



Chelan County Planning Commission

Chair: Cherié Warren Vice Chair: Doug England

Commissioners District 1: Tammy Donaghue, James Wiggs, Nik Moushon

Commissioners District 2: Cherié Warren, Mike Sines, Christopher Dye

Commissioners District 3: Christopher Willoughby, Jesse Redell, Doug England

Meeting Agenda

Wednesday, July 23, 2025 at 6:30 PM

Chelan County Community Development

**400 Douglas Street,
Wenatchee WA, 98801**

Or via Zoom- details listed below:

Join Zoom Meeting

<https://us02web.zoom.us/j/88135104858?pwd=e5HCx5qNYnM54bmlxv7Hli8iJmOpWY.1>

Meeting ID: 881 3510 4858

Passcode: 489282

Meeting to Order

I. Administrative

- A.** Review/Approval of Minutes from June 25th, 2025 Planning Commission Meeting.

II. Public Comment Period

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

III. New Business

IV. Old Business

- A. WORKSHOP: ZTA 25-101 PBRS** - Code text amendment for Title 14.22, Open Space Public Benefit Rating System regarding text amendments to address public benefit, criteria for rating, adjust maximum allowable tax reductions and allow for periodic review of open space designated parcels.

V. Discussion, at the Chair's discretion

VI. Adjournment *Meeting will go no longer than 8:30 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>

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 27, 2025 at 6:30 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

Date: June 25, 2025

400 Douglas Street
Wenatchee, WA 98801

CALL TO ORDER

Meeting was called to order at 6:30 PM

COMMISSIONER PRESENT/ABSENT

Doug England	Present	James Wiggs	Present
Tammy Donaghue	Present	Christopher Dye	Present
Cherie Warren	Present	Jesse Redell	Absent
Chris Willoughby	Present - zoom	Mike Sines	Absent
Nik Moushon	Present		

STAFF PRESENT

Jessica Thompson, Permit Clerk
Susan Dretke, Planner
Marcus Foster, Deputy Prosecuting Attorney

PUBLIC PRESENT: None

PUBLIC PRESENT VIA ZOOM: Angela, Grant, JOE

Minutes:

Chairwoman Cherie Warren starts the meeting and takes roll.

She proceeds, asking the commissioners if they had read the minutes from the May 28th meeting.

Hearing no corrections, changes, or additions.

Motion:

Motion made by commissioner Donaghue, second by commissioner Wiggs, to approve meeting minutes from May 28th Planning Commission Meeting.

Vote – Unanimous

Motion carries

PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

No public comment.

New Business:

HEARING: ZTA 24-430: Adoption of Ordinance No. 1710-25 amending portions of the Leavenworth Municipal Code concerning the utility connection requirements for Accessory Dwelling Units (ADU) in the Urban Growth Area

Community Development Planner Susan Dretke presents the adoption ordinance of the Leavenworth Municipal Code.

Commissioners obtain clarification on ADU language noted in the staff report.

Commissioners deliberate.

Motion:

Motion made by commissioner England, second by commissioner Moushon, to recommend the adoption of ordinance No. 1710-25 amending portions of the Leavenworth Municipal code concerning the utility connection requirements for accessory dwelling units (ADU) in the urban growth area given file number ZTA 24-430.

Vote – Unanimous

Motion carries

Old Business:

CONTINUED WORKSHOP: ZTA 25-101 PBRS - Code text amendment for Title 14.22, Open Space Public Benefit regarding text amendments to address public benefit, criteria for rating, adjust maximum allowable tax reductions and allow for periodic review of open space designated parcels.

Community Development Planner Susan Dretke presents the materials requested by the commissioners from the May 28th meeting regarding PBRS ZTA 25-101.

Commissioners ask Mr. Foster legal questions about parcels that may no longer comply with the proposed PBRS requirements.

Commissioners deliberate.

Commissioners hold a vote to determine who would favor and who would oppose any form of open space tax incentive. Commissioners discuss the results of recently proposed requirements.

Chairwoman Warren asks commissioners what cap percentage they would like to propose.

Commissioner Wiggs – 50%

Commissioner Donaghue – 50%

Commissioner Moushon – 50%

Commissioner Willoughby – 50%

Commissioner England – 50%

Commissioner Dye – 0%

Commissioner Warren – 50%

Commissioner Wiggs decides to revise his vote on a cap percentage to 0% after more consideration. Additionally, Commissioners Willoughby and Moushon decide they are also inclined to support a 0% cap.

Commissioners agree that participants in the PBRS program should have five years to comply with the amended program.

Before deciding on any proposals, commissioners agree to obtain input from the Chelan County Assessor, the BOCC, and additional legal counsel.

Discussion at the Chair's Discretion:

ADJOURNMENT

Meeting Adjourned at 8:30 p.m.

Next Planning Commission Meeting to be held on July 23,
2025, at 6:30 pm

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

DRAFT



CHELAN COUNTY
DEPARTMENT of COMMUNITY DEVELOPMENT

**City of Leavenworth Urban Growth Area Amendment
Staff Report**

TO: Chelan County Planning Commission
FROM: Chelan County Community Development
HEARING DATE: June 25, 2025
FILE NUMBER: ZTA 24-430

RECOMMENDED MOTION

This proposal is recommended for adoption. Adoption of the proposed amendment aligns with countywide planning policies, county planning policies, and the 1997 interlocal planning MOU and RCW 36.70A.100. Land use changes are not in conflict with Chelan County planning policies and proper public notice procedures have been followed.

- A. Move to recommend the Adoption of Ordinance No. 1710-25 amending portions of the Leavenworth Municipal Code concerning the utility connection requirements for Accessory Dwelling Units (ADU) in the Urban Growth Area. Given file number ZTA 2024-430, based upon the findings of fact and conclusions of law contained within this June 11, 2025 staff report.

GENERAL INFORMATION

Applicant	Chelan County
Planning Commission Notice of Hearing Published	June 11, 2025
Planning Commission Hearing on	June 25, 2025
60-day State agency review	Not Required
SEPA Determination	Per City of Leavenworth, the adoptions of this ordinance were SEPA exempt per WAC 197-11-800(19) – Procedural Action
Adoption of Existing Environmental Document	November 14, 2024 (Chelan County)

SEPA Environmental Review

The City of Leavenworth determined that the adoption of this ordinance was SEPA exempt pursuant to WAC 197-11-800(19) – Procedural Action. Chelan County has adopted this finding by reference on November 14, 2024.

Agency Comments:

None received to date. (If received prior to hearing, will be Attachment 5.)

Public Comment:

None received to date. (If received prior to hearing, will be Attachment 5.)

60-Day Notice:

Not Required

PROJECT DESCRIPTION – ZTA 2024-430

Proposal: The City of Leavenworth has submitted Ordinance 1710-25 which is an amendment to city code governing the utility connection requirements for ADUs. which impact the Urban Growth Area (UGA). These are summarized in the table below.

LMC 14.14.085	Amending new section to no longer required ADU’s in the Urban Growth Area to be connected to city water and sewer, nor be required to have separate service in the event the ADU is greater than 900 square feet
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Review Criteria

This regulation was evaluated in accordance with Chelan County Code Section 14.13.040 Development Regulation Amendment evaluation criteria and Chelan County Code Section 14.14.047 Amendment review criteria for comprehensive plan text changes. These criteria determine the process for approval, modification, or denial of regulation amendment applications and text amendments to county-adopted city comprehensive plans.

1. The amendment is necessary to resolve a public land use issue or problem.

Finding: In the 1997 interlocal planning MOU, Chelan County establishes policies with the City of Leavenworth regarding land use regulations within its Urban Growth Area (UGA). Chelan County agrees to adopt the city’s “land use regulations, development standards and land use designations for the city’s UGA.” The County also agrees to implement the city’s “street, street lighting, curb, gutter and sidewalk design standards” within the UGA.

GMA requires comprehensive planning for counties and cities designated under its jurisdiction. RCW 36.70A.100 details that each city’s comprehensive plan must be coordinated and consistent with “other counties or cities with which the county or city has, in part, common border or related regional issues”.

Chelan County has not adopted relevant land use changes and comprehensive plan amendments for the City of Leavenworth’s UGA since its last major update in 2022. Adoption of this ordinance will bring the County into alignment with the agreement outlined in the MOU and relevant state planning policies.

2. The amendment is consistent with goals of the Growth Management Act, Chapter 36.70A RCW.

Finding: The GMA planning goals include but are not limited to the following:

- (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- (2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low density development.
- (3) 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.
- (4) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
- (5) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

The adoption of the city's comprehensive plan amendments and land use regulations within the UGA is consistent with the first two GMA goals, to encourage development in urban areas and to reduce sprawl. Housing related amendments included for adoption promote the variety of residential densities in housing types within the UGA. Other land use updates encourage economic development consistent with the adopted comprehensive plan. Updating standards within the UGA will also support the timely review and processing of development applications to ensure predictability.

3. The amendment complies with or supports comprehensive plan goals and policies and/or county-wide planning policies, or how amendment of the comprehensive plans' goals or policies is supported by changing conditions or state or federal mandates.

Finding: The City of Leavenworth has reviewed and found the proposed amendments consistent with the City's Comprehensive Plan goals and policies. The County-wide Planning Policies support the use of the City regulations within the UGAs and adoption of city comprehensive plan amendments.

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

Finding: The proposed amendments do not change resource lands or critical area regulations which would be reviewed based on the site-specific development at the time of future permit.

5. The amendment is based on sound land use planning practices and would further the general public health, safety and welfare. The comprehensive plan amendment would serve the interests of not only the applicant, but the public as a whole, including health, safety, or welfare.

Finding: The proposed amendments are the result of appropriate planning processes to reflect the community desire for development.

Procedural Requirements

Appropriate City procedures were followed for the amendment proposed for County adoption. Chelan

County is performing its own hearing notice for this amendment. The public process for this 202e change incorporated a wide range of public engagement efforts that were held by the City of Leavenworth and continued by Chelan County. The City of Leavenworth sent notices to members of the community within the city limits and UGA and beyond by inclusion in utility billings, media reports, radio ads, etc.

CONCLUSIONS OF LAW

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

ATTACHMENTS

1. Ordinance 1710-25
2. Agency and Public Comments (none at time of staff report issuance)

ORDINANCE NO. 1710**CITY OF LEAVENWORTH, WASHINGTON****AN ORDINANCE OF THE CITY OF LEAVENWORTH, WASHINGTON AMENDING SECTION 14.14.085 OF THE LEAVENWORTH MUNICIPAL CODE, TO CLARIFY REQUIREMENTS FOR ACCESSORY DWELLING UNIT UTILITY CONNECTIONS IN THE CITY'S URBAN GROWTH AREA**

WHEREAS, the Leavenworth City Council seeks to provide clear and consistent regulations in its Municipal Code to facilitate efficient administration and compliance; and

WHEREAS, the City Council has determined that clarifying the requirements for utility connections for accessory dwelling units will improve the permitting process for accessory dwelling units within the City's Urban Growth Area and support the City's policy objectives; and

WHEREAS, the proposed amendments were reviewed by the Community Development Department and subject to public notice and hearing as required by law; and

WHEREAS, the amendments comply with the Growth Management Act and are consistent with the City's Comprehensive Plan, which encourages streamlining permitting processes; and

WHEREAS, the City Council has reviewed and considered the recommendations of staff, public comments, and agency feedback and finds that the amendments serve the public interest;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LEAVENWORTH, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Amendment to Leavenworth Municipal Code Section 14.14.085. Section 14.14.085(A) of the Leavenworth Municipal Code is hereby amended to read as follows:

A. Except within the City's Urban Growth Area, an accessory dwelling unit must be connected to the water and sewer utilities of the City and shall have separate services for any accessory dwelling unit greater than 900 square feet in area. Such connections and separate services shall not apply to an accessory dwelling unit located within the City's Urban Growth Area.

