



## 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, September 24th, 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/82438183987?pwd=Lrnt6PZ2eJOBIXyOc2SleaahRMbLL8.1>

**Meeting ID: 824 3818 3987**

**Passcode: 460084**

### Meeting to Order

#### I. Administrative

- A. Review/Approval of Minutes from August 27th, 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

- A. **HEARING: CPA 25-060 Geren** - The applicant is requesting approval of a comprehensive plan map amendment in order to change the designation of 2 contiguous parcels totaling 9.63 acres from Rural Recreation/Residential 2.5 (RR 2.5) to Rural Village (RV). The properties in question are located at 6290 and 6302 Pioneer Dr. Cashmere, WA 98815 and further identified as Parcel Numbers: 23-19-06-140-225 and 23-19-06-140-200. The parcels are immediately adjacent to the southwest of the Urban Growth Area Boundary for the City of Cashmere.
- B. **HEARING: PBRs 25-161 Grubb Family Investments LLC** - An application requesting approval of an 'open space' classification for 18.95 acres of land pursuant to the Public Benefit Rating System. The applicant has requested a 50% reduction due to the land containing

one high priority resource and the provision of limited public access. The four parcels included in the application were previously planted with fruit trees and run as part of a family owned and operated commercial tree fruit operation. The parcels are currently vacant. The property is located on Grubb Road southwest of the Malaga Alcoa Hwy; Assessor Parcel Numbers: 22-20-25-925-685, 22-20-25-925-675, 22-20-25-925 670, & 22-20-25-925-710.

- C. HEARING: 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.

**IV. Old Business**

**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  
October 22, 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: August 27, 2025

400 Douglas Street  
Wenatchee, WA 98801

## CALL TO ORDER

Meeting was called to order at 6:33 PM

## COMMISSIONER PRESENT/ABSENT

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

## STAFF PRESENT

Jessica Thompson, Permit Clerk  
Susan Dretke, Planner  
Deanna Walter, CD Director

PUBLIC PRESENT: None

PUBLIC PRESENT VIA: Stellan, Kate, Caitlyn Evans

## Minutes:

Chairwoman Cherie Warren starts the meeting and takes roll.

She proceeds, asking the commissioners if they had read the minutes from the July 23<sup>rd</sup> meeting.

Hearing no corrections, changes, or additions.

**Motion:**

Motion made by commissioner Wiggs, second by commissioner Redell, to approve meeting minutes from July 23<sup>rd</sup> Planning Commission Meeting.

Vote – Unanimous

Motion carries

**PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA**

No public comment.

**New Business:**

Planner Susan Dretke provided a status update on the comprehensive plan.

**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 updated spreadsheet showing the different tax shifts reduced by 25%, 30%, 40%, and 50%. Mrs. Dretke and the Commissioners deliberate.

Director Deanna Walter provides further detail on the different tax shifts and how they relate to different properties. Director Walter provides additional calculations requested by the commissioners.

Commissioners deliberate.

Commissioners agree on proposing a 10-acre minimum and public access requirement.

Chairwoman Warren allows public comment.

**Public Comment:**

- Caitlyn Evans
- Stellan Giffin



It is decided by the commissioners to hold a hearing on ZTA 25-101 PBRs on September 24 at 6:30 p.m.

**Discussion at the Chair's Discretion:**

**ADJOURNMENT**

Meeting Adjourned at 8:32 p.m.

Next Planning Commission Meeting to be held on September  
24, 2025, at 6:30 pm

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





**CHELAN COUNTY**  
**DEPARTMENT of COMMUNITY DEVELOPMENT**

**2025 Comprehensive Plan Text  
Amendment Staff Report**

**TO:** Chelan County Planning Commission  
**FROM:** Chelan County Community Development  
**HEARING DATE:** September 24, 2025  
**FILE NUMBER:** CPA 25-060 Geren Comprehensive Plan Map Amendment

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**RECOMMENDED MOTION**

The Chelan County Planning Commission may make a motion to recommend approval or denial of the proposed Comprehensive Plan Amendment, pursuant to Chelan County Code Section 14.10.050 and the amendment review criteria in CCC 14.14.047. Suggested Findings of Fact and Conclusions of Law, which may be modified, are included in this staff report.

