: Policy CL 1.18.
Proactively address fire resiliency through activities such as: pre-fire monitoring, maintenance/forest treatment, thinning, prescribed fire, and managed natural fire	Partial, Policy FL 1.7, Policy RE 3.6, RE 3.7. Policies focus on private development. Monitoring, prescribed fire, and other aspects not addressed.	Countywide	Community Development Fire Prevention and Investigation Natural Resources	The landscape level approach is not addressed in the Comprehensive Plan, and a policy could be added such as to the Resource Element. Concepts in the strategy are in the Community Wildfire Protection Plan 2019 . Coordination with other state and federal entities could be part of the policy. See Proposed: Amended Policy FL 1.7.
Air quality: education, training, and responses to protect people and communities during and after wildfire	Policy NSL 1.1 and Policy NS 1.3	Countywide	Community Development Emergency Management Fire Prevention and Investigation Natural Resources	Policies are sufficient. Some added rationale text could help highlight air quality associated with wildfire. See Draft Rationale Text: under Policy NSL 1.1.
Collect local data to support climate resiliency including weather stations/SNOTEL, seasonal wind patterns, etc.	Policy 3.1, generally	Countywide	Natural Resources Public Works	Could address issue in policy and text of Capital Facilities Element and Resource Element. Focus on being a support (e.g. facilitate placement, leverage funding) to entities that are responsible for these facilities. See Proposed: Policy NS 1.4.

Draft Resilience Strategy	Addressed in Comprehensive Plan?	Affect Large or Particular Geographies?	County Departments Involved	Discussion
Identify and support data collection opportunities to quantify forest management effects on snowpack in order to support development of forest-snow-streamflow model.	No	Countywide	Natural Resources Emergency Management Fire Prevention and Investigation	Same as above. Covered by Proposed: Policy NS 1.4 and Policy FL 3.5.
<p>Encourage watershed-scale community building to adapt to changing streamflow and snowpack within the watershed. For example:</p> <ul style="list-style-type: none"> ▪ Irrigation efficiencies and returning diverted water back into streams during critical flow periods. ▪ Forestry practices and riparian enhancement that improve water-holding capacity and reduce stream temperatures. ▪ Critical areas restoration to maintain or reduce stream temperatures, and restore flow patterns. ▪ Management of invasive or non-native aquatic species that thrive in warmer waters. ▪ Prioritization of water use as snowpack decreases. 	Policy CL 1.17	Countywide	Natural Resources Community Development Public Works	<p>Watershed planning is highlighted in the Comprehensive Plan as a way to address issues relating to endangered and threatened species listings and water quantity issues. The Comprehensive Plan Resource Element could highlight watershed plans and focused community building efforts in Icicle Creek and propose long-term efforts in other basins, e.g. Entiat.</p> <p>See Proposed: Policy CL 1.19.</p>

Draft Resilience Strategy	Addressed in Comprehensive Plan?	Affect Large or Particular Geographies?	County Departments Involved	Discussion
Promote and encourage water efficiency and conservation	Policy CF 1.6	Countywide	Natural Resources Public Works Community Development	The Comprehensive Plan specifically highlights this and emphasize education of users on methods to conserve water. No additional policy edits are needed.
Reduce impacts of climate change to aquatic systems through stream-habitat improvement and connectivity	Partial – through watershed planning efforts; Resource Element also highlights policies related to aquatic systems and critical areas	Countywide	Natural Resources	This is partially addressed in the Comprehensive Plan and will required adequate funding for implementation of watershed plans and habitat plans. See Proposed: Policy CL 1.20.
Flood Resilience				
Improve flood warning and information dissemination.	No	Countywide	Emergency Management Public Works	Not explicitly discussed in the Comprehensive Plan, although there are multi-jurisdictional efforts underway. The Flood Control Zone District is tasked with flood warning and emergency response. See Proposed: Policy CL 1.4.1.
Assess risk management, and prepare for rapid response during the flood event. Evaluate and improve stormwater management and infrastructure for high-intensity rainfall events	Partial – Capital Facilities Element references Flood Hazard Management Plan in text but does not identify policies about flooding or other hazards and critical facilities.	Countywide, focus on unincorporated area	Community Development Emergency Management Public Works	Chelan can leverage plans including the 2017 Comprehensive Flood Hazard Management Plan and 2019 Natural Hazard Mitigation Plan . A more explicit policy consistent with these resource plans could be added to the Comprehensive Plan. See Proposed: Policy CL 1.4.1.
Protect and upgrading or relocation of vulnerable critical facilities locations vulnerable to flooding	See above.	Countywide; County infrastructure	Community Development Emergency Management Public Works	This is referenced in the Chelan County 2017 Comprehensive Flood Hazard Management Plan . See above. See Proposed: Policy CL 1.4.4.