Section 2. Severability. If any section, sentence, clause or phrase of this Ordinance should hold to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

Section 3. Effective Date. This Ordinance shall take effect five (5) days after passage and

publication as provided by law.

Passed by the City Council of City of Leavenworth, Washington and approved by the Mayor at an open public meeting on the 22nd day of April, 2025.

CITY OF LEAVENWORTH

DocuSigned by:

By: Carl Florea

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Carl J. Florea, Mayor

Approved as to form:

DocuSigned by:

Thom Graafstra

E7E2CDC8951D4E7...

Thom Graafstra, City Attorney

Attest:

Signed by:

Andrea Fischer

D5CBE4ADAE1B451...

Andrea Fischer, City Clerk

CHAPTER 14.22 OPEN SPACE PUBLIC BENEFIT

Sections:

14.22.010 Purpose

14.22.020 Definitions

14.22.030 Process

14.22.040 Application Requirements

14.22.060 Open Space Public Benefit Criteria

14.22.070 Severability

14.22.010 Purpose

Chapter 84.34 of the RCW 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, 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. This chapter provides a rating system pursuant to RCW Chapter 84.34 for the evaluation of open space lands and does not include and will not be used to assess agricultural or designated forest and timber land, pursuant to WAC 458-30, 458-40-530 and 458-40-540, as amended.

14.22.020 Definitions

Words used in this chapter are defined under Chelan County Code Chapter 14.98 and RCW 84.34.020, unless a different meaning is required by the context. In the case of reference to a specific regulation or department, the definitions within the referenced regulation shall prevail. In the case of the dispute or confusion, reference shall be made to Webster's Dictionary, Black's Law Dictionary or the New Illustrated Book of Development Regulations.

14.22.030 Process

All application for Open Space Public Benefit shall be processed in the following manner:

1. Applications and fees shall be collected prior to or on the first Tuesday in September for processing by December 31st of the same year.
2. Review of applications shall be completed using the criteria of this chapter.
3. All applications received shall be reviewed by the Planning Commission for a recommendation prior to review and determination by the Board of Chelan County Commissioners.
4. Periodic reviews shall be conducted at the discretion of the county but no less than years from the date of approval.

14.22.040 Application Requirements

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All applications for Open Space Public Benefit shall be made using the appropriate form adopted by Chelan County Community Development Department, consistent with CCC 14.06.010 and, at a minimum, shall include the following:

1. The total number of acres within the area to be considered for rating;
2. A narrative statement describing the resources present, ~~and~~ the type of public access to be provided and, a public benefit rating sheet, see C-2 in Title 14 Appendix A; and
3. A verification of payment from the County Treasurer. The verification must indicate that all taxes, assessments, fees, fines and/or penalties of land have been satisfied. The Board of Chelan County Commissioners shall not consider an application without the Treasurer's certificate.

~~4. The Board of Chelan County Commissioners shall not consider an application without the Treasurer's certificate.~~

54. For applicants requesting points for a conservation easement with Chelan County, the applicant shall provide a title report to ensure no judgments are outstanding against the parcel.

14.22.060 Open Space Public Benefit Criteria

The Public Benefit Rating System shall be used to value property for tax assessment purposes as provided in this program. This system and the amount of property tax reduction is based upon the number of eligibility points for which a property or a portion of a property qualifies.

1. Eligibility

All lands within Chelan County, of at least five acres, except for Urban Growth Areas obtaining the required points under the Valuation Schedule, see C-1 in Title 14 Appendix A, and meeting the requirements of the Public Benefit Rating System are eligible for consideration under this program. ~~Additionally, Lands containing structures are generally not eligible for consideration except where they are appurtenant to the priority resource~~ under certain circumstances as determined by the county.

2. Eligibility Points

~~Eighteen~~ Thirteen kinds of open space priority resources are identified in the Public Benefit Rating System for classification as open space. Detailed definitions and criteria for classification have been developed for each priority resource.

Eligibility and the Public Benefit Rating System are based on a point system. The point system is composed of the following rating factors:

A. Priority Resources. Resources are rated according to high, ~~or~~ medium, or low priority.

High = 5 Points, Medium = 3 Points, Low = 1 Point

B. Public Access. Points are accrued according to type of access.

Unlimited Access = ~~8~~ 5, Limited Access (due to resource sensitivity or seasonal closures) = ~~6~~ 3 ~~Limited Access (seasonal and/or upon special arrangements) = 4~~, No Public Access = 0

C. Bonus Categories. Variable points ~~are~~ may be accrued with regard to special conditions. Lands with at least one high priority resource, a conservation easement, and unlimited public access qualify for the largest valuation reduction.

D. No more than 25 points total can be accumulated for any one application.

3. Priority Resources and Eligibility Point System

Lands five acres or greater, which contain the following priority resources may be eligible for classification as open space, as outlined in this chapter.

A. High Priority Resources: 5 Points Each ~~(7 categories maximum from 1 and 2)~~

i. Archaeological/Historic Landmark Sites

Definition: All sites and locations of pre-historical or archaeological interest including but not limited to burial sites, camp sites, rock shelters, caves, and the artifacts and implements of the culture, and/or buildings, structures, or sites which are of significance to the County's cultural heritage, including, but not limited to, pioneer settlements, old buildings, forts, trails, landings, bridges, or the sites thereof, together with interpretive facilities and which are identified on a local, state, or national register of historic places.

Data Source: ~~Location and details of known sites are on file at the~~ Washington State Office of Archaeology and Historic Preservation, ~~and the Chelan County P.U.D. and, future local registers.~~

Eligibility: Eligible lands are those which are:

- a. On file at the Washington State Office of Archaeology and Historic Preservation; or
- b. On file with the Chelan County Public Utility District; or
- c. Verified by an expert in the field as containing the same features and acceptable by the State Office of Archaeology and Historic Preservation for addition to their inventory.

ii. Farm and Agricultural Conservation Land

Definition: Land that is traditional farmland, grazing land, or range land, ~~may have been classified under agricultural open space,~~ has not been irrevocably devoted to a use inconsistent with agricultural uses, ~~or~~ and has a high potential for returning to commercial agriculture within five years.

Data Source: Chelan County Department of Community Development data ~~(such as zoning maps, GIS data, etc.)~~ and Chelan County Assessor records will be used to determine if lands are presently zoned and/or classified as agricultural.

Eligibility: Commercial farm lands not presently classified under agricultural open space. ~~and meeting the definition of farm and agricultural land under RCW 84.34.020 and zoned for agricultural use.~~

iii. ~~Fish Rearing Habitat: Ponds and Streams~~ Fish and Wildlife Habitat Area

Definition: ~~Types 1,2,3,4, and 5 waters as defined by WAC 222-16-030~~

Data Source: ~~Catalog of Washington Streams, Washington State Department of Fish and Wildlife~~

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Eligibility:

- a. ~~Eligible lands contain water bodies designated as fish bearing.~~
- b. ~~The eligible area must include a minimum of 300 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 100 feet of shoreline length for streams and four times the lake or pond area.~~

Definition: 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.

Data Sources: Washington State Department of Natural Resources, Natural Heritage Program Database (Tier 1 Wetlands) and Natural Area Preserves; Shoreline Master Program for Chelan County; and Washington State Department of Fish and Wildlife, Priority Habitats and Species Database, Catalog of Washington Streams.

Eligibility:

- a. "Tier 1" Wetlands identified by the Washington State Department of Natural Resources, Natural Heritage Program, or
- b. Shoreline environments, where a minimum of 300 feet of contiguous shoreline length is included, and the contiguous upland buffer area (any area beyond ordinary high water mark, 100-year flood plain, or associated wetland boundary) is no greater than one acre per 100 feet of shoreline length is included; or
- c. 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
- d. Class I Wetlands regulated under the Chelan County Critical Areas Ordinance; or
- e. Important habitats and species regulated under the Chelan County Critical Areas Ordinance; or
- f. 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.
- gf. Eligible lands include those that meet the definition above and the following conditions:
 - I. 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.
 - II. 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:
 - 1) Land use limitations needed for the long term viability of the important species or habitat;
 - 2) Limitations for access by humans and domesticated animals, as needed;
 - 3) Management measures that will enhance the species' viability, if needed; and

~~4) Recommended review intervals for at least the following twenty years.~~

iv. Shoreline Environment I

Definition: A lake or stream shoreline and its "associated wetlands" as defined by WAC 173-18-080.

Data Source: Chelan County Shoreline Master Program and WAC 173-18-080.

Eligibility: Eligible lands are those identified as Natural or Conservancy shoreline environments and their associated wetlands in the Chelan County Shoreline Master Program along with a minimum 200 foot buffer from OHWM or as much of the minimum buffer is located on the parcel. ~~Only those lands in the actual shoreline classification adjacent to the water shall be eligible for the Public Benefit Rating System. This area encompasses 200 feet upland from the ordinary high water mark, that area in the 100-year flood plain, 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.~~

v. Historical Sites

Definition: ~~A building, structure, or site which is of significance to the County's cultural heritage, including, but not limited to, Native American and pioneer settlements, old buildings, forts, trails, landings, bridges, or the sites thereof, together with interpretive facilities and which are identified on a local, state, or national register of historic places.~~

Data Source: ~~National Register of Historic Places, Washington State Register of Historic Places / Washington Heritage Register, and future local registers.~~

Eligibility: ~~Properties eligible for open space classification are lands associated with properties listed on a state or national register or any local register of historic places which is developed in the future. Improvements to the land, including structures, are not eligible.~~

viii. Significant Wildlife Habitat Area

Definition: ~~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.~~

Data Sources: ~~Washington State Department of Natural Resources, Natural Heritage Program Database (Tier 1 Wetlands) and Natural Area Preserves; Shoreline Master Program for Chelan County; and Washington State Department of Fish and Wildlife, Priority Habitats and Species Database.~~

Eligibility:

a. ~~"Tier 1" Wetlands identified by the Washington State Department of Natural Resources, Natural Heritage Program, or~~

b. ~~Shoreline environments, where a minimum of 300 feet of contiguous shoreline length is included, and the contiguous upland buffer area (any area beyond ordinary high water mark, 100-year flood plain, or associated wetland boundary) is no greater than one acre per 100 feet of shoreline length; or~~

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~~c. 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~~

~~d. Class I Wetlands regulated under the Chelan County Critical Areas Ordinance; or~~

~~e. Important habitats and species regulated under the Chelan County Critical Areas Ordinance, or~~

~~f. 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.~~

~~g. Eligible lands include those that meet the definition above and the following conditions:~~

~~I. 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.~~

~~II. 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.~~

~~1) Land use limitations needed for the long-term viability of the important species or habitat;~~

~~2) Limitations for access by humans and domesticated animals, as needed;~~

~~3) Management measures that will enhance the species' viability, if needed; and~~

~~4) Recommended review intervals for at least the following twenty years.~~

~~vi. Private Recreation Areas~~

~~Definition: An area devoted to facilities and equipment for recreational purposes, including swimming pools, tennis courts, golf courses, playgrounds, and other similar uses whether the use of such area is limited to private membership or open to the public upon the payment of a fee. Recreational vehicle parks are not eligible.~~

~~Data Source: No county inventory available.~~

~~Eligibility: Eligible lands are those meeting the above definition. Improvements to the land, including structures, will not be eligible. Lands with clubhouses, restaurants, parking areas, and other non-recreation structures are not eligible.~~

~~vii. Rural Open Space Outside Urban Growth Areas~~

~~Definition: One Five or more acres of land located within two miles of an Urban Growth Area designated by Chelan County. However, land which is open only to those paying a membership or initiation fee shall be considered open to the public only if the following conditions are met:~~

~~a. Membership or other access is available without discrimination on the basis of race, religion, sexual orientation, creed, ethnic origin, or gender; and~~

~~b. In the case of land affording recreational opportunities, it is open to use by organized groups from schools, senior citizen organizations, or bona-fide educational or recreational organizations managed by~~

~~a governmental entity or sponsored by an organization qualifying for tax exempt status under subsections 501(c)(3) of the Internal Revenue Code upon payment of no more than a reasonable user fee.~~

~~Data Source: Urban Growth Areas as designated within Chelan County Comprehensive Plans.~~

~~Eligibility: Eligible lands are those meeting the definition above.~~

~~ix~~v. Special Plants Sites

Definition: Those areas containing vascular plant species defined as being either endangered, threatened, or sensitive species in the Washington State Department of Natural Resources, Natural Heritage Program.

