



Chelan County Planning Commission

Chair: Doug England

Vice Chair: Vicki Malloy

Commissioners District 1: Vicki Malloy, Ryan Kelso, James Wiggs
Commissioners District 2: Cherié Warren, Ed Martinez, Joel Walinski
Commissioners District 3: David Donovan, Jesse Redell, Doug England

Meeting Agenda

Wednesday, July 27, 2022 at 7:00 P.M.
Chelan County Community Development
400 Douglas Street, Wenatchee, WA
or via Zoom – details listed below:

Join Zoom Meeting

<https://us02web.zoom.us/j/84118856670?pwd=WlFmbi8xWWs1RElGNVQ0RDJUM1pEZz09>

Meeting ID: 841 1885 6670

Passcode: 939208

Dial by your location

+1 253 215 8782 US (Tacoma)

Meeting ID: 841 1885 6670

Passcode: 939208

Call Meeting to Order

I. Administrative

A. Review / Approval of Minutes from June 22, 2022

II. Public Comment Period

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

III. Old Business

A. Continued Public Hearing for PBRS 21-584 Solazzi

IV. New Business

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

A Copy of the Agenda may be reviewed online <https://www.co.chelan.wa.us/community-development/pages/planning-commission>

Chelan County has been recording Planning Commission meetings which will continue to be accessible on the Community Development Planning Commission web page shortly after the meeting takes place.

Next Regular Meeting
August 24, 2022 at 7:00 pm

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



CHELAN COUNTY PLANNING COMMISSION MINUTES

Chelan County Planning Commission
Chelan County Community Development VIA ZOOM
Called to Order: 7:07 PM
316 Washington St., Suite 301
Wenatchee, WA 98801

Date: June 22, 2022

CALL TO ORDER

Meeting was called to order at 7:00 pm

COMMISSIONER PRESENT/ABSENT

Doug England	Present	Ed Martinez	Present
Vicki Malloy	Present	Jesse Redell	Present
Ryan Kelso	Present	Cherié Warren	Present
James Wiggs	Present	David Donovick	Present
Joel Walinski	Present		

STAFF PRESENT

Deanna Walter - Interim Director
Short-term Rental Manager - Kirsten Ryles
Wendy Lane - Permit Clerk

MINUTES

Chairman Doug England asked the Planning Commission if they had read the minutes from the June 22, 2022, meeting.

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

PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

None

OLD BUSINESS:

Commissioner Vicki Malloy inquired as to when the Commissioners can meet in person. Interim Director, Deanna Walters, explained the difficulties in doing so. She stated that in all probability, the meeting, scheduled for July 27, 2022, should be in person.

NEW BUISINESS:

Public Hearing for PBRs 21-584 Solazzi

Chair Doug England opened the public hearing. No members of the public were present for the meeting.

Chair Doug England closed the public hearing.

Motion made by Commissioner Joel Walinski, seconded by Commissioner Jesse Redell, to continue the hearing until the July 27, 2022, Planning Commission meeting.

Vote – unanimous

Motion carries.

The Commissioners brought forth questions and concerns regarding the application. Chair Doug England asked Interim Director, Deanna Walter, to look into the areas of concern and have information available at the next meeting.

2022 Docket Review

Interim Director, Deanna Walter, gave a brief overview of the 2022 Docket.

Commissioner Joel Walinski asked how the docket came to be and would like the Docket to be put on the Planning Commission website.

Short-term Rental Update

Short-term Rental Manager, Kirsten Ryles, gave an update. She addressed questions and concerns from the Commissioners. Interim Director, Deanna Walter, contributed to the conversation when needed.

DISCUSSION, at the CHAIR's DISCRETION:

ADJOURNMENT

Meeting Adjourned at 7:45 pm.

Next Planning Commission Meeting to be held on July 27, 2022, at 7:00 pm.

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



CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

STAFF REPORT - REVISED

TO: Chelan County Planning Commission

FROM: Chelan County Community Development

HEARING DATE: July 27, 2022

FILE NUMBER: Public Benefit Rating System, PBRs 2021-584

PROPOSAL: An application requesting approval of an 'open space' classification for 4.06 acres of land to the Public Benefit Rating System. The application was submitted on December 20, 2021 and a determination of complete application was issued on May 2, 2022.

GENERAL INFORMATION:

Property location:	8094 and 8132 E. Leavenworth Rd., Leavenworth, WA
Applicant:	Richard Solazzi 8132 E. Leavenworth Rd. Leavenworth, WA 98826
Assessor Parcel Number:	24-17-24-512-110 and 24-17-24-512-105 respectively
Total acreage involved:	Combined, both subject properties are 8.48 acres in size with the proposed easement area being 4.2 acres in size.
Comprehensive Plan designation & Zoning district:	Rural Residential/Resource 10 (RR10)
Existing land uses:	Parcel # 24-17-24-512-110 (8094 E. Leavenworth Rd.) is currently vacant. Parcel # 24-17-24-512-105 (8132 E. Leavenworth Rd.) has a 2,412 sq.ft. home built in 2016, a 2,304 sq.ft. garage built in 2016, and a 672 sq.ft. ADU built in 1972 according to the Assessor's records
SEPA:	Exempt pursuant to WAC 197-11-80014(k)

RCW 84.34 was enacted by the Washington State Legislature in 1970 for the purpose of maintaining, preserving, conserving, and otherwise continuing in existence open space lands for the production of food and fiber and to assure the use and enjoyment of natural resources and scenic beauty for the economic well-being of the state and its citizens. Chelan County Code (CCC) Chapter 14-22 provides a rating system for the evaluation of such open space lands.