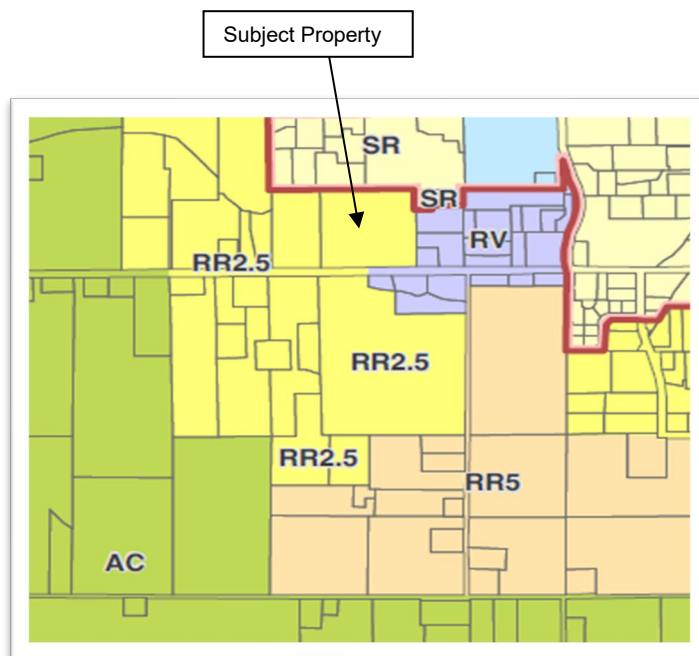
**GENERAL INFORMATION**

<b>Applicants</b>	Lenard and Wendy Geren
<b>Planning Commission Notice of Hearing Published</b>	September 13, 2025
<b>Planning Commission Hearing</b>	September 24, 2025
<b>60-day State agency review</b>	July 23, 2025
<b>SEPA Determination</b>	March 28, 2025

**PROJECT DESCRIPTION – CPA 25-060 Geren**

**Proposal:** The applicant is requesting approval of a comprehensive plan map amendment in order to change the designation of 2 contiguous parcels totaling 9.63 acres from Rural Recreation/Residential 2.5 (RR 2.5) to Rural Village (RV). The properties in question are located at 6290 and 6302 Pioneer Dr. Cashmere, WA 98815 and further identified as Parcel Numbers: 23-19-06-140-225 and 23-19-06-140-200. The parcels are immediate adjacent to the southwest of the Urban Growth Area Boundary for the City of Cashmere.

## Chelan County Current Land Use Designation



### SEPA Environmental Review

Pursuant to WAC 197-11 and RCW 43.21C of the State Environmental Policy Act (SEPA), environmental review and a Determination of Non-Significance (DNS) was issued on March 28, 2025 under WAC 197-11-355.

### Agency Comments: (Attachment 1)

Agency	Date of Comments	Nature of Comment
Chelan-Douglas Health District	3/20/25	No objection to approval
Confederated Tribes of the Colville Reservation	3/26/25	No historic property concerns
Chelan County Fire Marshal	3/26/25	No comment on project
WA Department of Commerce	8/18/25	Clear violation of the GMA

### Public Comment:

None received to date. (If received prior to hearing, will be Attachment 2.)

### 60- Day Notice:

Sent to Department of Commerce July 23, 2025. (Letter of acknowledgement included as Attachment 3).

## COMPREHENSIVE PLAN

Chelan County conducts an annual concurrent review of proposals to amend the Comprehensive Plan. The Plan represents the long-term vision for future land uses and development. Applicants must demonstrate the merits of the requested change as being consistent with adopted goals and policies.

The following Comprehensive Plan policies are relevant to the proposed request:

LU 1.5: Encourage infill of vacant and underdeveloped land in existing residential areas within urban growth areas and rural communities, such as LAMIRDs.

LU 1.7: Consistent with the Growth Management Act, ensure provision of necessary public facilities and public services for the development, infill and redevelopment of existing residential and mixed-use centers outside

urban growth areas, such as LAMIRDs or rural communities. Such services should not be extended in a manner that promotes low density sprawl in rural areas.