Draft Resilience Strategy	Addressed in Comprehensive Plan?	Affect Large or Particular Geographies?	County Departments Involved	Discussion
<p>Revise transportation infrastructure:</p> <ul style="list-style-type: none"> ▪ Improve transportation infrastructure where needed, e.g., enlarging road crossings. ▪ Remove or redesign roads that disrupt floodplain function or intercept precipitation and ground water and accelerate its movement into stream systems. 	<p>Partial – Transportation Element (Policy 5.4) addresses improving infrastructure to minimize impacts to hydrologic systems and water quality, though not necessarily due to flooding /floodplain management.</p>	<p>Countywide</p>	<p>Public Works Emergency Management Natural Resources</p>	<p>Improvements to transportation infrastructure is referenced in the Comprehensive Plan, although there is not a specific mention on redesign of roads related to disruption of floodplain function, etc. A policy or text in the Transportation Element or Capital Facilities Element could help highlight this strategy.</p> <p>Broad design standards for consideration could be made (e.g. WDFW Water Crossing Design guidelines and the UWCIG Climate Robust Culvert Design project and Culvert Design Tool).</p> <p>See Proposed: Transportation Element Policy 5.4.</p>
<p>Plan for post-flood restoration. Replant bare, disturbed, and recently burned areas to increase infiltration and slow movement of water. Provide restoration to stabilize ecosystems.</p>	<p>Partial – Policy CL 1.12 & reference to Flood Hazard Management Plan</p>	<p>Countywide</p>	<p>Emergency Management Natural Resources Public Works</p>	<p>Restoration of critical areas is referenced in the Comprehensive Plan, which would include any frequently flooded areas, wildlife habitat, etc.</p> <p>The Comprehensive Flood Hazard Management Plan touches on ecological restoration and floodplain restoration, etc. Addressing post-flood restoration in the Resource Element could support this strategy.</p> <p>See Proposed: Policy CL 1.4.3.</p>
<p>Water Supply</p>				
<p>Develop rural water management through water budgets, exempt well tracking, voluntary metering, water banks, water markets, or other measures</p>	<p>Capital Facilities Element & Land Use Element/Policy 3.1</p>	<p>Countywide</p>	<p>Natural Resources Public Works</p>	<p>Policy appears sufficient, and the County is implementing the policy with codes. The County can continue to leverage existing efforts and watershed plans, etc.</p>

Draft Resilience Strategy	Addressed in Comprehensive Plan?	Affect Large or Particular Geographies?	County Departments Involved	Discussion
Promote increased water storage solutions that help agricultural producers adapt to changing conditions and decrease production losses due to lack of water availability	Partial – Capital Facilities Element; Policy CF 1.6 (water conservation/watersheds)	Countywide; agricultural and rural areas	Natural Resources	Reference watershed plans in Resource and Capital Facilities Elements. The watershed plans identify water storage for agricultural and other uses. WSDA, USDA, Conservation District, WSU, and Irrigation Districts may be other sources of policy or implementation. See Proposed: Policy LU 3.8.
Consider greywater systems and water re-use	No	Countywide	Natural Resources Community Development	Consider referencing greywater/water re-use in a policy and text. Reference watershed plans. WA State Department of Health for more information on greywater reuse. Chapter 246-274 WAC is specific to greywater reuse for subsurface irrigation. See Proposed: Policy LU 3.9.
Agricultural and municipal water conservation and efficiency efforts in watersheds where these conservations efforts can lead to overall decreases in water demand	Yes – Policy CF 1.6 (Capital Facilities Element); Goal LU 3/Policy 3.1 (Land Use Element)	Countywide	Natural Resources Public Works Community Development	Policy CF 1.6 supports and encourages water conservation measures by local purveyors and educates users on methods to conserve water. Agricultural water conservation is not addressed. See Proposed: Policy LU 3.7.
Drought planning to increase water conservation, plant drought-tolerant species, and build awareness around individual risk from drought	Partial – water conservation generally addressed. Drought-tolerant plants not addressed.	Countywide	Community Development Facility Maintenance	Water conservation methods, education on conservation, and policies aimed at protecting water quantity are addressed in the Comprehensive Plan. Other resources include the Natural Hazard Mitigation Plan, which also contains drought maps. Reference to the Natural Hazard Mitigation Plan could be made in text and in policies. See Proposed: Policy CF 1.6.1.

Draft Resilience Strategy	Addressed in Comprehensive Plan?	Affect Large or Particular Geographies?	County Departments Involved	Discussion
Cross-Sector Strategies				
Conduct research and modeling to understand relationship between snowpack, forest health, and water supply	No	Countywide	Natural Resources	Address in Resource Element policies and text. See Proposed: Policy FL 3.5.
Seek funding for measures to protect and restore fish and wildlife habitats and ecosystem function to support resilience in response to fire and flood events	Partial – fish and wildlife habitat protection, Policy CL 1.3.	Countywide; natural habitat areas, critical areas, etc.	Natural Resources	Protection of fish and wildlife habitat, and critical areas are referenced in the Comprehensive Plan. This is a good starting point to address habitat resilience to fire and flood events. See Proposed: Policy CL 1.4.3.
Provide for water storage near sources to address low stream flow, flooding, fire-fighting, and water supply needs	Partial – Land Use Element; Resource Element; Capital Facilities Element (CF 1.6)	Countywide	Community Development Natural Resources	Resources on watershed planning, and water systems may be helpful. Leverage efforts by the Chelan Co. PUD. See Proposed: Policy LU 3.8.
Refine and leverage previously developed hydrologic model (DHSVM) for Chelan County to test relevant forest management scenarios to understand combined benefits for fire fuels reduction, snowpack retention, and summer streamflow	No	Countywide	Natural Resources	This specific strategy can be supported by a general policy about collecting data for forest management and snowpack, which would also address other similar strategies. See Proposed: Policy FL 3.5.