The public benefit rating system is used to value property for tax assessment purposes. The amount of property tax reduction is based upon the number of eligibility points for which a property qualifies.

Chelan County Code Chapter 14.22.060 Open Space Public Benefit:

The applicant is seeking the following Open Space classifications:

A. High Priority Resources: 5 Points Each

(iii) Fish-Rearing Habitat: *Defined as Types 1, 2, 3, 4, and 5 waters as defined by WAC 22-16-030.*

Eligible lands contain water bodies designated as Types 1 through 5 by the Washington State Department of Natural Resources and the eligible area must include a minimum of three hundred feet of contiguous shoreline length or ponds and lakes greater than one-half acre. Eligible contiguous upland buffer area (any area beyond the ordinary high-water mark) is limited to one acre per one hundred feet of shoreline length for streams and four times the lake or pond area.

Finding: Icicle Creek is a Type 1 water as defined by WAC 22-16-030 because it is inventoried as a Shoreline of the State. According to the site plan of record, the easement area portion of the subject properties include 516 lineal feet of shoreline along Icicle Creek. The entire easement area is 4.2 acres in size, which is below the maximum allowed 5 acres of eligible contiguous upland buffer area.

(iv) Shoreline Environment: *Defined as a lake or stream shoreline and its “associated wetlands” as defined by WAC 173-18-080 and the Chelan County Shoreline Master Program.*

Eligible lands are those identified as shoreline environments and their associated wetlands in the Chelan County shoreline master program. Only those lands in the actual shoreline classification adjacent to the water shall be eligible for the public benefit rating system. This area encompasses two hundred feet upland from the ordinary high-water mark, that area in the one-hundred-year floodplain, or the edge of the associated wetland boundary, whichever is greater. Use restrictions shall be placed within these areas and no forest practice shall take place.

Finding: Per Chelan County GIS mapping, the shorelines on the subject properties are within the ‘rural’ shoreline jurisdiction and therefore have 100-foot shoreline buffers associated with them. The easement area does not have any structures and no vegetation removal is to occur.

(vii) Rural Open Space Outside Urban Growth Areas: *Defined as one or more acres of land located within two miles of an urban growth area designated by Chelan County.*

Eligible lands are those meeting the definition above.

Finding: The subject properties each are over 1.0 acre in size (the easement area is 4.2 acres in size) and are located 0.65 miles from the urban growth area of Leavenworth per Chelan County GIS mapping.

(viii) Significant Wildlife Habitat Area: *Defined as an area which is characterized by*

the presence of important habitats and species or other animals in such frequency and diversity for critical ecological processes occurring, such as breeding, nesting, nursery, feeding, migration, and resting.

Eligible lands are:

- *“Tier 1” wetlands identified by the Washington State Department of Natural Resources, Natural Heritage Program; or.*
- *Shoreline environments, where a minimum of three hundred feet of contiguous shoreline length is included, and the contiguous upland buffer area (any area beyond ordinary high-water mark, one-hundred-year floodplain, or associated wetland boundary) is no greater than one acre per one hundred feet of shoreline length; or*
- *Sites located within or adjacent to migration corridors identified by the Washington State Department of Fish and Wildlife, specifically the Squilchuck Creek Area, Navarre Coulee, Knapp Coulee, and future migration corridors; or*
- *Class I wetlands regulated under the Chelan County critical areas ordinance; or*
- *Important habitats and species regulated under the Chelan County critical areas ordinance; or*
- *Sites located adjacent to natural area preserves (NAP) as identified by the Washington State Department of Natural Resources, including Upper Dry Gulch NAP, Entiat Slopes NAP, Larkspur Meadows NAP, and future natural area preserves.*
- *Eligible lands include those that meet the definition above and the following conditions:*
 - *The resources are confirmed by the data sources indicated or identified by either the appropriate state agency or a competent professional whose findings are substantiated by the appropriate state agency.*
 - *The resources are included within a habitat management plan developed by a qualified wildlife habitat biologist that includes the following conditions the owners agree to follow:*
 - *Land use limitations needed for the long-term viability of the important species or habitat;*
 - *Limitations for access by humans and domesticated animals, as needed;*
 - *Management measures that will enhance the species’ viability, if needed; and*
 - *Recommended review intervals for at least the following twenty years.*

Finding: According to the site plan of record, the easement area portion of the applicant’s properties include 516 lineal feet of shoreline along Icicle Creek. The entire easement area is 4.2 acres in size, which is below the maximum allowed 5 acres of eligible contiguous upland buffer area. A study on the subject properties was performed by Grette and Associates in 2012 for the building permit of the residence found the following:

“The shoreline at the project site is characterized by a steep vertical bank at the

OHW. Dense native vegetation is present along the majority of the shoreline ranging from a few feet wide to over 100 feet wide. Near the OHW, redosier dogwood (*Cornus stolonifera*) and wood's rose (*Rosa woodsia*) are dominant. Extending landward from the river, black hawthorn (*Crataegus douglasii*) is present back to an open mowed lawn. Near the residence, there are several mature Douglas-fir (*Pseudotsuga menziesii*), paper birch (*Betula papyrifera*) and spruce trees (*Picea pungens*) within the lawn area.

Much of the property is located within the floodplain and/or floodway of the Icicle River. The property provides for flood water storage and carries the velocity of the river during flood events within the floodway. The existing vegetation along the shoreline provides quality riparian habitat for fish and wildlife. The dense vegetation also would slow velocities during floods, trap sediment and is protecting the shoreline from erosion.