Data Source: ~~Location and details of known sites are on file in the~~ Natural Heritage database at the Washington State Department of Natural Resources, Natural Heritage Program.

Eligibility: Eligible sites are those in the Natural Heritage database or which are verified by an expert in the field as containing the same plants and which are acceptable by the state agency for addition to the database.

~~x~~. Urban Growth Area Open Space

Definition: ~~One or more acres of land and located within the boundaries of an Urban Growth Area designated by Chelan County. However, land which is open only to those paying a membership or initiation fee shall be considered open to the public only if the following conditions are met:~~

~~a. Membership or other access is available without discrimination on the basis of race, religion, sexual orientation, creed, ethnic origin, or gender; and~~

~~b. In the case of land affording recreational opportunities, it is open to use by organized groups from schools, senior citizen organizations, or bona fide educational or recreational organizations managed by a governmental entity or sponsored by an organization qualifying for tax exempt status under subsections 501(c)(3) of the Internal Revenue Code upon payment of no more than a reasonable user fee.~~

~~Data Source: Urban Growth Areas as designated within Chelan County Comprehensive Plans.~~

~~Eligibility: Eligible lands are those meeting the definition above.~~

~~x~~vi. Trail Linkage

Definition: Land used as a public urban or rural off-road trail linkage for pedestrian, equestrian, bicycle, or other uses which remains in private ownership. ~~The trail linkage shall be no less than 14 feet in width and the owner provides a trail easement to an appropriate public or private entity, acceptable to Chelan County as to form. Such an easement must be recorded with the Chelan County Assessor within four months of the granting of a tax reduction for the property.~~ Use of motorized vehicles is prohibited on trails receiving tax reductions in this category, except in the case of medical or police emergencies.

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Data Source: Copy of recorded or proposed easement for review by Chelan County Community Development Department.

Eligibility: ~~Eligible site p~~ Properties must be used as a public urban or rural trail linkage and meets the following criteria:

- A. ~~The trail linkage which~~ remains in private ownership.
- B. The amount of land may be ~~of~~ less than any minimum size prescribed in any other category, provided that the trail linkage and buffer shall be no less than 14 feet in width, unless the reviewing agency determines that, for linkage purposes, an exception to this provision is allowable and the owner agrees to provide a trail easement, acceptable as to form to Chelan County, or to an eligible and appropriate public or private entity.
- C. Such an easement must be recorded with the Chelan County Assessor within four months of the granting of a tax reduction for the property.
- D. The trail must be primarily off-road and separated from any road by at least 25 feet, unless the reviewing agency determines that for linkage purposes an exception to this provision is allowable. ~~Sidewalks within a road right-of-way are not intended to qualify under this category. Fencing is not allowed within the right-of-way unless the fence is along a property line. Gates are only allowable subject to review and approval of the existing gate, proposed gate, or proposed replacement gate by the appropriate local parks division.~~

xii. Aquifer Protection Area

Definition: ~~Those areas designated in the Chelan County Critical Areas Ordinance as Aquifer Recharge Areas.~~

Data Source: ~~No inventory available.~~

Eligibility: ~~Eligible sites 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 re-vegetation must be submitted and approved.~~

xiii. Surface Water Quality Buffer Area

Definition: ~~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.~~

Data Source: ~~Catalogue of Washington Streams, Chelan County Shoreline Master Program, Chelan County Critical Areas Ordinance, National Wetlands Inventory Maps.~~

Eligibility: ~~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 water ward of the ordinary high water mark or the wetland itself. There are two ways for eligible lands to meet these requirements:~~

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- a. ~~Provide at least 50% additional buffer width beyond that required by regulation, or~~
- b. ~~Fence existing livestock out of the buffer required by regulation.~~

B. Medium Priority Resources: 3 Points Each

i. Public Lands Buffer

~~Definition: Lands lying adjacent to neighborhood parks, forests, wildlife preserves, natural area preserves, or sanctuaries.~~

~~Data Source: Washington State Department of Natural Resources Public Lands Map~~

ii. Fish-Rearing Habitat: Ponds and Streams II

~~Definition: Small lakes, over one-half (1/2) acre in size, and streams and creeks located within a well-defined channel that carry a perennial flow throughout the year (90 percent of the time or more) that are used in the lifecycles of anadromous fish, based on data compiled by the Washington State Department of Fisheries and other agencies with appropriate expertise, and which also support anadromous fish.~~

~~Data Source: Catalog o/Washington Streams, Washington State Department of Fish and Wildlife.~~

~~Eligibility: Eligible lands are those meeting the definition above. The area to be included encompasses 200 feet upland from the ordinary high water mark or the edge of a wetland associated with that water body, whichever is greater. Use restrictions may be placed on these areas. Sites cannot qualify for both Fish-Rearing Habitat: Ponds and Streams categories.~~

iii. Scenic Vistas or Resources

~~Definition: 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.~~

~~Data Source: No inventory available.~~

~~Eligibility: Eligibility will be evaluated based on the following criteria:~~

- a. ~~Historically significant view corridors which are visible to significant numbers of the general public from a public right-of-way.~~
- b. ~~Areas designated as scenic highways or byways by a federal, state, or local government agency or an organization qualifying for tax exempt status under subsections 501 (c)(3) of the Internal Revenue Code whose primary mission is the preservation of scenic vistas.~~
- c. ~~Eligible lands must be of sufficient size to preserve substantially the scenic resource value and must contain a minimum of 10 acres.~~

~~Eligibility: Lands being buffered shall be in public ownership.~~

x i. Urban Growth Area Open Space

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Definition: One or more acres of undeveloped land and located within the boundaries of an Urban Growth Area as designated by Chelan County. ~~However, land which is open only to those paying a membership or initiation fee shall be considered open to the public only if the following conditions are met:~~

~~a. Membership or other access is available without discrimination on the basis of race, religion, sexual orientation, creed, ethnic origin, or gender; and~~

~~b. In the case of land affording recreational opportunities, it is open to use by organized groups from schools, senior citizen organizations, or bona fide educational or recreational organizations managed by a governmental entity or sponsored by an organization qualifying for tax exempt status under subsections 501(c)(3) of the Internal Revenue Code upon payment of no more than a reasonable user fee.~~

Data Source: Urban Growth Areas as designated within Chelan County Comprehensive Plans.

Eligibility: Eligible lands are those meeting the definition above.

~~iv~~ij. Shoreline Environment II

Definition: A lake or stream shoreline and its "associated wetlands" as defined by WAC 173-18-080.

Data Source: Chelan County Shoreline Master Program and WAC 173-18-080.

Eligibility: Eligible lands are those identified as Rural and Urban and Aquatic 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 200 feet upland from the ordinary high water mark, that area in the 100-year flood plain, 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.~~

~~v~~. Fee Recreation and Public Access Parking

Definition: ~~An area that has designated parking for the public and fee recreational activities. All recreational activities and fees collected must be administered by a non-profit organization. The non-profit organization shall have qualified and be certified as a non-profit organization under Internal Revenue Code Section 501 (c)(3).~~

Data Source: Not available

Eligibility: ~~Eligible sites are those in which the recreational activity is present and parking is provided. The site may not have been developed to its maximum potential under its current zoning classification.~~

iv. Geological Features

Definition: Those special features that are unique in Washington, which can be destroyed easily, and which can be effectively protected in a natural area, generally including but not limited to special geologic locations (fossils), works of geomorphology (waterfalls), works of glaciation (patterned ground), and other special geological occurrences.

Data Source: Washington State Department of Natural Resources, Natural Heritage Plan.

Eligibility: Minimum area eligible for classification, whether in single or multiple ownerships, is 90 percent of the feature. Eligibility for geological features must be verified by a qualified geologist. A qualified geologist is a person who has earned a degree in geology from an accredited college or university, or a person who has equivalent educational training and has experience as a practicing geologist.

vi. Private Recreation Areas

~~Definition: An area devoted to facilities and equipment for recreational purposes, including swimming pools, tennis courts, golf courses, playgrounds, and other similar uses whether the use of such area is limited to private membership or open to the public upon the payment of a fee. Recreational vehicle parks are not eligible.~~

C. Low Priority Resources: 1 Point Each

vi. Fee Recreation and Public Access Parking

Definition: An area that has designated parking for the public and fee recreational activities. All recreational activities and fees collected must be administered by a non-profit organization. The non-profit organization shall have qualified and be certified as a non-profit organization under Internal Revenue Code Section 501 (c)(3).

Data Source: Not available

Eligibility: Eligible sites are those in which the recreational activity is present and parking is provided. The site may not have been developed to its maximum potential under its current zoning classification.

viii. Private Recreation Areas

Definition: An area devoted to facilities and equipment for recreational purposes, including swimming pools, tennis courts, golf courses, playgrounds, and other similar uses whether the use of such area is limited to private membership or open to the public upon the payment of a fee. Recreational vehicle parks are not eligible.

Data Source: No county inventory available.

Eligibility: Eligible lands are those meeting the above definition. Improvements to the land, including structures, will not be eligible. Lands with clubhouses, restaurants, parking areas, and other non-recreation structures are not eligible.

iii. Public Lands Buffer

Definition: Lands lying adjacent to neighborhood parks, forests, wildlife preserves, natural area preserves, or sanctuaries.

Data Source: Washington State Department of Natural Resources Public Lands Map

Eligibility: Lands being buffered shall be in public ownership.

iiiiv. Scenic Vistas or Resources

Definition: 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.

Data Source: No inventory available.

Eligibility: Eligibility will be evaluated based on the following criteria:

~~a. Historically significant view corridors which are visible to significant numbers of the general public from a public right-of-way.~~

~~B~~a. Areas designated as scenic highways or byways by a federal, state, or local government agency or an organization qualifying for tax exempt status under subsections 501 (c)(3) of the Internal Revenue Code whose primary mission is the preservation of scenic vistas.

e. b Eligible lands must be of sufficient size to preserve substantially the scenic resource value and must contain a minimum of 10 acres.

CD. Bonus Categories

The following categories contribute to or in some way enhance 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. Resource Enhancement/Restoration: 5 Points

Definition: Enhancement of a resource eligible for points under the PBRS

Data Source: No inventory available.