Draft Resilience Strategy	Addressed in Comprehensive Plan?	Affect Large or Particular Geographies?	County Departments Involved	Discussion
Convene a panel of experts to review recent and on-going initiatives related to forest management effects on snowpack and water supply to synthesize current efforts and findings, identify critical data gaps, and prioritize next steps to transition from research efforts to forest management applications	No	Countywide	Natural Resources	Address as part of a policy to support ongoing data collection and stakeholder engagement in resilience. See Proposed: Policy FL 3.5.
Assess the capacity of health systems to respond to emerging health and safety threats and to integrate climate preparedness into their hazard response plans and daily operations	No	Countywide	Emergency Management	Refer to Emergency Management Plan and build off strategies identified, including relying on partners like Chelan-Douglas Health District. Apply specific strategies on health systems/infrastructure to assess capacity. Funding resources needed for planning and education. See Proposed: Policy FL 3.3.
Develop priorities and strategies to proactively implement climate change adaptation measures for the most vulnerable and underserved populations	No	Countywide	To be determined liaison Department to other entities that would do the work	Could reference priorities in Comprehensive Plan text in relation to policies supporting adaptation and partnerships. See Proposed: Policy FL 3.3 and text associated with Policy CL 1.19.
Build capacity to assist the most vulnerable people and communities to prepare and respond to threats such as wildfires and flooding.	No	Countywide	Emergency Management Flood Control Zone District Natural Resources	Reference in Comprehensive Plan in text supporting policies on adaptation and preparation for wildfire and flooding. See Proposed: Policy FL 3.3.

Draft Resilience Strategy	Addressed in Comprehensive Plan?	Affect Large or Particular Geographies?	County Departments Involved	Discussion
Identify locations where changes in surface and groundwater flow due to climate change (e.g., larger floods, erosion, fire) could result in new or greater releases of toxic substances to the environment	No	Countywide	Flood Control Zone District Fire Prevention and Investigation Emergency Management	Add as a policy, e.g. in Resource Element. See Proposed: Policy CL 1.21.
Partner with agricultural producers to encourage sustainable farming practices that are aligned with future climate conditions to address adequate water supply and conservation, opportunities for voluntary ecological enhancements in climate vulnerable areas, and other strategies	Partial – Resource Element	Countywide; agricultural areas	Natural Resources	Add policies encouraging incentives for sustainable farming practices and encouraging farmers/agricultural producers to address issues related to changing climate conditions. This policy could also reference support for the Voluntary Stewardship Program that also is a voluntary incentive based program addressing sustainable practices. See Proposed: Policy AL 1.10.
Improve and promote the range of weather-independent and all-season tourism and recreation opportunities.	Partial – Policy ED 2.1	Countywide	No	Tourism is encouraged year-round and is referenced in the Comprehensive Plan. As part of the Comprehensive Plan text, the rationale could be augmented with a discussion of the potential trends of climate change and the potential for all-season tourism and recreation opportunities. See Proposed: Policy LU 12.4.

Exhibit 2. Chelan County Code Greenhouse Gas Reduction Policies, Chapter 13.20

Chelan County Code Section	Addressed in Comprehensive Plan?	Affect Large or Particular Geographies?	County Departments Involved	Discussion
13.20.010 (1) Public Education and Outreach Policy Details. Promote and expand recycling programs, purchasing policies, and employee education to reduce the amount of waste produced.	Policy CF 1.12 addresses coordination of recycling.	Countywide	Solid Waste Management	Greater reference could be made to relevant policies or strategies or Comprehensive Plan text addressing recycling and waste reduction in Chapter 4 of the Solid Waste Management Plan, 2017 . See Proposed: Rationale text under CF 1.12.
13.20.010 (2) Transportation-Oriented Policy Details. Provide safe and convenient access for pedestrians and bicyclists to, across and along major transit priority streets.	Transportation element addresses all referenced modes.	Countywide, unincorporated	Public Works	No added policies appear to be needed.
13.20.010 (3) Land Use Policy Details. Evaluate local plans to align with, support, and enhance any regional plans that have been developed consistent with Chelan County's efforts to achieve reductions in GHG emissions when practicable.	GHG reductions not addressed.	Countywide, unincorporated	Community Development	Potential strategies for rural county addressed under separate cover (Action 1 of Grant).
13.20.010 (4) Other Policy Details. (A) Coordinate with other agencies in the region to develop and implement effective waste-to-energy technologies and other innovative GHG reduction options.	Not addressed.	Countywide	Public Works	Energy recovery is addressed in the Solid Waste Management Plan, 2017 . Consider adding it in the Capital Facility Element. See Proposed: Policy CF 1.14.1.