Within the OHW the substrate of the river includes a variety of cobbles, boulders and sand. Several submerged logs are present within the river channel. The river supports resident and anadromous fish species. Both the existing vegetation along the shoreline and the substrates of the river contribute to the quality of the habitat."

Although the habitat within the proposed easement area may meet the criteria as a Significant Wildlife Habitat Area, no habitat management plan has been prepared for the easement area and the applicant is not having one prepared; therefore, the proposed easement area is not eligible to use this classification.

(xii) Aquifer Protection Area: *Defined as areas designated in the Chelan County critical areas ordinance as aquifer recharge areas.*

Eligible lands are those meeting the above definition. Certain uses may be restricted due to the sensitive nature and function of the land. Native vegetation must be preserved or a plan for revegetation must be submitted and approved.

Finding: The subject properties do not meet the designation of an aquifer recharge area as described in CCC Section 11.82.020

(xiii) Surface Water Quality Buffer Area: *Defined as an undisturbed zone of native growth vegetation adjacent to a lake, pond, river, stream, or wetland that will benefit a surface water body by protecting water quality and reducing erosion. To be considered a surface water quality buffer area, the property owner must provide livestock restrictions (fencing), if necessary, or be subject to a conservation plan approved by the natural resources conservation district.*

Eligible lands must meet the definition above. In addition, the area must be preserved from clearing or intrusion by domesticated animals or structures. All such lands in or adjacent to pasture land must be fenced to prevent intrusion by domesticated animals. The buffer width is measured upland from the ordinary high-water mark or the outer edge of a regulated wetland. The buffer does not include the body of water waterward of the ordinary high-water mark or the wetland itself. There are two ways for eligible lands to meet these requirements:

- Provide at least fifty percent additional buffer width beyond that required by regulation; or*

- *Fence existing livestock out of the buffer required by regulation.*

Finding: No livestock exist on the subject properties nor are any of the adjacent properties used for raising livestock either, so fencing would not be required. The buffer width for the proposed easement area measures over 400 feet from the ordinary high-water mark, which is more than fifty percent of additional buffer width from the required 100-foot shoreline buffer.

B. Medium Priority Resources: 3 Points Each

(iii) Scenic Vistas or Resources: *Defined as an area of natural features which is visually significant to the aesthetic character of the county and is visible from a public right-of-way.*

Eligibility will be evaluated based on the following criteria:

- *Historically significant view corridors which are visible to significant numbers of the general public from a public right-of-way.*
- *Areas designated as scenic highways or byways by a federal, state, or local government agency or an organization qualifying for tax exempt status under subsection 501(c)(3) of the Internal Revenue Code whose primary mission is the preservation of scenic vistas.*
- *Eligible lands must be of sufficient size to preserve substantially the scenic resource value and must contain a minimum of ten acres.*

Finding: East Leavenworth Road is not designated as a scenic byway by any government agency and the easement area is only 4.2 acres in size and doesn't meet the ten-acre threshold.

E. Public Access

The following category contributes to or in some way enhances the public benefit of the priority resources. Where applicable, the priority resource qualifications specify if they can be combined with other similar priority resources.

(i) *While public access is not required for most categories of open space, some degree of access is encouraged for all lands enrolled in the open space tax program unless access would be harmful to the resource, such as sensitive plants or animals. The kind of public access proposed shall be stated on the application request, e.g., a certain seasonal period, unlimited, signed nature trail, etc. When public access is proposed, it may be made a condition of approval by the board of Chelan County commissioners as provided in RCW [84.34.037](#). Types of Access:*

(a) Unlimited public access: eight points. This provision provides for year-round access by any member of the public without specialized interest in the resource.

(b) Limited public access (due to resource sensitivity): six points. When access to a parcel is to be limited due to the sensitive nature of the resource, the access shall be provided only to appropriate user groups. The activities of those user groups shall generally be limited to scientific, educational, or research purposes. Those appropriate user groups may include but not be limited to university researchers, Audubon Society, Nature Conservancy, Native Plant Society, or other organizations with specialized interest in the resource.

(c) Limited public access (seasonal and/or upon special arrangements): four points. Access to the public is allowed, with or without special arrangements with the property, for any period of less than the full year (seasonal access).

(d) No public access: zero points. No public access is allowed or members only access which is restricted at all times to members of the organization utilizing the land.

(ii) Where public access is provided, access points shall be awarded according to physical accessibility as well as owner willingness for public access. No access points shall be awarded if the property is not reasonably accessible.

For properties where public access is provided, the county may furnish and maintain a standardized sign or require the applicant to furnish and maintain a standardized sign designating the property as part of the open space tax program.

(iii) Limitations of Public Access. As a condition of granting open space classification, the legislative body may not require public access on land classified under RCW [84.34.020](#)(1)(b)(iii) for the purpose of promoting conservation of wetlands. (Res. 2014-38 (Atts. A, B) (part), 4/15/14; Res. 2012-99 (Att. A (part)), 10/30/12).

The following category contributes to or in some way enhances the public benefit of the priority resources. Where applicable, the priority resource qualifications specify if they can be combined with other similar priority resources.

Finding: The applicant is proposing to allow bank fishing within the easement area, which is limited to the appropriate fishing windows allocated by the Department of Fish and Wildlife. The public would be able to access the easement area for fishing via foot directly from East Leavenworth Road, which is a public right-of-way that includes the road bridge over Icicle Creek. Parking may be available along the shoulder of East Leavenworth Road just to the east of the bridge, but the applicant is not proposing any off-street parking, restroom facilities, or signage regarding the easement area. A suggested condition of approval is that the applicant furnish and maintain a standardized sign on the subject property just beyond the right-of-way of East Leavenworth Road stating that that fishing access is allowed from the riverbanks up to 516 ft. past the sign. The applicant shall submit the sign design to Community Development for review prior to installation.