Eligibility: Eligible lands are those that:

a. Are eligible to receive points for the resource being enhanced, and

b. Have an official enhancement plan developed in cooperation with the Natural Resources Conservation Service, the U.S. Fish and Wildlife Service, and/or the Department of Fish and Wildlife, which contains clear steps and timelines for completion.

c. Eligible lands will be reviewed at the time projected for completion of the enhancement work and re-rated for open space classification if the enhancement plan has not been completed. The Chelan County Community Development Department has discretion to allow extensions for completing enhancement work only with a written enhancement plan revision by the agency which developed the original plan.

ii. Surface Water Quality Buffer Area-H: 3 or 5 points

Definition: A riparian or wetland buffer width of at least twice that required by the Chelan County Critical Areas Ordinance or Shoreline Master Program.

Data Source: Catalogue of Washington Streams, Chelan County Shoreline Master Program, Chelan County Critical Areas Ordinance, and National Wetlands Inventory Maps.

Eligibility: Sites qualifying under any of the applicable resource categories, may the "Surface Water Quality Buffer Area" receive additional points through the provision of additional buffer which is preserved from clearing and livestock intrusion. Three (3) additional points are awarded for buffers no less than two times the buffer required by the applicable ordinance, and five (5) additional points are awarded for buffers no less than three times the buffer required by the applicable ordinance. Sites cannot qualify for points under both the priority resource and the bonus category.

iii. Contiguous Parcels Under Separate Ownership: 2 Points

Definition: Contiguous parcels of land with the same open space resources, regardless of whether under the same ownership or not, are eligible for treatment as a single parcel if open space classification is sought under the same application. "Contiguous parcels" are defined as parcels abutting each other without any significant natural or man-made barrier separating them or parcels abutting a publicly-owned open space but not necessarily abutting each other without any significant natural or man-made barriers separating the publicly-owned open space and the parcels seeking open space classification or each other in the event that they do abut.

Data Source: Not applicable

Eligibility: Applications treated as contiguous parcels shall include the requirement to pay only a single application fee and, the requirement that the total area of all parcels combined must equal or exceed any required minimum (rather than each parcel being required to meet such minimums). Parcels given this contiguous parcels bonus must all be accepted under identical terms and conditions of access, easements, and restrictions. Individual parcels may be withdrawn from open space classification consistent with all applicable rules and regulations without affecting the continued eligibility of all other parcels accepted under the same application, provided that the combined area of the parcels remaining in open space classification must equal or exceed any minimum size requirement established in the PBRS and that access to the remaining parcels is not affected. Contiguous parcels must meet the following conditions:

- a. The application must include two or more parcels.
- b. The owners of parcels included in the application must agree to identical terms and conditions for inclusions in the program.

iv. Conservation/Historic Easement: ~~3~~ 5 Points

Definition: An easement that restricts, in perpetuity, further potential development or other uses of a property and which may include a requirement for native growth protection.

Process: A conservation or historic easement is a legal means by which a landowner can voluntarily set permanent limitations on the future use of land thus protecting the land's particular attributes. The easement is conveyed to a qualifying conservation organization or public agency, but the land remains in private ownership and the owner retains full control over public access. Donation of a conservation or historic easement may also qualify as a charitable deduction on federal income, estate, or gift taxes.

Provisions: A conservation easement shall include those interests or rights authorized to be held or acquired by RCW 84.34.210 or RCW 64.04.130. Among other things, a landowner could convey his rights to harvest timber, graze the property, subdivide, develop, construct additional roads, hunt, excavate,

etc. Conservation easements, in some cases, have been applied to land which is developed, but the easement provides for the retention of a specific natural area that contains an important resource or habitat.

Historic easements apply to historically important lands and to historic structures that are listed on the National Register of Historic Places (or are located in and contribute to the historic significance of a National Register Historic District). The easement typically results in a limitation on land development or structure modification which will ensure the ongoing preservation of a historic parcel of land or a historic structure and its setting.

Generally, the organization or agency receiving the easement may not conduct any development or management activities on the land, but usually has only the rights to inspect the property periodically to ensure that the terms of the easement are carried out and to enforce the easement in Court if necessary.

~~DE~~. Super Bonus Category (~~100~~75% Reduction)

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. At least one high priority resource and public access and a conservation easement.

~~EF~~. 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, s~~Some degree of access is encouraged required 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: ~~8~~ 5 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): ~~6~~ 3 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): 4 3Points: Access to the public is allowed, with or without special arrangements with the property owner, for any period of less than the full year (seasonal access).

d. No Public Access: 0 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 RCW84.34.020(1)(b)(iii) for the purpose of promoting conservation of wetlands.~~

14.22.070 Severability

If any section, subsection, sentence, clause or phrase of this title is, for any reason, held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this title, it being hereby expressly declared that this title, and each section, subsection, sentence, clause, and phrase hereof would have been prepared, proposed, adopted, approved, and ratified irrespective of the fact that any one or more other sections, subsections, sentences, clauses or phrases be declared invalid and unconstitutional.

Numbers Title

C-1 Valuation Schedule

C-2 Public Benefit Rating Sheet

Title 14 Appendix A CHARTS**Chart C – 1
Valuation
Schedule**

Public Benefit Rating Points	Reduction in Fair Market Value	Current Use Value
0-4 0-5	0%	100%
5-10 6-10	50 30%	50 70%
11-15	60 40%	40% 60%
16-20	70 50%	30 50%
21-34 21-25	80 60%	20 40%
35+	90 %	40%
Super Bonus	100 75%	0 25%

Chart C – 2**Bonus Categories****High Priority Resources: 5 Points Each***(7 categories maximum from High and Medium Priority Resource)*

Archaeological Sites
 Farm and Agricultural Conservation Land
 Fish-Rearing Habitat: Ponds and Streams I
 Shoreline Environments
 Historical Sites
 Private Recreation Areas
 Rural Open Space Close to Urban Growth Area
 Significant Wildlife Habitat Area
 Special Plants Sites

 Urban Growth Area Open Space
 Trail Linkage
 Aquifer Protection Area
 Surface Water Quality Buffer Area I

<input 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: 5 Points
<input type="checkbox"/>	Limited Access (due to resource sensitivity): 3 Points
<input 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**Super Bonus Category**

Does the site meet the three criteria?

Check box if "Yes" to all (100% Reduction)

Medium Priority Resources: 3 Points Each

Public Lands Buffer
 Fish-Rearing Habitat: Ponds and Streams II
 Scenic Vista or Resources
 Geological Features
 Fee Recreation and Public Access Parking

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

Subtotal points from High and Medium Priority Resources	Grand Total (Add subtotals)
	Reduction from Valuation Schedule