Chelan County Code Section	Addressed in Comprehensive Plan?	Affect Large or Particular Geographies?	County Departments Involved	Discussion
(B) Chelan County is a region with an abundance of renewable hydroelectric energy sources. It is our policy to promote development which recognizes and efficiently utilizes this renewable source of energy.	Partial – Policy UE 3.5 regarding Stehekin	Countywide, unincorporated	Public Works	Could expand Policy UE 3.5. Likely need to partner with Chelan PUD. See Proposed: Policy UE 3.6 below UE 3.5.
(C) Recognize that Chelan County is the beneficiary of state and national forest lands in addition to significant developed orchard lands which accommodate carbon sequestration, having a positive effect on carbon emissions in the region. (Res. 2010-103, 11/9/10).	Not addressed	Countywide, forestlands and agricultural lands	Natural Resources	Add policy in Resource Element. See Proposed: Policy FL 1.8.
13.20.020 Publicly owned buildings. The board of Chelan County commissioners hereby adopts the following policies and/or procedures that will benefit its natural resources: (1) All new publicly funded county-owned buildings shall be of energy-efficient design if cost effective.	Policy CF 1.27	County facilities, public buildings	Facility Maintenance	No policy needed.

Chelan County Code Section	Addressed in Comprehensive Plan?	Affect Large or Particular Geographies?	County Departments Involved	Discussion
13.20.020 (2) When deemed necessary by the board of county commissioners, the county may conduct energy audits of its publicly owned buildings, evaluate potential conservation measures, and then carry out those measures if appropriate and cost effective.	Policy CF 1.27	County facilities, public buildings	Facility Maintenance	<p>Could add concept of energy audits as a means to encourage energy conservation to rationale associated with Policy CF 1.27.</p> <p>See Proposed: Amendments to Policy CF 1.27.</p>

Draft

Chelan County Climate Policy Integration

Deliverable 3 Draft Comprehensive Plan Amendments

Introduction

Chelan County has developed a climate resiliency strategy with federal, state, and local partners, and brought it to stakeholders for review over 2019 and 2020. The Commerce GMA-Climate Change Planning-Grant allows the County to start the integration of its climate resiliency strategy into its Comprehensive Plan. The County can also incorporate greenhouse gas (GHG) reduction efforts where suited to a rural county, such as Chelan County Code Greenhouse Gas Reduction Policies, Chapter 13.20.

The proposed policy and text changes to the Comprehensive Plan are based on a Comprehensive Plan audit matrix in Deliverable 2. This document accomplishes the following grant step:

- Step 3.1 Following the Plan audit in Action 2, under Action 3 we will develop a complete draft of amendments to the Chelan County 2017-2037 Comprehensive Plan integrating climate change goals, objectives and policies into Growth Management Act required elements.

The document will be part of a docket application and evaluated in 2021, to accomplish the following:

- Step 3.2 Share the draft with County officials and the public (see Action 4).
- Step 3.3 Develop revisions to the proposed goals, objectives and policies for a public hearing and adoption process (see Action 4).

The final Deliverable 3 consists of draft and revised amendments.

The document is organized in the order of Comprehensive Plan Elements. Track changes show additions and deletions to text and policies. Consultant editorial notes are in blue text.

Proposed Policy Amendments

CHAPTER 2 LAND USE ELEMENT

GOAL LU 3: Protect water quality and quantity.

Rationale: The protection of water quality and quantity is important for the public health, the local economy, the environment, and helps to maintain the high quality of life.

Policy 3.1: Support data collection for water quality and quantity which can be used to evaluate land uses and development. Including but not limited to:

- Support the implementation of watershed plans to address water quantity and quality including instream flows. Continue to plan reserves for future population growth and track exempt well use.
- Improve County tracking and coordination efforts with public water providers.
- Evaluate the existing exempt well and reserve tracking system for expansion Countywide.
- Consider varying regulations for each WIRA or sub-basin based on water quantity and quality concerns.
- For areas where physical availability is potentially limiting, support studies on safe sustaining yield of water in relation to planned growth.
- Support mitigation measures including infrastructure projects.
- Support analysis of water bank options, or other alternatives, where instream flow reserves are exhausted, or where there are concerns over legal or physical availability.
- Support development of outreach/educational materials to residents, interest groups and developers.
- Amend the County Comprehensive Plan to reflect new data and revise land uses as appropriate.
- Water source priorities are as follows, in order of priority:
 1. Connection to an existing public water system where available;
 2. Where a public water system is not available, implementation of a new public water system consistent with DOH and CDHD requirements; and
 3. Individual well outside the service of a public water system.

Policy LU 3.7: Promote municipal and agricultural water conservation and efficiency efforts in watersheds to manage water demand.

Rationale: Due to climate change, the most consequential change to water supply will be a shift in the timing of natural water availability throughout the year, which may create challenges for adequate water supply when water demand is greatest.

Policy LU 3.8: Allow for water storage near sources to address low stream flow, flooding, firefighting, and water supply needs consistent with watershed plans and development regulations.