Conclusion:

Staff finds the following are consistent with Chelan County Code:

- Fish Rearing Habitat = 5 points
- Shoreline Environment = 5 points
- Rural Open Space Outside Urban Growth Areas = 5 points
- Significant Wildlife Habitat Area = 0 points
- Aquifer Protection Area = 0 points
- Surface Water Quality Buffer Area = 5 points
- Scenic Vistas or Resources = 0 points
- Public Access = 4 points

Staff finds that the proposal is also consistent with the Chelan County Comprehensive Plan as stated in the RR10 purpose and uses:

To allow for rural development, forestry and agricultural uses consistent with the rural character and rural development provisions outlined in the goals and policies of the comprehensive plan. These areas can function as areas of transition between resource lands and areas of more intense rural or urban development. These areas also provide opportunities for protecting sensitive environmental areas and creating open space typical of a rural setting.

Uses appropriate for these areas include: open space; residential; agriculture; and forestry. Additional uses may be considered with supplemental provisions. These provisions shall address performance standards, impacts to the surrounding area, and be consistent with the goals and policies of the comprehensive plan.

In summary, the applicant has requested 41 points; staff finds the application and properties are consistent with the criteria for 24 points for a reduction of 80% in the fair market value for 4.20 acres.

CONDITIONS OF APPROVAL:

1. Pursuant to RCW 84.34, the applicant shall sign the "Open Space Taxation Agreement" and return to the Chelan County Assessor's office.
2. Prior to returning the "Open Space Taxation Agreement" to the Chelan County Assessor, the proposed Boundary Line Adjustment must be recorded.
3. The applicant furnishes and maintain a standardized sign on the subject property just beyond the right-of-way of East Leavenworth road stating that the fishing access is allowed from the riverbanks up to 516 ft. past the sign. The applicant shall submit the sign design to Community Development for review prior to installation.

ATTACHMENTS

- A. Site Plan
- B. Application Materials



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

PUBLIC BENEFIT RATING SYSTEM

This packet is designed to assist you in preparing your application for a Public Benefit Rating (Open Space). The following information is required at the time of submittal. 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. Additional information may be required. **An incomplete application will not be processed.**

The following information is required at the time of submittal:

- ☐ Department of Revenue Application
- ☐ Complete the following Cannabis Disclosure Section, Site Plan Checklist Section and Acknowledgement Section

Parcel Number (APN): 241724512110 Lot Size: 6.00 (Acres)
 Parcel Address: 8132 East Leavenworth Rd City/Zip Code: Leavenworth 98826
 Property Owner(s): Richard Solazzi Zoning: R-22 RR 10

CHAPTER 14.22 OPEN SPACE PUBLIC BENEFIT

Indicate, using the following chart, each type of "open space benefit" you are requesting. NOTE: For each type of "open space benefit" the applicant is required to provide support documentation, pursuant to CCC14.22.060.

High Priority Resources: 5 Points Each

(7 categories maximum from High and Medium Priority Resource)

<input type="checkbox"/>	Archaeological Sites
<input type="checkbox"/>	Farm and Agricultural Conservation Land
<input checked="" type="checkbox"/>	Fish-Rearing Habitat: Ponds and Streams I
<input checked="" type="checkbox"/>	Shoreline Environments
<input type="checkbox"/>	Historical Sites
<input type="checkbox"/>	Private Recreation Areas
<input checked="" type="checkbox"/>	Rural Open Space Close to Urban Growth Area
<input checked="" type="checkbox"/>	Significant Wildlife Habitat Area
<input type="checkbox"/>	Special Plants Sites
<input type="checkbox"/>	Urban Growth Area Open Space
<input type="checkbox"/>	Trail Linkage
<input type="checkbox"/>	Aquifer Protection Area
<input checked="" type="checkbox"/>	Surface Water Quality Buffer Area I

Bonus Categories

<input checked="" type="checkbox"/>	Resource Enhancement/Restoration: 5 Points
<input type="checkbox"/>	Surface Water Quality Buffer Area II: 3 or 5 Points
<input type="checkbox"/>	Contiguous Parcels Under Separate Ownership: 2 points
<input type="checkbox"/>	Conservation/Historic Easement: 8 Points

Public Access

<input type="checkbox"/>	Unlimited Access: 8 Points
<input type="checkbox"/>	Limited Access (due to resource sensitivity): 6 Points
<input checked="" type="checkbox"/>	Limited Access (seasonal and/or special arrangements): 4 Points
<input type="checkbox"/>	No Public Access: 0 Points

☐ **Subtotal points from Bonus and Public Access**

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Medium Priority Resources: 3 Points Each

<input type="checkbox"/>	Public Lands Buffer
<input checked="" type="checkbox"/>	Fish-Rearing Habitat: Ponds and Streams II
<input type="checkbox"/>	Scenic Vista or Resources
<input type="checkbox"/>	Geological Features
<input type="checkbox"/>	Fee Recreation and Public Access Parking

☐ **Subtotal points from High and Medium Priority Resources**

Super Bonus Category

Does the site meet the three criteria?
 Check box if "Yes" to all (100% Reduction)

<input checked="" type="checkbox"/> Yes/No	One high priority resource
<input checked="" type="checkbox"/> Yes/No	Public access
<input checked="" type="checkbox"/> Yes/No	Conservation easement