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ZTA 25-101 PBRs

ID	Geo ID	File #	Taxpayer	Situs Address	Legal	Legal Acres	PBRs Acres	Appraised Val	Market	Approved % Reduction	Effective % Reduction	Reason for variation	Situs City	Sub Type	Last Sale Date	Last Sale Price
40372	272124110100	2012-303	AB GOLF LLC	UNASSIGNED CHELAN, WA 98816	T 27N R 21EWM S 24 LA BLA 08-46 SURVEY 46/25 GOLF COURSE LAND IN	153.35	151.68	\$3,601,356	\$3,942,636	50.00%	8.66%	Structures & SV	CHELAN	COMMERCIAL	4/30/2012	2091912
46087	272218480725		AB GOLF LLC	UNASSIGNED CHELAN, WA 98816	BANDERA AT BEAR MOUNTAIN RANCH TRACT 2 6.8100 ACRES	6.81	6.81	\$3,931	\$7,861	50.00%	49.99%		CHELAN	OPEN SPACE	4/30/2012	2091912
46089	272218480735		AB GOLF LLC	UNASSIGNED CHELAN, WA 98816	BANDERA AT BEAR MOUNTAIN RANCH TRACT 4 8.4000 ACRES	8.40	8.40	\$4,849	\$9,697	50.00%	49.99%		CHELAN	OPEN SPACE	4/30/2012	2091912
46092	272218480750		AB GOLF LLC	UNASSIGNED CHELAN, WA 98816	BANDERA AT BEAR MOUNTAIN RANCH TRACT 7 1.8800 ACRES	1.88	1.88	\$1,085	\$2,170	50.00%	50.00%		CHELAN	OPEN SPACE	4/30/2012	2091912
64527	261805210100	2020-001	ADAMSON RICHARD A & JANICE L	UNASSIGNED LAKE WENATCHEE, WA 98826	T 26N R 18EWM S 05 LOT D CE 2012-298, BLA 1836 PT NW 21.0100 ACRES	21.01	5.00	\$69,231	\$137,806	50.00%	49.76%	DFL	LAKE WENATCHEE	TIMBER	5/14/2020	0
64526	261805210075		ADAMSON ROBERT W & APRIL R	UNASSIGNED LAKE WENATCHEE, WA 98826	T 26N R 18EWM S 05 LOT C CE 2012-298LE BLA 1836 PT NW 21.0100 ACRES	21.01	4.29	\$67,389	\$134,091	50.00%	49.74%	DFL	LAKE WENATCHEE	TIMBER	5/14/2020	0
47674	282113410050	2014-350	ALTA MANZANA LLC	4255 IVAN MORSE RD MANSON, WA 98831	T 28N R 21EWM S 13 LOT A BLA 2013-190 22.4600 ACRES	22.46	21.46	\$169,474	\$210,129	70.00%	19.35%	SFR & SV	MANSON	OPEN SPACE	1/22/2018	0
50539	282226200050		AMSDEN F KEVIN	UNASSIGNED CHELAN, WA 98816	T 28N R 22EWM S 26 PT N1/2NW 20.0000 ACRES	20.00	20.00	\$62,805	\$209,350	70.00%	70.00%		CHELAN	OPEN SPACE		0
50541	282226220050		AMSDEN FORREST K	180 PURTTEMAN GULCH RD CHELAN, WA 98816	T 28N R 22EWM S 26 PT W1/2 NWSW LOT A BA#02-126 10.9400 ACRES	10.94	9.94	\$553,312	\$588,497	70.00%	5.98%	SFR & SV	CHELAN	OPEN SPACE		0
22828	231912440000		ANDERSON FAMILY TRT	UNASSIGNED MONITOR, WA 98836	T 23N R 19EWM S 12 SESE 40.0000 ACRES	40.00	40.00	\$12,960	\$64,800	80.00%	80.00%		MONITOR	OPEN SPACE	4/19/2021	0
22823	231912300050		ANDERSON FAMILY TRT	UNASSIGNED MONITOR, WA 98836	T 23N R 19EWM S 12 SW 78.0000 ACRES	78.00	78.00	\$24,804	\$124,020	80.00%	80.00%		MONITOR	OPEN SPACE	4/19/2021	0
22824	231912330000		ANDERSON FAMILY TRT	UNASSIGNED MONITOR, WA 98836	T 23N R 19EWM S 12 BLA 1998-74 SWSW 39.0000 ACRES	39.00	39.00	\$12,402	\$62,010	80.00%	80.00%		MONITOR	OPEN SPACE	4/19/2021	0
22825	231912340050		ANDERSON FAMILY TRT	UNASSIGNED MONITOR, WA 98836	T 23N R 19EWM S 12 BLA 1998-74 SESW 5.9900 ACRES	5.99	5.99	\$1,905	\$9,524	80.00%	80.00%		MONITOR	OPEN SPACE	4/19/2021	0
22826	231912400050		ANDERSON FAMILY TRT	UNASSIGNED MONITOR, WA 98836	T 23N R 19EWM S 12 SE 51.9000 ACRES	51.90	51.90	\$16,504	\$82,521	80.00%	80.00%		MONITOR	OPEN SPACE	4/19/2021	0
22854	231913220050		ANDERSON FAMILY TRT	UNASSIGNED MONITOR, WA 98836	T 23N R 19EWM S 13 NWNW 31.5000 ACRES	31.50	31.50	\$10,017	\$50,085	80.00%	80.00%		MONITOR	OPEN SPACE	4/19/2021	0
47659	282113210050		ATAM DENIS B K & IRMINGARD	UNASSIGNED MANSON, WA 98831	T 28N R 21EWM S 13 LOT A BLA 2024-223 SURVEY 50/83 221.6100 ACRES	221.61	221.61	\$691,111	\$1,382,222	50.00%	50.00%		MANSON	OPEN SPACE	11/26/2019	437500
67005	241713510280		AVERILL JULIE A	12509 SHORE ST LEAVENWORTH, WA 98826	CASCADE ORCHARDS BLOCK 4 LOT 1-2 LOT 2 SP 2016-044 1.8500 ACRES	1.85	1.85	\$168,010	\$420,025	60.00%	60.00%		LEAVENWORTH	OPEN SPACE	1/27/2021	0
50576	282227430000		BELTON HILARY & ANDREW	80 PURTTEMAN GULCH RD CHELAN, WA 98816	T 28N R 22EWM S 27 SWSE 29.0000 ACRES	29.00	21.00	\$915,063	\$968,159	50.00%	5.48%	SFR & SV	CHELAN	OPEN SPACE	8/5/2022	1075000
13824	212005220070		BURMEISTER STEVEN A ETAL	UNASSIGNED WENATCHEE, WA 98801	T 21N R 20EWM S 05 E1/2NWNW EXCEPT SE 3 ACRES 19.9800 ACRES	19.98	19.98	\$7,296	\$18,240	60.00%	60.00%		WENATCHEE	OPEN SPACE	3/24/2020	50000
67074	241713320100		BURNETT DAVID S & CYNTHIA R	UNASSIGNED LEAVENWORTH, WA 98826	T 24N R 17EWM S 13 LOT E BLA 2017-385 LOT B CE 2017-372 LOT C BLA	10.14	10.14	\$114,840	\$382,800	70.00%	70.00%		LEAVENWORTH	OPEN SPACE	5/16/2019	0
23329	231926000050		BURNETT WILLIAM P	UNASSIGNED MONITOR, WA 98836	T 23N R 19EWM S 26 PT W 1/2 396.7600 ACRES	396.76	395.76	\$380,513	\$1,222,691	80.00%	68.88%	Structures & SV	MONITOR	OPEN SPACE		0
23380	231935000000		BURNETT WILLIAM P	UNASSIGNED MONITOR, WA 98836	T 23N R 19EWM S 35 N 1/2 SEC 318.3500 ACRES	318.35	318.35	\$169,362	\$846,811	80.00%	80.00%		MONITOR	OPEN SPACE		0
52454	231926120050		BURNETT WILLIAM P	UNASSIGNED MONITOR, WA 98836	T 23N R 19EWM S 26 PT E2 SEC 26 176.8700 ACRES	176.87	176.87	\$94,095	\$470,474	80.00%	80.00%		MONITOR	OPEN SPACE		0
31786	241910340100		BURNEY SANDRA G	9999 OLLALA CANYON RD CASHMERE, WA 98815	T 24N R 19EWM S 10 SESW LOT B BLA 2021-481 50.0000 ACRES	50.00	19.00	\$514,022	\$537,791	60.00%	4.42%	SFR & SV & DFL	CASHMERE	TIMBER	12/7/2021	85000
32026	241931940065	2016-087	CASHMERE SPORT ASSOC	6550 TURKEY SHOOT RD CASHMERE, WA 98815	WEST MISSION REPLAT BLOCK 1 LOT 3 N OF THE RR 13.0100 ACRES	13.01	13.01	\$120,945	\$277,809	80.00%	56.46%	Structures	CASHMERE	OPEN SPACE		0
23290	231924410100	2015-332	CHELAN-DOUGLAS LAND TRUST	2455 SLEEPY HOLLOW HTS WENATCHEE, WA 98801	T 23N R 19EWM S 24 PART NE SE 25.8200 ACRES	25.82	25.82	\$0	\$183,734	100.00%	100.00%		WENATCHEE	OPEN SPACE		0
25818	232030000050	2015-332	CHELAN-DOUGLAS LAND TRUST	3655 HORSE LAKE RD WENATCHEE, WA 98801	T 23N R 20EWM S 30 GOV L 1-2-3-4 160.6700 ACRES	160.67	160.67	\$0	\$94,184	100.00%	100.00%		WENATCHEE	OPEN SPACE		0
23305	231925200050	2015-332	CHELAN-DOUGLAS LAND TRUST	3680 HORSE LAKE RD WENATCHEE, WA 98801	T 23N R 19EWM S 25 PT LOT A BLA 2014-365 N1/2NWNW TRACT 1 811	811.63	810.63	\$79,981	\$826,061	100.00%	90.32%	Structures & SV	WENATCHEE	OPEN SPACE		0