Rationale: Due to climate change the water availability timing may change and alter how to provide an adequate water supply when water demand is greatest. Review watershed plans and other irrigation and water district plans for potential strategies and solutions.

Policy LU 3.9: Compatible with state and health district rules, allow for greywater systems and promote water re-use.

Rationale: Greywater could be used for irrigation to conserve potable water.

Goal LU 12: Encourage development and maintenance of recreational facilities and opportunities to meet the needs of residents and visitors.

Policy LU 12.4: Improve and promote the range of weather-independent and all-season tourism and recreation opportunities.

Rationale: Anticipated changes in temperature and precipitation are expected to affect availability of winter and summer recreation and tourism, e.g. shorter winter recreation periods and less summer water availability. Adaptation to seasonal conditions would be important to the local economy.

CHAPTER 4 RESOURCE ELEMENT

III. Chelan County Agricultural Lands

Chelan County contains agricultural lands that are important to the economy of the area. It must be recognized that in order to continue to exist, orchards must remain profitable. In an attempt to encourage existing and future agricultural development as a viable land use and a significant economic activity within the County, agricultural lands of long term commercial significance have been designated according to the U.S. Soil Conservation Service's classification for prime and unique farmland soils, and criteria outlined in WAC 365-190-050. These areas have been identified on the land use map designated as Commercial Agricultural Lands (AC). The Growth Management Act defines "long term commercial significance" to include the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land. ***

GOAL AL 1: Support the viability of agriculture and encourage the continued use of rural and resource lands for agriculturally related land uses.

Goal Rationale: The County benefits from a commercially significant and viable agricultural industry.

Policy AL 1.6: Support public and private programs and efforts to ensure the viability of the agricultural industry.

Rationale: Strong agricultural markets and a supportive regulatory environment are two of the necessary components of a healthy agricultural industry. Attempts to secure these will be beneficial to the general welfare of the County.

Policy AL 1.10: Through the Voluntary Stewardship Program and other programs, encourage agricultural producers to implement sustainable farming practices anticipating future climate conditions, address

adequate water supply and conservation, voluntarily implement ecological enhancements in climate vulnerable areas, and other strategies.

Rationale: Soil health strategies, water conservation, cover crops and no till farming, and other conservation practices can improve resilience to climate change.

V. Chelan County Forest/Timber Lands

Forestland is defined as “land primarily devoted to growing trees for long-term commercial timber production on land that can be economically and practically managed for such production...and has long-term commercial significance,” RCW 36.70A.030.

Land Use Designation/Siting Criteria: Commercial Forest Lands

The growth management process requires identification of forest lands of long-term commercial significance as part of the growth management process. The identification of these lands is an attempt to conserve and encourage existing and future forest practice land uses as a viable, permanent land use and a significant economic activity within the County. Forest land also provides recreational opportunities, scenic value and wildlife habitat. In addition, the identification and land use regulations of the commercially significant forest lands will provide protection for forest lands from encroachment and incompatible land uses. The Growth Management Act defines "long term commercial significance" to include the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land.

Comment: New subsection to be added to support new goal and policies.

Wildfire and Resilience

Washington and Chelan County specifically have experienced several large wildfires in recent years uncharacteristic in terms of the acreage that burned at high severity, and significant in terms of impacts to the livelihoods and resources of affected communities. -Trends of increasing wildfire activity are due to a combination of factors including population growth and development in the wildland-urban interface, a legacy of forest management, and warmer and drier summers that lead to drier fuels (i.e., live and dead vegetation). Wildfire activity is expected to increase across central and eastern Washington as temperatures continue to increase.

Fire-adapted communities are defined as “a knowledgeable, engaged community where actions of residents and agencies in relation to infrastructure, buildings, landscaping and the surrounding ecosystem lessen the need for extensive protection actions and enable the community to safely accept fire as part of the surrounding landscape.”¹

¹ See Fire Adapted Communities Learning Network, Frequently Asked Questions:
<https://fireadaptednetwork.org/about/frequently-asked-questions/>.

The County, State, and Special Districts are working to build resilience to a changing wildfire season and more wildfires with plans and activities including:

- Chelan County Comprehensive Emergency Management Plan, 2020
- Chelan County Multi-Jurisdictional Natural Hazard Mitigation Plan, 2020
- Chelan County Community Wildfire Protection Plan, 2018-2019
- Chelan County and cities' Wildland Urban Interface Codes addressing roofs, vegetation, etc.
- Chelan County Public Utility District, fire hardening efforts (pole materials, vegetation management, paint, etc.)
- Fire Districts education and support for community and homeowner wildfire preparedness
- Cascadia Conservation District Wildfire Preparedness & FirewiseUSA® education materials, wildfire risk assessments, etc. to help build homeowner and community resilience to wildfire
- Washington State Department of Natural Resources (DNR), Wildland Fire Protection 10-Year Strategic Plan
- Washington State DNR, 20-Year Forest Health Strategic Plan for Eastern Washington

From these plans and efforts, this Comprehensive Plan includes a goal and policies to address the County's role in coordinating emergency management, managing land use, and partnering with other entities to promote forest conservation and management to protect and respond to wildfires.