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CHELAN COUNTY
 COMMUNITY DEVELOPMENT

<input type="checkbox"/>	Grand Total (Add subtotals)
<input type="checkbox"/>	Reduction from Valuation Schedule

CANNABIS DISCLOSURE SECTION**SUB-SECTION I: Circle**

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

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

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

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

- _____ I ACKNOWLEDGE AND UNDERSTAND that all cannabis-related activities, development, uses and construction must comply with Chelan County regulations, including but not limited to Chelan County Code Section 11.100.
- _____ I ACKNOWLEDGE AND UNDERSTAND that only those cannabis-related uses authorized pursuant to Chelan County Code Section 11.100 are permitted within Chelan County. All other commercial and noncommercial licensed or registered cannabis uses, including but not limited to cannabis research facilities and medical cannabis cooperatives, are prohibited within all zones of Chelan County.
- _____ I ACKNOWLEDGE AND UNDERSTAND that pursuant to Chelan County Code Section 11.100 a conditional use permit is required to engage in the production or processing of cannabis within Chelan County, and that all cannabis producers and processors must register annually with Chelan County and pay the appropriate registration fee.
- _____ I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

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

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

SITE PLAN CHECKLIST SECTION

- ☐ Two copies of site plan are required. Must be drawn to standard engineering/architect's scale, such as 1"=100'. Indicate the scale used. Must include North arrow, and be drawn on grid paper or engineering plan format. For large parcels, applicant may submit a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at a larger scale.
- ☐ Label all property lines/boundaries, dimensions, and area of lot/parcel (square feet or acreage).
- ☐ Label the location, size, and use of all existing building(s). Identify the distance between property lines and buildings. Label structures with previous building permit number(s) issued if applicable.
- ☐ Label the location, size, and use of all proposed structure(s) (temporary or permanent) to include dimensions of all decks, porches, cantilevers, bay windows, roof overhangs, retaining walls, patios, chimneys, landings and stairs.
- ☐ Identify the location, dimensions and volume of all existing and proposed propane tanks, fuel tanks, etc., both above ground and underground, as well as setback from property lines.
- ☐ Identify land features such as top and bottom of slopes, direction of slope and any areas of erosion.
- ☐ Identify and label all water features to include, ponds, springs, ravines, streams, creeks, lakes, rivers, irrigation laterals, canals, ditches, wetlands, bogs, areas of saturated ground, flood plain, floodway. Identify the closest distance between the ordinary high water mark and proposed/existing structures.
- ☐ Label the name and width of roads bordering the property and indicate whether they are public or private.
- ☐ Locate the width of existing and proposed driveways/accesses serving each structure. Include stormwater control facilities such as drains, detention ponds, connection lines, catch basins, etc.
- ☐ Label all existing and proposed parking spaces/areas. Parking in residential districts is typically not allowed in the front yard setback area. All parking shall have durable and dustless surfaces suited to all weather use, unless required otherwise. If applicable, show handicapped parking and accessible routes to the structure and within the site to other structures and features.
- ☐ Identify and label all easements and widths, deed restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property, including but not limited to access, utilities, railroads, irrigation and overhead power. Include the Auditor's file number(s). *Before Any Development Occurs, Please Call 1-509-661-8400 To Locate Any PUD Easements!*
- ☐ Show the location of all existing and proposed overhead and underground utilities including, but not limited to water, sewer, gas, and electrical.
- ☐ Identify location of water lines, well and sanitary control radius. Note: A sanitary control radius around an off-site well may impact your project if it overlaps onto your parcel.
- ☐ Identify location of all well(s), septic/pump tank, drain field, reserve area and tight line involving the proposed structure(s). Show the distance from proposed structure(s) to septic tank, drain field, drinking water well source(s), and any water body, wetland area and/or flood plain to ensure they meet the required horizontal setbacks from each other and property lines. See Chelan Douglas Health District Horizontal Setback Table for details. If applicable, the approved Health District and County site plan must be identical.
- ☐ If drinking water wells, septic tank/drain field is off site, show the location of these systems on the adjacent property or properties and provide a copy of the easement agreement(s).
- ☐ If applicable, identify existing and proposed landscaping, screening and/or fencing. (Show type of landscaping, size, spacing, and provisions for irrigation).
- ☐ If applicable, include outdoor lighting and signage. Label each as existing or proposed.

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CHELAN COUNTY

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)

- RS _____ 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.
- RS _____ 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.
- RS _____ 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.
- RS _____ 4. Additional permit applications and approvals may be necessary to conduct specific activities.
- RS _____ 5. Application fees are non-refundable, except when approved by the Board.
- RS _____ 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.
- RS _____ 7. Chelan County is hereby given consent to enter the property(ies) listed above.
- RS _____ 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.
- RS _____ 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.
- RS _____ 10. I certify that this application has been made with the consent of the lawful property owner(s).
- RS _____ 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.
- RS _____ 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: Richard Solazzi Place: Wenatchee, WA. Date: 12/20/2021