39733	271914330000	2014-005	CHELAN-DOUGLAS LAND TRUST	UNASSIGNED ENTIAI, WA 98822	T 27N R 19EWM S 14 LOT A BLA 2014-305 SWSW 89.4500 ACRES	89.45	89.45	\$122,260	\$611,300	80.00%	80.00%		ENTIAI	OPEN SPACE	7/24/2014	535000
47314	281933120050	2003-007	CHELAN-DOUGLAS LAND TRUST	UNASSIGNED ENTIAI, WA 98822	T 28N R 19EWM S 33 LOT 3 SP 2001-093 NWNW NENW 38.7500 ACRES	38.75	38.75	\$8,545	\$17,089	50.00%	50.00%		ENTIAI	OPEN SPACE		0
37640	271609130050	2006-005	CHELAN-DOUGLAS LAND TRUST	UNASSIGNED LAKE WENATCHEE, WA 98826	T 27N R 16EWM S 09 SWNE PARCEL D 40.0000 ACRES	40.00	40.00	\$0	\$238,800	100.00%	100.00%		LAKE WENATCHEE	OPEN SPACE		0
37642	271609210050	2006-005	CHELAN-DOUGLAS LAND TRUST	UNASSIGNED LAKE WENATCHEE, WA 98826	T 27N R 16EWM S 09 PARCEL B NENW E OF RIVER 20.0000 ACRES	20.00	20.00	\$0	\$119,400	100.00%	100.00%		LAKE WENATCHEE	OPEN SPACE		0
37647	271609420050	2006-007	CHELAN-DOUGLAS LAND TRUST	UNASSIGNED LAKE WENATCHEE, WA 98826	T 27N R 16EWM S 09 NWSE PARCEL E 20.0000 ACRES	20.00	20.00	\$0	\$119,400	100.00%	100.00%		LAKE WENATCHEE	OPEN SPACE		0
37650	271609440000	2006-007	CHELAN-DOUGLAS LAND TRUST	UNASSIGNED LAKE WENATCHEE, WA 98826	T 27N R 16EWM S 09 PARCEL I 37.0000 ACRES	37.00	37.00	\$22,089	\$220,890	90.00%	90.00%		LAKE WENATCHEE	OPEN SPACE		0
37661	271610300100	2006-004	CHELAN-DOUGLAS LAND TRUST	UNASSIGNED LAKE WENATCHEE, WA 98826	T 27N R 16EWM S 10 SW SW NORTH OF RIVER 37.0900 ACRES	37.09	37.09	\$0	\$221,427	100.00%	100.00%		LAKE WENATCHEE	OPEN SPACE		0
37668	271610320000	2006-004	CHELAN-DOUGLAS LAND TRUST	UNASSIGNED LAKE WENATCHEE, WA 98826	T 27N R 16EWM S 10 NW SW PART PARCEL B SS#3531 12.0000 ACRES	12.00	12.00	\$0	\$71,640	100.00%	100.00%		LAKE WENATCHEE	OPEN SPACE		0
37675	271610430000	2009-001	CHELAN-DOUGLAS LAND TRUST	UNASSIGNED LAKE WENATCHEE, WA 98826	T 27N R 16EWM S 10 SWSE S OF RD 39.1900 ACRES	39.19	39.19	\$0	\$426,994	100.00%	100.00%		LAKE WENATCHEE	OPEN SPACE		0
37678	271610440075	2009-001	CHELAN-DOUGLAS LAND TRUST	UNASSIGNED LAKE WENATCHEE, WA 98826	T 27N R 16EWM S 10 SESE S OF RD 9.1200 ACRES	9.12	9.12	\$0	\$247,476	100.00%	100.00%		LAKE WENATCHEE	OPEN SPACE		0
37930	271615140050	2006-006	CHELAN-DOUGLAS LAND TRUST	UNASSIGNED LAKE WENATCHEE, WA 98826	T 27N R 16EWM S 15 PARCEL N-O & P 53.0000 ACRES	53.00	53.00	\$0	\$316,410	100.00%	100.00%		LAKE WENATCHEE	OPEN SPACE		0
37931	271615200050	2006-003	CHELAN-DOUGLAS LAND TRUST	UNASSIGNED LAKE WENATCHEE, WA 98826	T 27N R 16EWM S 15 LOT D CE2006-045 17.6000 ACRES	17.60	17.60	\$0	\$52,800	100.00%	100.00%		LAKE WENATCHEE	OPEN SPACE		0
37932	271615200100	2006-003	CHELAN-DOUGLAS LAND TRUST	UNASSIGNED LAKE WENATCHEE, WA 98826	T 27N R 16EWM S 15 LOT C CE2006-045 S2NW E OF HWY LOT L 46.9000	46.90	46.90	\$0	\$279,993	100.00%	100.00%		LAKE WENATCHEE	OPEN SPACE		0
37943	271615400050	2006-003	CHELAN-DOUGLAS LAND TRUST	UNASSIGNED LAKE WENATCHEE, WA 98826	T 27N R 16EWM S 15 N2NWSE 20.0000 ACRES	20.00	20.00	\$0	\$105,000	100.00%	100.00%		LAKE WENATCHEE	OPEN SPACE		0
37944	271615420000	2006-003	CHELAN-DOUGLAS LAND TRUST	UNASSIGNED LAKE WENATCHEE, WA 98826	T 27N R 16EWM S 15 S2NWSE 20.0000 ACRES	20.00	20.00	\$0	\$105,000	100.00%	100.00%		LAKE WENATCHEE	OPEN SPACE		0
37945	271615430050	2006-003	CHELAN-DOUGLAS LAND TRUST	UNASSIGNED LAKE WENATCHEE, WA 98826	T 27N R 16EWM S 15 SWSE N OF RIVER 24.0000 ACRES	24.00	24.00	\$0	\$126,000	100.00%	100.00%		LAKE WENATCHEE	OPEN SPACE		0
37946	271616110050	2005-007	CHELAN-DOUGLAS LAND TRUST	UNASSIGNED LAKE WENATCHEE, WA 98826	T 27N R 16EWM S 16 N1/2 NENE 20.0000 ACRES	20.00	20.00	\$11,940	\$119,400	90.00%	90.00%		LAKE WENATCHEE	OPEN SPACE		0
29914	241725100050	2008-001	CHELAN-DOUGLAS LAND TRUST	UNASSIGNED LEAVENWORTH, WA 98826	T 24N R 17EWM S 25 LOT 1 CE06-056 NWNW 22.5000 ACRES	22.50	22.50	\$55,278	\$184,260	70.00%	70.00%		LEAVENWORTH	OPEN SPACE		0
29915	241725110000	2008-001	CHELAN-DOUGLAS LAND TRUST	UNASSIGNED LEAVENWORTH, WA 98826	T 24N R 17EWM S 25 LOT 2 CE06-056 PT W2NENE 19.8500 ACRES	19.85	19.85	\$43,379	\$144,596	70.00%	70.00%		LEAVENWORTH	OPEN SPACE		0
29916	241725110050	2008-001	CHELAN-DOUGLAS LAND TRUST	UNASSIGNED LEAVENWORTH, WA 98826	T 24N R 17EWM S 25 LOT 3 CE06-056 PT EZNENE 19.8500 ACRES	19.85	19.85	\$30,569	\$101,898	70.00%	70.00%		LEAVENWORTH	OPEN SPACE		0
29918	241725130000	2008-001	CHELAN-DOUGLAS LAND TRUST	UNASSIGNED LEAVENWORTH, WA 98826	T 24N R 17EWM S 25 LOT 6 CE06-056 E2SWNE 19.9000 ACRES	19.90	19.90	\$38,983	\$129,944	70.00%	70.00%		LEAVENWORTH	OPEN SPACE		0
29919	241725130050	2008-001	CHELAN-DOUGLAS LAND TRUST	UNASSIGNED LEAVENWORTH, WA 98826	T 24N R 17EWM S 25 LOT 7 CE06-056 W2SWNE 19.8700 ACRES	19.87	19.87	\$47,837	\$159,455	70.00%	70.00%		LEAVENWORTH	OPEN SPACE		0
29920	241725140000	2008-001	CHELAN-DOUGLAS LAND TRUST	UNASSIGNED LEAVENWORTH, WA 98826	T 24N R 17EWM S 25 LOT 4 CE06-056 E2SENE 19.9400 ACRES	19.94	19.94	\$30,609	\$102,031	70.00%	70.00%		LEAVENWORTH	OPEN SPACE		0
29921	241725140050	2008-001	CHELAN-DOUGLAS LAND TRUST	UNASSIGNED LEAVENWORTH, WA 98826	T 24N R 17EWM S 25 LOT 5 CE06-056 W2SENE 19.9200 ACRES	19.92	19.92	\$30,601	\$102,002	70.00%	70.00%		LEAVENWORTH	OPEN SPACE		0
29922	241725240000	2008-001	CHELAN-DOUGLAS LAND TRUST	UNASSIGNED LEAVENWORTH, WA 98826	T 24N R 17EWM S 25 LOT 8 CE06-056 PT SENW 27.6400 ACRES	27.64	27.64	\$50,296	\$167,654	70.00%	70.00%		LEAVENWORTH	OPEN SPACE		0
52345	231935300050	2015-332	CHELAN-DOUGLAS LAND TRUST	UNASSIGNED MONITOR, WA 98836	T 23N R 19EWM S 35 S1/2 SEC 699.3600 ACRES	699.36	699.36	\$0	\$1,111,508	100.00%	100.00%		MONITOR	OPEN SPACE		0
16383	222007000070	2006	CHELAN-DOUGLAS LAND TRUST	UNASSIGNED WENATCHEE, WA 98801	T 22N R 20EWM S 07 PT N1/2SE 228.6000 ACRES	228.60	228.60	\$24,689	\$123,444	80.00%	80.00%		WENATCHEE	OPEN SPACE	8/31/2023	720000
16435	222008200000	2006	CHELAN-DOUGLAS LAND TRUST	UNASSIGNED WENATCHEE, WA 98801	T 22N R 20EWM S 08 NW & PT 22-20-05 SE 169.4000 ACRES	169.40	169.40	\$12,489	\$62,446	80.00%	80.00%		WENATCHEE	OPEN SPACE	8/31/2023	720000
47705	282114330050		CULLISON DONALD R & CHRISTINE M TRTEES	134 BOREALIS LN MANSON, WA 98831	T 28N R 21EWM S 14 LA BLA 2024-121 LA BLA 19-079 LA BLA 18-205 L1	15.51	4.67	\$1,503,787	\$1,523,443	50.00%	1.29%	SFR & SV	MANSON	OPEN SPACE	4/12/2024	0
52277	331736220750		DARVILL VIRGINIA T ETAL	UNASSIGNED STEHEK												