Forest/Timber Resource Lands: Goals & Policies

Goal FL 1: Conserve forest lands of long term commercial significance. Encourage sustainable timber production in rural and resource lands as a viable, permanent land use and a significant economic activity within the community.

Policy FL 1.7: Use the permit review process to promote implementation of forest management practices that minimize the potential for catastrophic wildfires. In partnership with state and federal agencies and property owners, proactively address fire resiliency through activities such as: pre-fire monitoring, forest treatment, thinning, prescribed fire, and managed natural fire.

Rationale: The potential for catastrophic forest fires ~~as in 1994~~ should be reduced. Coordination with other state and federal entities is necessary as most forest land is in federal or state hands. The Community Wildfire Protection Plan addresses several resiliency efforts.

Policy FL 1.8: Recognize state and national forest lands and orchard lands accommodate carbon sequestration, having a positive effect on carbon emissions in the region.

Rationale: Chelan County contains extensive forest lands and agricultural lands that can absorb carbon emissions.

Goal FL 2: Icicle River Valley: Where appropriate, encourage sustainable timber production in the Icicle Valley.

Goal FL 3: Build community resilience and support forest management that reduces and responds to wildfire risk.

Policy FL 3.1: In partnership with state and local entities, build awareness of increasing wildfire risk, encourage wildfire preparedness, and create fire adapted communities.

Rationale: Chelan County can play a role in sharing information and coordinating strategies to prepare communities for resilience to wildfires. The Chelan County Community Wildfire Protection Plan identifies area-specific wildfire preparation and protection strategies.

Policy FL 3.2: Develop fire safe places in fire prone areas through wildland urban interface policies and codes.

Rationale: Chelan County implements fire and building standards as new or altered development is proposed, and continues to monitor and apply newer codes to development in hazard areas.

Policy FL 3.3: Work with partners to integrate climate preparedness into hazard response plans. Coordinate emergency preparedness systems, increase early detection capabilities and communication. Respond to emerging health and safety threats. Assist the most vulnerable people and communities to prepare and respond to threats such as wildfires and flooding.

Rationale: The County Sherriff's Emergency Management Office produces the Comprehensive Emergency Management Plan (CEMP) providing mitigation, preparedness, response, and recovery activities for wildfire and other emergencies and provides it to a range of state, regional, and local agencies. The County develops the CEMP on behalf of the cities of Cashmere, Chelan, Entiat, Leavenworth, and Wenatchee through an interlocal agreement.

Policy FL 3.5: Work in partnership with federal, state, and local entities to test relevant forest management scenarios to understand combined benefits for fire fuels reduction, snowpack retention, summer streamflow, and water supply.

Rationale: Snowpack accumulation and melt rates are related to forest structure as well as climate. Forest management practices could increase snow water storage, change the timing of snowmelt, and support stream flow and fish habitat.²

VI. Chelan County Natural Systems/Critical Areas

The Growth Management Act states that counties should “protect critical area.” Critical areas include the following areas and ecosystems: (a) wetland; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas.

The County has completed the planning process for developing these goals and policies and corresponding regulations following an extensive citizen participation process.

² See Goeking, Sara and Tarboton, David, Forests and Water Yield: A Synthesis of Disturbance Effects on Streamflow and Snowpack in Western Coniferous Forests, Journal of Forestry, 2020: https://www.fs.fed.us/rm/pubs_journals/2020/rmrs_2020_goeking_s001.pdf.

Natural Systems: Critical Area Goals & Policies

GOAL CL 1: Identify and protect critical areas from adverse environmental impacts while providing for reasonable use of private property.

Goal Rationale: Preservation of critical areas will help protect the environment and maintain and enhance the quality of life. Implementation regulations should provide for reasonable use of private property.

Policy CL 1.4: Regulate development in floodplains to protect property and mitigate the loss of floodplain storage capacity.

Rationale: The loss of floodwater storage results in a potentially greater level of destruction to downstream properties from the resultant higher flood elevations and water flow velocities.

Policy CL 1.4.1: Improve flood warning and information dissemination. Assess risk management, and prepare for rapid response during the flood event.

Rationale: Climate change is expected to increase both the frequency and magnitude of floods in and around Chelan County. The Flood Control Zone District is tasked with flood warning and emergency response, but other agencies also support.

Policy CL 1.4.2: Evaluate and improve stormwater management and infrastructure for high-intensity rainfall events.

Rationale: As warming continues, a greater fraction of winter precipitation will fall as rain rather than snow, increasing winter runoff and streamflow volumes.

Policy CL 1.4.3: Seek funding for measures to protect and restore fish and wildlife habitats and ecosystem function to support resilience in response to flood events. Plan for post-flood replanting and restoration to increase infiltration and slow movement of water and to stabilize ecosystems.

Rationale: As a result of increased flooding, effects on habitat could include greater mortality of juvenile fish and eggs and reduced slow-water habitat.

Policy CL 1.4.4: Relocate, upgrade, or protect critical facilities from wildfire and flooding.