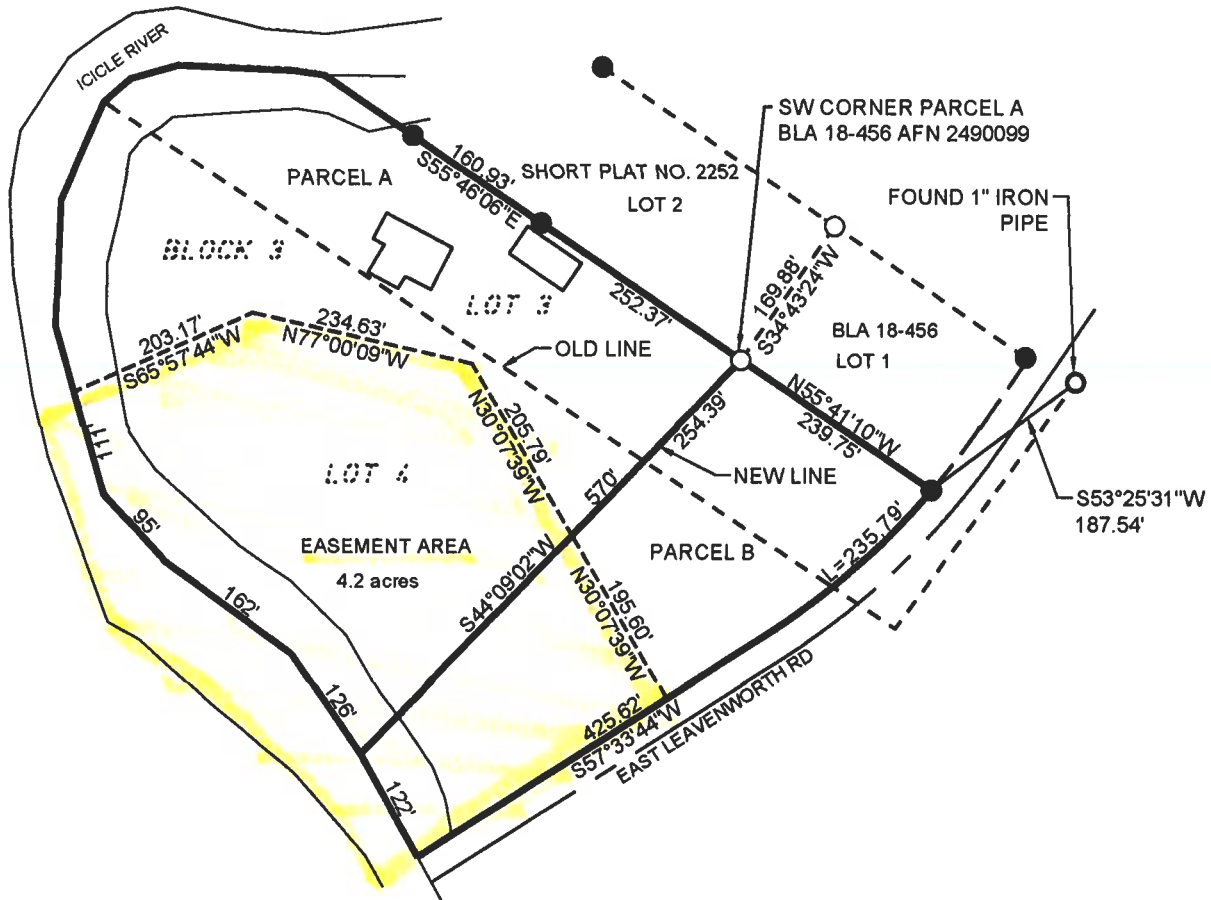
Print Name: Richard Solazzi

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

Print Name: _____

PUBLIC BENEFIT EASEMENT EXHIBIT MAP

SECTION 24, T. 24 N., R. 17 E.W.M.
CHELAN COUNTY, WASHINGTON



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SHEET 1 OF 1

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• E. WENATCHEE (509) 884-2562

DRAWN BY: wap

LAYOUT: BLA

DATE: 3/11/2022

FILE NO: 20220055.0000_esmt.dwg

SCALE: 1" = 200'

JOB NO: 200220055.0000

TOLL FREE (800) 732-7442

M:\Jobs\2022\20220055.0000 Dwg Working\20220055.0000_esmt.dwg Mar 11, 2022 - 3:17pm

This area would also serve as a view corridor.

OPEN SPACE PUBLIC BENEFIT application

Richard Solazzi
8132 East Leavenworth Road
Leavenworth, WA 98826
206-679-2282
rwsolazzi@hotmail.com

Acreage considered for open space rating = 6.4 acres
Lineal length of river front = 610 feet

Narrative Statement

The purpose of this proposed property is to create (and continue to create) a large riparian area for wildlife and natural vegetation. This area would also serve as a beautiful view corridor – the property is quite visible from East Leavenworth Road and especially from the bridge over Icicle River on East Leavenworth Road. The only human traffic allowed would be to plant and maintain native plants. The proposal includes allowing bank fishing along some very prime 600 feet of the Icicle River during salmon fishing seasons. Currently there is no access for bank fishing in this area.

The proposed property fits the County requirement that the open space and contains no structures.

Point System:

This property is eligible for points under the following categories per the Open Space codes

- **Public Access ; 4 points.** The area will allow bank fishing along the 610 feet of Icicle River included in this space. Currently as a private landowner, I own and, of course, pay taxes on all the river front extending to the middle of the

Icicle River. All homeowners along the river pay taxes on riverfront property defined by the property lines which extend to the middle of the river.

As private property everywhere any access is governed by the owner.

- High Priority Resource ; 5 points. The property easily fits the description of a high priority resource. It is over 6 acres and over 600 lineal feet of prime Icicle River riparian property. It fits the fish rearing requirements in that it is way over 300 feet in length. Also the upland area fits the requirements of one acre per 100 feet of river.

Shoreline Environment ; 5 points. No explanation needed, this is riverfront shoreline.