ZTA 25-101 PBRs

37359	262116320050		HARRIS ORCHARD CO L P	UNASSIGNED ENTIAI, WA 98822	T 26N R 21EWM S 16 PART OF GOV'T LOT 4 3.2000 ACRES	3.20	3.20	\$24,000	\$60,000	60.00%	60.00%		ENTIAI	OPEN SPACE		0
51169	282310120050	2013-025	HINTZE LON & ANNE	UNASSIGNED CHELAN, WA 98816	T 28N R 23EWM S 10 SENW & W1/2NE 120.0000 ACRES	120.00	120.00	\$150,720	\$301,440	50.00%	50.00%		CHELAN	OPEN SPACE	8/21/2024	0
31747	241909100000		HIRSCHSTEIN VONNA J	UNASSIGNED CASHMERE, WA 98815	T 24N R 19EWM S 09 NE 160.0000 ACRES	160.00	160.00	\$157,571	\$393,926	60.00%	60.00%		CASHMERE	OPEN SPACE		0
20525	231812330050	2008	HOLDING TRUST 10/6/1999	170 FOLTZ LN CASHMERE, WA 98815	T 23N R 18EWM S 12 LOT B BLA 2854 SWSW 18.0000 ACRES	18.00	3.50	\$168,270	\$208,372	70.00%	19.25%	Structures & SV & DFL	CASHMERE	OPEN SPACE		0
20530	231812340000		HOLDING TRUST 10/6/1999	199 FOLTZ LN CASHMERE, WA 98815	T 23N R 18EWM S 12 SESW 40.0000 ACRES	40.00	16.00	\$1,060,558	\$1,101,806	70.00%	3.74%	SFR & SV & DFL	CASHMERE	OPEN SPACE		0
20526	231812330100		HOLDING TRUST 10/6/1999	4501 BRISKY CANYON RD CASHMERE, WA 98815	T 23N R 18EWM S 12 SWSW 1.0900 ACRES	1.09	1.09	\$39,283	\$130,944	70.00%	70.00%		CASHMERE	OPEN SPACE		0
20524	231812320150		HOLDING TRUST 10/6/1999	UNASSIGNED CASHMERE, WA 98815	T 23N R 18EWM S 12 PT SENWSW 7.3000 ACRES	7.30	7.30	\$7,169	\$23,897	70.00%	70.00%		CASHMERE	OPEN SPACE		0
20538	231813210000		HOLDING TRUST 10/6/1999	UNASSIGNED CASHMERE, WA 98815	T 23N R 18EWM S 13 NENW 40.0000 ACRES	40.00	7.50	\$24,439	\$33,032	70.00%	26.01%	Structures & SV & DFL	CASHMERE	OPEN SPACE		0
57935	222024340075	2017-159	HOYT KIRBY G ETAL	2499 LOWER HEDGES RD MALAGA, WA 98828	T 22N R 20EWM S 24 LOT 1 CE 2023-316 LOT B BLA 2009-052 LOT D AFN	3.82	2.82	\$256,664	\$257,601	50.00%	0.36%	SFR & SV	MALAGA	OPEN SPACE		0
57950	222024430150		HOYT KIRBY G ETAL	UNASSIGNED MALAGA, WA 98828	T 22N R 20EWM S 24 LOT A BLA 2009-052 BLA 1998-046 PT SESW 13.56	13.56	13.56	\$87,634	\$175,267	50.00%	50.00%		MALAGA	OPEN SPACE		0
62833	222024430155		HOYT KIRBY G ETAL	UNASSIGNED MALAGA, WA 98828	T 22N R 20EWM S 24 REMAINING BLA 2009-065 BLA 1998-046 PT SWSE	30.08	30.08	\$93,097	\$163,228	50.00%	42.97%	Structures	MALAGA	OPEN SPACE		0
70146	222024340125		HOYT KIRBY G ETAL	UNASSIGNED MALAGA, WA 98828	T 22N R 20EWM S 24 LOT 2 CE 2023-316 LOT B BLA 2009-052 LOT D AFN	0.50	0.50	\$167	\$333	50.00%	49.85%		MALAGA	OPEN SPACE		0
70147	222024340135		HOYT KIRBY G ETAL	UNASSIGNED MALAGA, WA 98828	T 22N R 20EWM S 24 LOT 3 CE 2023-316 LOT B BLA 2009-052 LOT D AFN	0.03	0.03	\$10	\$20	50.00%	50.00%		MALAGA	OPEN SPACE		0
58114	222028140050		HYDE ANN S ETAL	UNASSIGNED WENATCHEE, WA 98801	T 22N R 20EWM S 28 SENE 35.0000 ACRES	35.00	35.00	\$0	\$58,139	100.00%	100.00%		WENATCHEE	OPEN SPACE	10/6/2017	0
49668	282135696776	2010-002	JACOBSEN JE LIVING TRUST	UNASSIGNED MANSON, WA 98831	MANSON BLOCK 81 PARCEL 1 SS #949 0.3900 ACRES	0.39	0.39	\$103,125	\$206,250	50.00%	50.00%		MANSON	OPEN SPACE	7/8/2020	130000
31784	241910320050		JOHNSON PETER JT & MOLLY C	9894 OLALLA CANYON RD CASHMERE, WA 98815	T 24N R 19EWM S 10 LOT 2 CE#2000-015 NWSW 20.0100 ACRES	20.01	19.01	\$87,309	\$134,872	60.00%	35.27%	SV	CASHMERE	OPEN SPACE	6/14/2022	312000
39019	271733648004		KAHLER GLEN COMMUNITY ASSOCIATION	20700 CLUB HOUSE DR LAKE WENATCHEE, WA 98826	KAHLER GLEN PHASE 2 COMMERCIAL LOT 4 & PH2 AMDMT & TRACT A,C,E	79.39	79.39	\$1,615,243	\$1,932,803	80.00%	16.43%	Structures	LAKE WENATCHEE	OPEN SPACE	5/14/2014	1760000
23283	231924200050		KENOYER JERRY ETAL	UNASSIGNED MONITOR, WA 98836	T 23N R 19EWM S 24 S1/2NW 80.0000 ACRES	80.00	57.50	\$171,458	\$278,625	60.00%	38.46%	F&A & Imp	MONITOR	OPEN SPACE		0
23284	231924210050		KENOYER JERRY ETAL	UNASSIGNED MONITOR, WA 98836	T 23N R 19EWM S 24 NENW 34.9800 ACRES	34.98	34.98	\$55,828	\$139,570	60.00%	60.00%		MONITOR	OPEN SPACE		0
23289	231924220300		KENOYER JERRY ETAL	UNASSIGNED MONITOR, WA 98836	T 23N R 19EWM S 24 NWNW 18.5800 ACRES	18.58	18.58	\$25,483	\$60,740	60.00%	58.05%	F&A & Imp	MONITOR	OPEN SPACE		0
69845	241713510263		LEE JENNIFER L	UNASSIGNED LEAVENWORTH, WA 98826	CASCADE ORCHARDS BLOCK 4 LOT 1-2 LOT B CE 2023-086 LOT 1 SP 2016	1.46	1.46	\$163,876	\$409,690	60.00%	60.00%		LEAVENWORTH	OPEN SPACE	7/26/2024	0
22404	231906130350	2012-306	LOEFFELBEIN JERRY F	6356 PIONEER DR CASHMERE, WA 98815	T 23N R 19EWM S 06 W1/2SESWNE & W6' E1/2SESWNE 4.9400 ACRES	4.94	3.94	\$651,750	\$713,975	50.00%	8.72%	SFR & SV	CASHMERE	OPEN SPACE		0
23353	231930440000		MACHTLEY KENNETH A SR	UNASSIGNED CASHMERE, WA 98815	T 23N R 19EWM S 30 LESS S300' OF E600' OF SESE 35.8700 ACRES	35.87	35.87	\$26,365	\$57,729	50.00%	50.00%		CASHMERE	OPEN SPACE		0
23356	231931110200		MACHTLEY KENNETH A SR	UNASSIGNED CASHMERE, WA 98815	T 23N R 19EWM S 31 S380' OF N480' OF E1/2 NENE W 5.4000 ACRES	5.40	5.40	\$50,568	\$101,136	50.00%	50.00%		CASHMERE	OPEN SPACE		0
23357	231931110210		MACHTLEY KENNETH A SR	UNASSIGNED CASHMERE, WA 98815	T 23N R 19EWM S 31 N100' OF E1/2 NENE WEST OF RD 1.3800 ACRES	1.38	1.38	\$40,425	\$80,850	50.00%	50.00%		CASHMERE	OPEN SPACE		0
56508	222015340100		MC ALISTER MICHAEL V & LYDIA M ETAL	729 CIRCLE ST WENATCHEE, WA 98801	T 22N R 20EWM S 15 LOT 1 SP 2001-079 SESW 20.6200 ACRES	20.62	20.62	\$67,349	\$134,698	50.00%	50.00%		WENATCHEE	OPEN SPACE	5/15/2023	11000
47605	282110140100		MC BREEN SUSANNAH M	724 BATCHELOR LN MANSON, WA 98831	T 28N R 21EWM S 10 LOT 5B CE 98-095 20.9000 ACRES	20.90	19.90	\$747,513	\$796,978	70.00%	6.21%	SFR & SV	MANSON	OPEN SPACE	1/15/2025	0
30258	241807120050		MC DEVITT RIVER LLC	UNASSIGNED LEAVENWORTH, WA 98826	T 24N R 18EWM S 07 LOT 11 BLA 2009-108 NE NE N OF RIVER GOVT LT	10.02	4.01	\$69,768	\$187,830	80.00%	62.86%	F&A & Imp	LEAVENWORTH	OPEN SPACE		0
62983	241806430250		MC DEVITT RIVER LLC	UNASSIGNED LEAVENWORTH, WA 98826	T 24N R 18EWM S 06 LOT 3 BLA 2009-108 100FT WIDE STRIP S1/2 GOVT	0.77	0.77	\$16,960	\$84,800	80.00%	80.00%		LEAVENWORTH	OPEN SPACE	9/14/2023	0
62991	241807120070		MC DEVITT RIVER LLC	UNASSIGNED LEAVENWORTH, WA 98826	T 24N R 18EWM S 07 LOT 6 BLA 2009-108 PREV.100FT W STRIP GOVT L	3.68	2.68	\$23,562	\$67,903	80.00%	65.30%	F&A & Imp	LEAVENWORTH	OPEN SPACE	9/14/2023	0
62992	241807210030		MC DEVITT RIVER LLC	UNASSIGNED LEAVENWORTH, WA 98826	T 24N R 18EWM S 07 LOT 12 BLA 2009-108 PT GOVT LOT 6 E OF RIVER 1	10.46	10.46	\$127,219	\$636,094	80.00%	80.00%		LEAVENWORTH	OPEN SPACE	9/14/2023	0
62993	241807210040		MC DEVITT RIVER LLC	UNASSIGNED LEAVENWORTH, WA 98826	T 24N R 18EWM S 07 LOT 10 BLA 2009-108 PREV.PT GOVT LOT 6 100 ST	1.29	1.29	\$68,881	\$344,404	80.00%	80.00%		LEAVENWORTH	OPEN SPACE	9/14/2023	0
63282	241807210033		MC DEVITT RIVER LLC	UNASSIGNED LEAVENWORTH, WA 98826	T 24N R 18EWM S 07 LOT 9 BLA 2009-108 PT GOVT LOT 6 E OF RIVER 1.2	1.30	1.30	\$68,921	\$344,605	80.00%	80.00%		LEAVENWORTH	OPEN SPACE	9/14/2023	0
63283	241807210035		MC DEVITT RIVER LLC	UNASSIGNED LEAVENWORTH, WA 98826	T 24N R 18EWM S 07 LOT 8 BLA 2009-108 PT GOVT LOT 6 E OF RIVER 1.3	1.40	1.40	\$69,577	\$347,884	80.00%	80.00%		LEAVENWORTH	OPEN SPACE	9/14/2023	0
63284	241807210037		MC DEVITT RIVER LLC	UNASSIGNED LEAVENWORTH, WA 98826	T 24N R 18EWM S 07 LOT 7 BLA 2009-108 PT GOVT LOT 6 E OF RIVER 1.7	1.72	1.72	\$71,705	\$358,524	80.00%	80.00%		LEAVENWORTH	OPEN SPACE	9/14/2023	0
20748	231903110000	2006	MCMAHON INVESTMENTS INC	UNASSIGNED CASHMERE, WA 98815	T 23N R 19EWM S 03 GOVT LOT 1 40.3400 ACRES	40.34	40.34	\$37,897	\$189,487	80.00%	80.00%		CASHMERE	OPEN SPACE	1/24/2018	0
20749	231903120000		MCMAHON INVESTMENTS INC	UNASSIGNED CASHMERE, WA 98815	T 23N R 19EWM S 03 GOVT LOT 2 40.3900 ACRES	40.39	40.39	\$8,394	\$41,971	80.00%	80.00%		CASHMERE	OPEN SPACE	1/24/2018	0
20758	231903210000		MCMAHON INVESTMENTS INC	UNASSIGNED CASHMERE, WA 98815	T 23N R 19EWM S 03 GOVT LOT 3 40.4100 ACRES	40.41	40.41	\$9,231	\$46,155	80.00%	80.00%		CASHMERE	OPEN SPACE	1/24/2018	0
20760	231903220100		MCMAHON INVESTMENTS INC	UNASSIGNED CASHMERE, WA 98815	T 23N R 19EWM S 03 GOVT LOT 4 40.4000 ACRES	40.40	40.40	\$12,460	\$62,299	80.00%	80.00%		CASHMERE	OPEN SPACE	1/24/2018	0
49673	282135696786		MORRIS ANDREA A	7671 TOTEM POLE RD MANSON, WA 98831	MANSON BLOCK 84 2.5300 ACRES	2.53	2.53	\$120,368	\$240,735	50.00%	50.00%		MANSON	OPEN SPACE		0
23402	232005000000	2015-011	NELSON BRIAN & LESLIE	UNASSIGNED WENATCHEE, WA 98801	T 23N R 20EWM S 05 ALL TRACT 701.5300 ACRES	701.53	690.50	\$251,527	\$764,302	70.00%	67.09%	non-qual acreage	WENATCHEE	OPEN SPACE		0
23415	232008200000		NELSON BRIAN & LESLIE	UNASSIGNED WENATCHEE, WA 98801	T 23N R 20EWM S 08 LOT B CE 2016-105 LOT A BLA 2014-368 NW 92.460	92.46	61.55	\$248,447	\$294,979	70.00%	15.77%	non-qual acreage	WENATCHEE	OPEN SPACE	7/9/2015	0
67068	232018861002		NELSON BRIAN & LESLIE	UNASSIGNED WENATCHEE, WA 98801	SUNNYSLOPE ACRES PHASE 1 LOT FUTURE OPEN SPACE 0 ACRES	83.27	83.27	\$119,997	\$239,993	50.00%	50.00%		WENATCHEE	OPEN SPACE	10/4/2017	104192
23404	232006130000		NELSON BRIAN S	UNASSIGNED WENATCHEE, WA 98801	T 23N R 20EWM S 06 SWNE 40.0000 ACRES	40.00	40.00	\$22,464	\$56,160	60.00%	60.00%		WENATCHEE	OPEN SPACE		0
23405	232006200000		NELSON BRIAN S	UNASSIGNED WENATCHEE, WA 98801	T 23N R 20EWM S 06 NW FRACT 166.5300 ACRES	166.53	166.53	\$49,401	\$123,502	60.00%	60.00%		WENATCHEE	OPEN SPACE		0
23407	232006400000		NELSON BRIAN S	UNASSIGNED WENATCHEE, WA 98801	T 23N R 20EWM S 06 W1/2SE 80.0000 ACRES	80.00	80.00	\$34,560	\$86,400	60.00%	60.00%		WENATCHEE	OPEN SPACE		0
28017	241702670021	2008	NEWHOUSE PROPERTIES LLC	UNASSIGNED LEAVENWORTH, WA 98826	LEAVENWORTH LAND CO FIRST BLOCK 2 LOT A BLA 2024-403 LOT 3 BA#	0.81	0.81	\$247,500	\$495,000	50.00%	50.00%		LEAVENWORTH	OPEN SPACE	7/7/2023	0
37667	271610310200		NEWMAN FAMILY REVCBLE LVNG TRUST	23850 WHITE RIVER RD LAKE WENATCHEE, WA 98826	T 27N R 16EWM S 10 LOT B BLA 2005-071 PTNESW BA#2001-105 CE#200	20.17	19.17	\$1,235,818	\$1,304,485	60.00%	5.26%	SFR & SV	LAKE WENATCHEE	OPEN SPACE	11/22/2023	0
23547	232015200050		OHME BROTHERS LLC ETAL	UNASSIGNED WENATCHEE, WA 98801	T 23N R 20EWM S 15 W1/2NW 80.0000 ACRES	80.00	80.00	\$25,920	\$129,600	80.00%	80.00%		WENATCHEE	OPEN SPACE	12/15/2020	0
23564	232015320050		OHME BROTHERS LLC ETAL	UNASSIGNED WENATCHEE, WA 98801	T 23N R 20EWM S 15 NWSW 43.9000 ACRES	43.90	43.90	\$14,962	\$74,808	80.00%	80.00%		WENATCHEE	OPEN SPACE	12/15/2020	0
23671	232016440050		OHME BROTHERS LLC ETAL	UNASSIGNED WENATCHEE, WA 98801	T 23N R 20EWM S 16 SESE 33.9400 ACRES	33.94	33.94	\$95,869	\$479,347	80.00%	80.00%		WENATCHEE	OPEN SPACE	12/15/2020	0
20410	231806410075	2013-083	PETERSON ERIC & ALLISON	5381 US HWY 97 PESHAISTIN, WA 98847	T 23N R 18EWM S 06 LOT 3 SP 1677 NESE E OF HWY 2.8700 ACRES	2.87	1.87	\$463,351	\$475,917	70.00%	2.64%	SFR & SV	PESHASTIN	OPEN SPACE	8/15/2017	150000
35425	261713720106		PONDEROSA COMMUNITY CLUB INC	UNASSIGNED PLAIN, WA 98826	NO 1 WENATCHEE PARK LOT 18 S 200' AREA 19 11.7500 ACRES	11.75	11.75	\$43,783	\$218,913	80.00%	80.00%		PLAIN	OPEN SPACE		0
35429	261713720110		PONDEROSA COMMUNITY CLUB INC	UNASSIGNED PLAIN, WA 98826	NO 1 WENATCHEE PARK LOT 19 AREA 17 58.5500 ACRES	58.55	58.55	\$102,708	\$513,542	80.00%	80.00%		PLAIN	OPEN SPACE		0
35433	261713720115		PONDEROSA COMMUNITY CLUB INC	UNASSIGNED PLAIN, WA 98826	NO 1 WENATCHEE PARK LOT 20 AREA 18 13.3800 ACRES	13.38	13.38	\$90,631	\$453,155	80.00%	80.00%		PLAIN	OPEN SPACE		0
62990	241807120060	2001-003	POSEY CANYON LLC	314 BRUNTON LN LEAVENWORTH, WA 98826	T 24N R 18EWM S 07 LOT 4 BLA 2009-108 PT NW NE N ABANDONED RR	14.90	8.13	\$287,117	\$478,104	80.00%	39.95%	SFR & F&A & Imp	LEAVENWORTH	OPEN SPACE		0
62984	241806440150		POSEY CANYON LLC	UNASSIGNED LEAVENWORTH, WA 98826	T 24N R 18EWM S 06 LOT 5 BLA 2009-108 SESE S OF RR 3.8720 ACRES	3.87	3.87	\$41,672	\$208,360	80.00%	80.00%		LEAVENWORTH	OPEN SPACE	3/26/2009	1600000
51637	292024430000	2008	POTVIN JESSE	540 BREEZY HEIGHTS RD CHELAN, WA 98816	T 29N R 20EWM S 24 LOT B 2023-135 LOT C BLA 2006-066 LC BLA 2005-0	10.11	10.11	\$107,137	\$214,274	50.00%	50.00%		CHELAN	OPEN SPACE	4/28/2023	200000
29418	241713320000		ROBERTSON DAYLE & ROBERTSON LINDA L FR	12500 WILSON ST LEAVENWORTH, WA 98826	T 24N R 17EWM S 13 LOT A BLA 2017-385 LOT A CE 2017-372 LC BLA 200	10.14	9.14	\$532,4								