Rationale: Wildfire and floods can affect facilities and services important to emergency response. The County has mapped critical facilities in its Natural Hazard Mitigation Plan and Comprehensive Flood Hazard Management Plan.

Policy CL 1.12: Encourage the restoration and enhancement of critical areas.

Rationale: The enhancement and restoration of critical areas improves the functions and values they provide.

Policy CL 1.17: Support ongoing watershed planning efforts.

Rationale: Watershed planning is essential to address a variety of issues including endangered and threatened species listings and water quantity issues.

Policy CL 1.18: Continue to build partnerships across state, federal, and local agencies to monitor and respond to climate changes and vulnerabilities in forested and shrub-steppe lands. Monitor exotic and invasive species and prioritize protection and enhancement. Coordinate ecological recovery programs for public and private areas subject to fire in forested and shrub-steppe lands.

Rationale: The effects of climate change could include habitat loss and more invasive species, especially in shrub-steppe ecosystems. Climate change also includes a higher risk of wildfire, and with that natural hazard, a need to recover habitat, reduce erosion, and restore ecological conditions.

Policy CL 1.19: Encourage watershed-scale community building to adapt to changing streamflow and snowpack within the watershed.

Rationale: Spring snowpack in the Washington Cascades has declined in recent decades and is expected to further decline with warming in the future. Watershed scale community building efforts can help local communities understand and respond to the effects of changes to streamflow and snow pack. Community-building could address a range of resiliency measures such as: forest practices, riparian enhancement, restoration addressing stream temperatures and flow patterns, management of invasive or non-native aquatic species, irrigation efficiencies, and prioritization of water use as snowpack decreases. An example of community building is the Icicle Work Group, a joint effort between Chelan County and the Washington State Department of Ecology. Within these community building efforts, the County could develop priorities and strategies to proactively implement climate change adaptation measures for the most vulnerable and underserved populations.

Policy CL 1.20: Reduce impacts of climate change to aquatic systems through improvement of in-stream-habitats and floodplain connectivity.

Rationale: The effects of climate change on aquatic systems include warmer stream temperatures during low flow periods, reduced habitat quantity due to lower summer flows, reduced aquatic habitat quality, and more favorable conditions for invasive fish and other aquatic species.

Policy CL 1.21: Identify locations where changes in surface and groundwater flow due to climate change could result in new or greater releases of toxic substances to the environment.

Rationale: Through hazard management planning the County can identify locations at risk of toxic release due to larger floods, erosion, or fire.

Natural Systems: Air Goals & Policies

GOAL NS 1: Protect and maintain air quality.

Goal Rationale: The protection of air quality is important for the public health, the local economy, the environment, and helps to maintain the high quality of life enjoyed by County residents and visitors alike.

Policy NSL 1.1: Support future and ongoing air quality monitoring programs.

Rationale: Monitoring of air quality helps to determine the impacts of growth and development to air quality. Should air quality problems arise, determining the sources of air quality degradation, and educational and regulatory tools to maintain or improve air quality would be necessary. The State of Washington Department of Ecology monitors and track emissions to make sure levels of outdoor air pollutants meet federal and state air quality standards. Ongoing sources of emissions can include

transportation, industry, commercial, agriculture, residential, and others. Air quality can also be affected during and after natural hazards like wildfire.

Policy NS 1.2: Promote industrial development that meets air quality standards and is compatible with adjacent property.

Rationale: Air pollution can cause health problems, obscure visibility, create unpleasant odors and damage animal and plant life.

Policy NS 1.3: Support public awareness of air quality, including wood stove standards and burning restrictions as adopted by the Department of Ecology.

Rationale: Federal and state agencies set air quality standards for outdoor air. The purpose of these standards is to prevent air pollution from reaching levels that hurt human health. When an area does not meet an air quality standard, the state must develop a plan to clean up the air.

Policy NS 1.4: Leverage funding with partners and facilitate proper placement of facilities that collect local climate data including precipitation, wind velocity, temperature, humidity, sunshine, etc.

Rationale: To support an understanding of snowpack, stream flows, wildfire risk, and other conditions important for climate resiliency, watershed planning, emergency management, etc. the County could support federal and state agencies adding stream gages, weather stations, SNOTEL, and other facilities on public lands including forest lands.

Natural Systems: Icicle Valley Goals & Policies

Goal NS 2: ICICLE RIVER VALLEY: Encourage retention of the scenic character and environmental quality of the Icicle Valley.

Goal Rationale: The preservation of the scenic and environmental qualities of the Icicle Valley, ensures the retention of significant open space and recreational opportunities, and critical areas.

CHAPTER 6 CAPITAL FACILITIES ELEMENT

Policy CF 1.5 Water Systems: Ensure water plans are consistent with the County's Comprehensive plan and the Growth Management Act.

Rationale: Effective comprehensive planning requires consistency among plan elements and plans.

Policy CF 1.6 Water Systems: Support and encourage water conservation measures by local purveyors and educate users on methods to conserve water.

Rationale: Water is a limited resource. Coordination of water use on a watershed basis is encouraged.