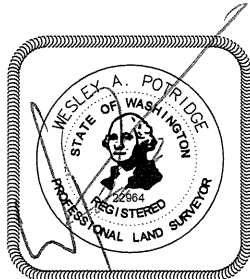
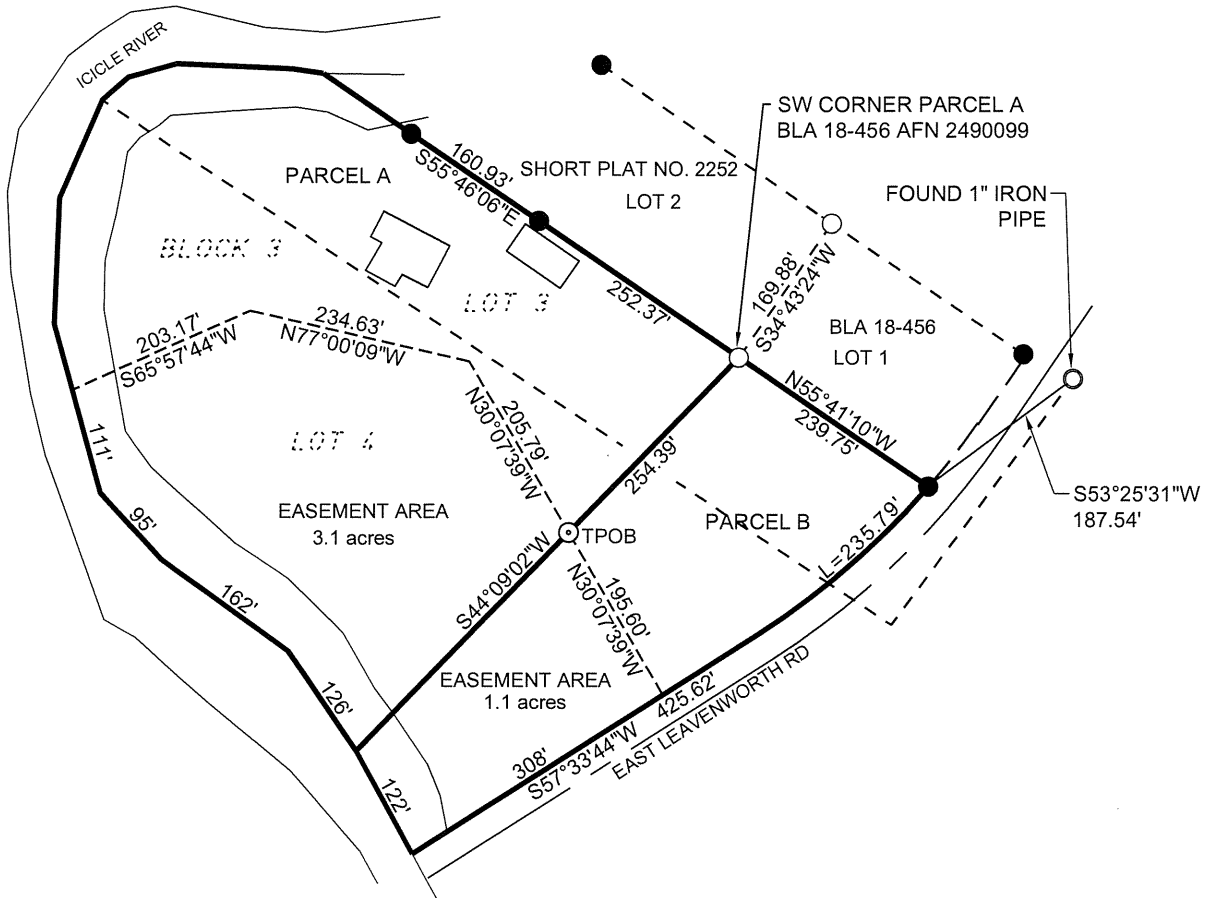
Significant Wildlife Habitat Area; 5 points. This 6 acres is an active wildlife area. It qualifies as a shoreline environment. The animals seen with some frequency include black bears, deer, mountain lions, bobcats, beavers and river otters, moles, voles, chipmunks, owls, and various raptors. Because this property contains both riverfront and meadow land, it is the meadow land that attracts and is habitat for coyotes, quail, moles, voles, bats, owls, and various raptors. I have repeatedly seen all the above species in this proposed area. There is nesting, breeding (notably deer and birds), migration (notably birds). This is clearly a wildlife corridor used by many different species. These species use this area as they travel along the riparian areas of the river.

- Surface Water Quality Buffer Area ; 5 points. This area fits all requirements. The area will be planted per the guidelines. Indeed, this property has been voluntarily included in a riparian zone reclamation grant sponsored by the Chelan County Natural Resource Department (Erin McKay, Chelan County Senior Natural Resource Specialist 509-630-5303).
- Aquifer Protection Area ; 5 points. I believe this property (like all Riparian property along the Icicle serves as an aquifer recharge for water in the valley. Witness adjacent wells that at a mere 20 feet deep produce greater than 20 gallons per minute of flow.
- Fish Rearing Habitat; 3 points. This property clearly fits the County's definition : "... well defined channel that carry a perennial flow throughout the year that are used in the life cycles of anadromous fish..."
- Scenic Vistas; 3 points. See attached photo of this property as viewed from the bridge on East Leavenworth Road. This is an often admired view by the plethora for runners, walkers, and bicyclists that frequent East Leavenworth

Road for non-motorized use. This is a significant volume of both locals and tourists alike.