ZTA 25-101 PBRs

47601	282110120000		SIZEMORE DELVIN	UNASSIGNED MANSON, WA 98831	T 28N R 21EWM S 10 LOT 2 SURVEY 19/37 20.0000 ACRES	20.00	20.00	\$70,716	\$142,350	50.00%	50.32%		MANSON	OPEN SPACE		0
47403	282103440050		SIZEMORE STEVEN	UNASSIGNED MANSON, WA 98831	T 28N R 21EWM S 03 PT N1/2 SESE 20.0000 ACRES	20.00	20.00	\$99,360	\$198,720	50.00%	50.00%		MANSON	OPEN SPACE		0
20409	231806410060		SMITH TED E	5435 US HWY 97 PESHASTIN, WA 98847	T 23N R 18EWM S 06 LOT 4 SP 1677 NESE E OF HWY 8.9500 ACRES	8.95	7.95	\$563,147	\$669,995	70.00%	15.95%	SFR & SV	PESHASTIN	OPEN SPACE		0
20402	231806140270		SMITH TED E	UNASSIGNED PESHASTIN, WA 98847	T 23N R 18EWM S 06 SENE LOT 1 CE 2024-388 0.9500 ACRES	0.95	0.95	\$34,560	\$115,200	70.00%	70.00%		PESHASTIN	OPEN SPACE		0
20391	231805230100		SMITH TED E	UNASSIGNED PESHASTIN, WA 98847	T 23N R 18EWM S 05 SWNW 5.0000 ACRES	5.00	5.00	\$7,200	\$24,000	70.00%	70.00%		PESHASTIN	OPEN SPACE		0
20392	231805320000		SMITH TED E	UNASSIGNED PESHASTIN, WA 98847	T 23N R 18EWM S 05 NWSW W OF CRK 12.0000 ACRES	12.00	12.00	\$50,400	\$168,000	70.00%	70.00%		PESHASTIN	OPEN SPACE		0
63927	241724512110	2021-584	SOLAZZI RICHARD	8094 E LEAVENWORTH RD LEAVENWORTH, WA 98826	CASCADE ORCHARDS SECOND BLOCK 3 LOT 3-4 PT, LB BLA 2024-251 LB B	6.00	3.10	\$433,587	\$753,921	70.00%	42.49%	SFR & SV	LEAVENWORTH	OPEN SPACE	1/14/2020	0
29905	241724512105		SOLAZZI RICHARD	8132 E LEAVENWORTH RD LEAVENWORTH, WA 98826	CASCADE ORCHARDS SECOND BLOCK 3 LOT 3-4 PT, LA BLA 2024-251 LA B	2.30	1.10	\$1,658,263	\$1,713,472	70.00%	3.22%	SFR & SV	LEAVENWORTH	RESIDENTIAL	1/14/2020	0
19550	212005210150		SPIRO ETHAN & RINDLAUB HANNAH	UNASSIGNED WENATCHEE, WA 98801	T 21N R 20EWM S 05 PT NENW 17.1900 ACRES	17.19	17.19	\$59,503	\$148,757	60.00%	60.00%		WENATCHEE	OPEN SPACE	1/22/2025	645000
50547	282226320000		STAHL THOMAS B	UNASSIGNED CHELAN, WA 98816	T 28N R 22EWM S 26 NWSW 40.0000 ACRES	40.00	40.00	\$65,232	\$217,440	70.00%	70.00%		CHELAN	OPEN SPACE		0
50548	282226330000		STAHL THOMAS B	UNASSIGNED CHELAN, WA 98816	T 28N R 22EWM S 26 SWSW 40.0000 ACRES	40.00	40.00	\$96,593	\$321,975	70.00%	70.00%		CHELAN	OPEN SPACE		0
50578	282227440000		STAHL THOMAS B	UNASSIGNED CHELAN, WA 98816	T 28N R 22EWM S 27 SESE 40.0000 ACRES	40.00	40.00	\$80,402	\$268,008	70.00%	70.00%		CHELAN	OPEN SPACE		0
38281	271720220000	1997	STIDOLPH REID L & DOREEN J	22910 LAKE WENATCHEE HWY LAKE WENATCHEE, WA 98826	T 27N R 17EWM S 20 NWNW 40.0000 ACRES	40.00	9.00	\$1,294,650	\$1,445,850	80.00%	10.46%	SFR & SV & DFL	LAKE WENATCHEE	TIMBER	2/12/2025	1760000
58776	222129300000		THREE LAKES PUBLIC GOLF CLUB INC	2695 GOLF COURSE RD MALAGA, WA 98828	T 22N R 21EWM S 29 TR 43 L1 CE 2022-478 LB BLA 2020-94 LB BA 12-301	26.10	26.10	\$2,939,869	\$3,122,569	70.00%	5.85%	Structures	MALAGA	OPEN SPACE	1/28/2021	12000
69714	222129300100		THREE LAKES PUBLIC GOLF CLUB INC	UNASSIGNED MALAGA, WA 98828	T 22N R 21EWM S 29 TR 43 PT L2 CE 2022-478 LB BLA 2020-94 LB BA 12-	19.63	19.63	\$58,890	\$196,300	70.00%	70.00%		MALAGA	OPEN SPACE		0
69715	222129300150		THREE LAKES PUBLIC GOLF CLUB INC	UNASSIGNED MALAGA, WA 98828	T 22N R 21EWM S 29 TR 43 L3 CE 2022-478 LB BLA 2020-94 LB BA 12-301	20.00	20.00	\$60,000	\$200,000	70.00%	70.00%		MALAGA	OPEN SPACE		0
69716	222129300200		THREE LAKES PUBLIC GOLF CLUB INC	UNASSIGNED MALAGA, WA 98828	T 22N R 21EWM S 29 TR 43 LA BLA 2024-401 L4 CE 22-478 LB BLA 20-94	19.21	19.21	\$57,630	\$192,100	70.00%	70.00%		MALAGA	OPEN SPACE	12/9/2024	30000
31783	241910320000	1994	VAN HORN JEFFREY L & KATHLEEN L	9800 OLALLA CANYON RD CASHMERE, WA 98815	T 24N R 19EWM S 10 NWSW LOT 1 2000-015 CE # 2000-015 LOT 1 20.92	20.92	19.92	\$88,826	\$138,666	60.00%	35.94%	SV	CASHMERE	OPEN SPACE		0
49184	282135608376		VUILLEMOT HANSON REVOCABLE TRUST	435 DIVISION ST MANSON, WA 98831	HIGHLINE NO 3 LOT 86 LOT A BLA 2004-015 LOT 1 BLA 2002-083 8.2100	8.21	6.00	\$1,408,431	\$1,532,631	50.00%	8.10%	SFR & SV	MANSON	OPEN SPACE	12/20/2024	0
19382	221901000050	2019-002	WARREN SHERRY L	3664 NUMBER 1 CANYON RD WENATCHEE, WA 98801	T 22N R 19EWM S 01 ALL LESS SESE 601.6000 ACRES	601.60	521.60	\$133,877	\$307,368	80.00%	56.44%	SFR & SV	WENATCHEE	OPEN SPACE	11/5/2024	300000
19549	212005210050	2010	WELLMAN LINDA	401 SKYLAR RAE LN WENATCHEE, WA 98801	T 21N R 20EWM S 05 NENW 22.0000 ACRES	22.00	16.00	\$137,959	\$217,028	60.00%	36.43%	SFR & SV & F&A	WENATCHEE	OPEN SPACE	6/4/2019	330000
16389	222007400050	2009-005	WENATCHEE RIFLE & REVOLVER CLUB	2780 NUMBER 2 CANYON RD WENATCHEE, WA 98801	T 22N R 20EWM S 07 S1/2SE 77.2000 ACRES	77.20	70.83	\$244,041	\$293,622	70.00%	16.89%	Structures & SV	WENATCHEE	OPEN SPACE		0
16390	222007410050		WENATCHEE RIFLE & REVOLVER CLUB	UNASSIGNED WENATCHEE, WA 98801	T 22N R 20EWM S 07 N1/2SE 80.0000 ACRES	80.00	80.00	\$7,200	\$24,000	70.00%	70.00%		WENATCHEE	OPEN SPACE		0
56590	222015500060	2021-062	WHITE GREG L & CHERYL G	1863 FALCON POINT LN WENATCHEE, WA 98801	CANYON BREEZE LOT 6 PLAT ALT P384-A 8.4800 ACRES	8.48	8.48	\$252,617	\$455,043	50.00%	44.49%	Structures	WENATCHEE	OPEN SPACE		0
31526	241834240250		WILLOW SPRINGS ORCHARDS INC	UNASSIGNED DRYDEN, WA 98821	T 24N R 18EWM S 34 LOT A BLA 2013-150, SENW 7.6600 ACRES	7.66	7.66	\$57,031	\$114,062	50.00%	50.00%		DRYDEN	OPEN SPACE	1/24/2012	190500
47137	281629340200		WILSON LISA & ALFRED	26050 SEARS CREEK FS 6404 RD LAKE WENATCHEE, WA 98826	T 28N R 16EWM S 29 PT E1/2 SW LOT B BLA 2010-043, L B BA#2000-042	11.90	1.20	\$220,788	\$224,609	80.00%	1.70%	SFR & SV	LAKE WENATCHEE	OPEN SPACE		0
47132	281629310150		WILSON LISA & ALFRED	UNASSIGNED LAKE WENATCHEE, WA 98826	T 28N R 16EWM S 29 BLA 2010-043 LOT A ACRES 13.7000 13.7000 ACRE	13.70	13.70	\$30,009	\$150,046	80.00%	80.00%		LAKE WENATCHEE	OPEN SPACE	6/28/2010	170000
							11,949.00			70.36%	56.87%					
			UGA property - should not have processed?													
			Continued with sale													