Policy CF 1.6.1: Water Systems: Support drought planning to increase water conservation, plant drought-tolerant species, and build awareness around individual risk from drought.

Rationale: The County's Natural Hazard Mitigation Plan addresses drought. The County can implement incentives for development to incorporate drought tolerant landscaping or other design features that conserve water.

Policy CF 1.7 Water Systems: Ensure that individual and public water systems are permitted through the Chelan-Douglas Health District, the Department of Health and the Department of Ecology for appropriate separation requirements and environmental impacts.

Rationale: Seeking domestic water without respect to existing septic/drain field systems, wells and stormwater systems to reduce potential of contamination of the domestic water or negatively impacting existing wells.

Policy CF 1.8 Water Systems: Standards shall be reviewed to ensure appropriate treatment and disposal of stormwater to protect domestic water sources from degradation.

Rationale: Storm water discharges are necessary but must be accomplished in an environmentally safe manner.

Policy CF 1.12 Solid Waste: Coordinate with other jurisdictions in the development of recycling programs to reduce waste and to protect the environment.

Rationale: Staff works closely with all regions of the state, particularly the central and eastern counties. Forming a coalition for a voice of continued state support allows all the Chelan County to provide innovative approaches to solid waste disposal. Consistent with Chelan County Code, Chapter 13.20 promoting and expanding recycling programs, purchasing policies, and employee education can reduce the amount of waste produced and support climate goals.

Policy CF 1.13 Solid Waste: Support a multi-jurisdictional approach to disposal of moderate-risk hazardous waste.

Rationale: This policy urges governmental entities in the region to give a high priority to instituting a medium hazardous waste collection program for appropriate disposal at a designated facility.

Policy CF 1.14 Solid Waste: Provide opportunities for the community to regularly and efficiently dispose of household moderate-risk waste and agricultural hazardous waste material.

Rationale: Funding of hazardous waste disposal is critical due to the nature of the material and dangerous handling requirements. Continuous funding assistance is needed by the State, due to the taxes collected on hazardous waste for prevention. Ongoing outreach to the state continues for the needs to fund the collection of hazardous waste. Currently, a facility is under construction and plans for operations where hazardous waste is prevented from contaminating our environment. This policy is intended to stress the importance of providing opportunities for disposal of household hazardous waste and agricultural industry generated hazardous waste.

Policy CF 1.14.1 Solid Waste: Within the priorities of the Chelan Solid Waste Management Plan allow for effective waste-to-energy technologies.

Rationale: Per the County's Solid Waste Management Plan, when used with an energy recovery system, incineration can also produce steam and/or electricity for sale. This can help the County meet its climate policies in Chelan County Code Chapter 13.20.

Policy CF 1.15 Solid Waste: Maintain and update the Chelan Solid Waste Management Plan.

Rationale: Solid Waste management planning and implementation is individual to the County and its source of funding. Programs will be coordinated with other jurisdictions for the success, efficiency and necessity to solve regional waste disposal problems.

Policy CF 1.27 Public Buildings and Facilities: Encourage energy audits and the use of energy conservation design strategies in new construction and the rehabilitation of public facility structures.

Rationale: Energy conservation design strategies for public facilities will help to conserve resources and maintain budgets within anticipated available funding capacities.

CHAPTER 7 UTILITY ELEMENT

Policy UE 3.5: Stehekin Area: Enhance the County's hydroelectric power generation capabilities through improvements to system efficiency, maintenance of hydroelectric facilities, and protection of facilities from erosion and flooding.

Policy UE 3.6 Countywide: Promote development which recognizes and efficiently utilizes renewable sources of energy like hydropower.

Rationale: Chelan County is a region with an abundance of renewable hydroelectric energy sources.

CHAPTER 11 TRANSPORTATION ELEMENT

V. Goal 5 – Environmental Stewardship

Avoid and minimize negative environmental and societal impacts from the transportation system and enhance the natural and social environment when possible.

5.1 Consider and be respectful of the rural and historic character of the county while implementing the transportation element.

5.2 Encourage the development and implementation of transportation demand management programs appropriate for the various communities in the County.

5.3 Coordinate with and adhere to regional, State, and Federal agencies on reducing air quality impacts.

5.4 Consider refinements to roadway design standards so as to minimize impacts on hydrologic systems, including surface and groundwater quality.

- Improve transportation infrastructure where needed, e.g., enlarging bridge crossings.
- Remove or redesign roads that disrupt floodplain function or intercept precipitation and ground water and accelerate its movement into stream systems.
- Consider applying culvert design standards that address fish passage, stream functions and processes, floodplain function, and climate change effects.

5.5 Provide flexibility on the width of pavement and lanes to allow for narrower lanes while still assuring that roadways function safely for cars and trucks, public transportation, bikes, pedestrians, and other service vehicles. The use of alternatives to impervious surface materials, wherever possible, should also be considered.

5.6 Develop alternatives to transportation improvement projects when significant adverse environmental impacts have been identified.

5.7 Develop and apply mitigation strategies to reduce unavoidable adverse environmental impacts of transportation improvements.

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