PUBLIC BENEFIT EASEMENT EXHIBIT MAP

SECTION 24, T. 24 N., R. 17 E.W.M.
CHELAN COUNTY, WASHINGTON



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DRAWN BY: wap

LAYOUT: BLA

DATE: 3/11/2022

FILE NO: 20220055.0000_esmt.dwg

SCALE: 1" = 200'

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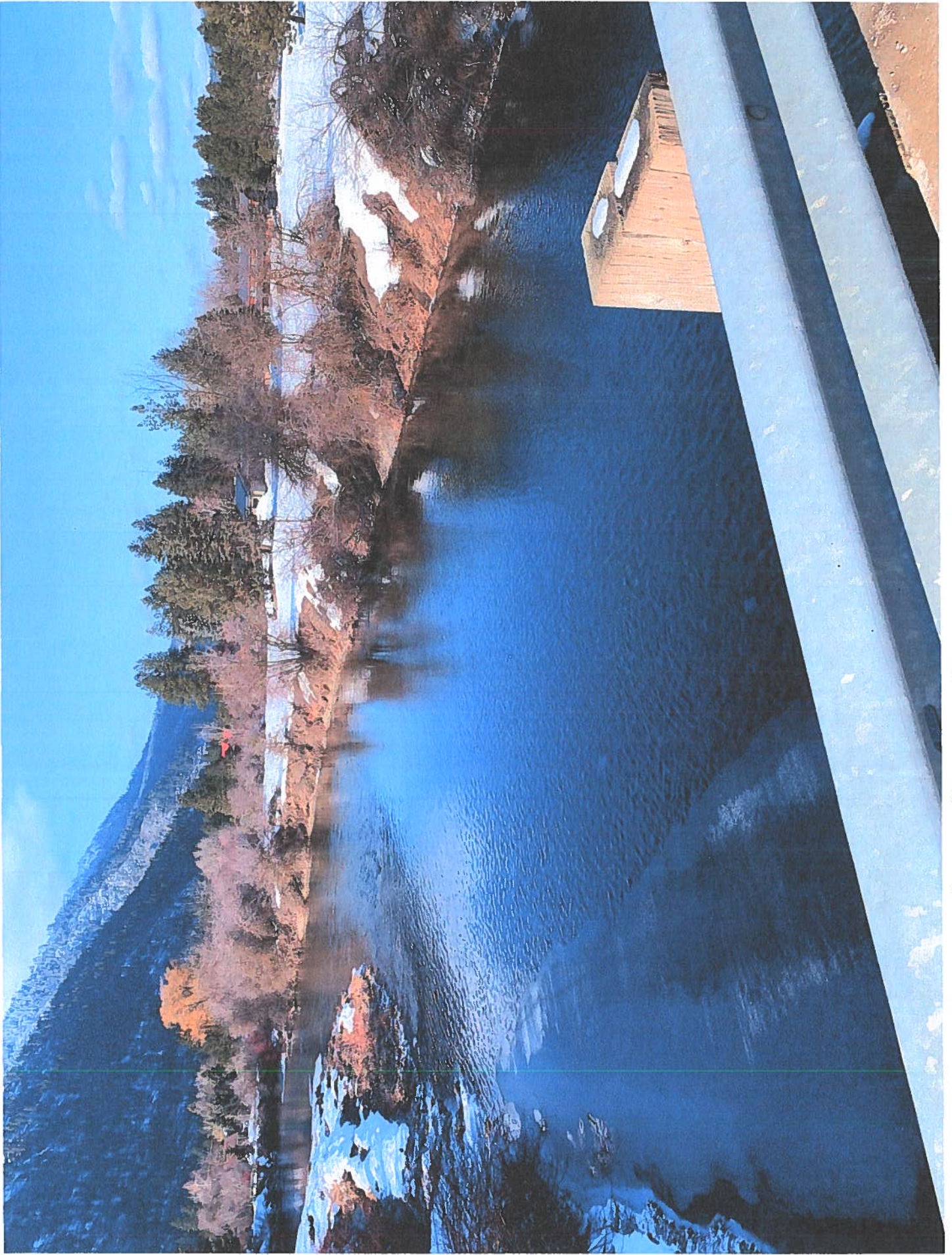
TOLL FREE (800) 732-7442

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Easement Description

That portion of Lots 3 and 4, Block 3, Plat of Second Addition to Cascade Orchards, Chelan County, Washington, according to the Plat thereof recorded in Volume 2 of Plats, Page 5, records of said County, more particularly described as follows:

Beginning at the southeasterly corner of Lot 1 of Chelan County Short Plat No.2252 recorded under Auditor's File No. 9112260001; thence North 55°41'10" West along the southerly line thereof a distance of 239.75 feet to a 5/8" rebar set at the southwesterly corner of Parcel A of Chelan County Boundary line Adjustment No. 18-456 recorded under Auditor's File No. 2490099 and shown on a record of survey recorded under Auditor's File No. 2490845, which bears South 34°43'24" West a distance of 169.88 feet from the northwesterly corner of said Parcel A, thence South 44°09'02" West a distance 254.39 feet and the True Point of Beginning; thence North 30°07'39" West a distance of 205.79 feet; thence North 77°00'09" West a distance of 234.63 feet; thence South 65°57'44" West a distance of 203.17 feet, more or less, to the center of Icicle River; thence following the said centerline upstream a distance 616 feet, more or less to the North right of way for East Leavenworth Road; thence North 57°33'44" East along said right of way a distance of 308 feet, more or less to a point which bears South 30°07'39" East a distance of 195.60 feet from the True Point of Beginning; thence North 30°07'39" West a distance of 195.60 feet to the True Point of Beginning.



View of Droptery from East Leavenworth Road bridge -