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

RE 3.9: Allow the infill, development, and redevelopment of existing intensely developed rural areas where consistent with the goals and policies of the comprehensive plan, including recreational, residential, mixed-use, and shoreline developments.

H 2.1: Promote a diversity of housing unit types and densities to meet the needs of all existing and future residents of the County, including both site-built and manufactured and modular homes.

## REVIEW CRITERIA

The map amendment was analyzed based on information provided by the applicant or when readily available, within existing County resources. Agency and public comment also play a role in understanding how the amendment may advance the Comprehensive Plan goals and policies and how it may serve the general public's interest.

Pursuant to Chelan County Code (CCC) Section 14.14.060(1), the following general review criteria were used to evaluate the proposed amendment:

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

Finding of Fact: The Growth Management Act under RCW 36.70A.020 contains planning goals that include, but are not limited to, 1) Urban Growth, 2) Reduce Sprawl, 3) Transportation, 4) Housing, and 5) Economic Development. The Growth Management Act (GMA) permits the development, redevelopment and infill of existing intensely developed rural areas known as LAMIRDs, and the proposed land use change would serve to promote a variety of residential densities and housing types.

However, the Act does not allow for the expansion of these areas outside of logically set boundaries. Requirements of the GMA that allow more intense development in rural areas include a provision that these areas serve primarily the existing and projected rural population, generally to ensure rural sprawl does not occur where inappropriate.

Agency comments received from the Washington State Department of Commerce (Commerce), indicate that the proposed amendment would violate the Growth Management Act requirements for a residential LAMIRD (Limited Areas of More Intense Rural Development) and it was not recommended to designate LAMIRDs adjacent to city boundaries as it may preclude conversion to future urban densities to accommodate population growth

The current RR 2.5 land use designation allows a density of one (1) dwelling unit per 2.5 acres. Under the proposed RV designation, density may be less than one (1) dwelling unit per acre, when consistent with Health District standards. The existing RR 2.5 land use designation could generate four total lots, where the proposed RV designation could possibly increase the development potential to 15 lots depending on Health District Standards and/or public and sanitary sewer availability and assuming future development of the site would be similar to the development in the surrounding area.

Conclusion: The requested map amendment to Rural Village would result in the expansion of a Type I LAMIRD (residential LAMIRD). New residential LAMIRDs are not allowed under the Growth Management Act (GMA) as these promote rural sprawl which is not allowed or encouraged under the GMA.

**(B) The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies.**

Finding of Fact: The proposed land use change would support Policy RE 2.6, by allowing for a variety of rural densities and uses to accommodate growth consistent with rural character. The amount of privately-owned developable land in the County is limited. Innovative techniques can provide for rural development while protecting the rural character of the County. The proposed amendment also supports Policy H 2.1 by promoting a diversity of

housing unit types and densities. An adequate supply of appropriately zoned land will ensure that the GMA plan does not artificially create inflation in housing prices by restricting competition in the land market.

However, the proposed land use change would not support Policies LU 1.5, LU 1.7, and RE 3.9. Many vacant and underdeveloped parcels of land are already available within the adjacent Urban Growth Area that can accommodate further development. The RV land use designation is considered a Type 1 LAMIRD. LAMIRD establishment includes a provision that these areas primarily serve the existing and projected rural population, generally to ensure rural sprawl does not occur where inappropriate.

Conclusion: The proposal would not be consistent with the GMA goals and with County-wide Planning Policies.

**(C) The amendment complies with comprehensive plan land use designation/siting criteria.**

Finding of Fact: The site is composed of two parcels currently designated and zoned Rural Residential/Resource 2.5 (RR2.5). The proposed amendment would change the entire 9.63 acres to the Rural Village (RV) land use designation, a Type 1 LAMIRD, which would extend the land use westward and northward from its existing boundary. The RV designation would provide additional development flexibility such as smaller lot sizes.

The purpose of the RV designation is to provide the opportunity for the development, redevelopment and infill of existing, intensely developed rural residential areas for residential and other rural development. The predominant parcel size is less than 2.5 acres. RV is considered a Type 1 LAMIRD (Limited Areas of More Intense Rural Development). LAMIRDs are designated to identify more intense areas of existing development, and to minimize and contain those existing developed areas within the rural lands. LAMIRDs are rural; they are contained and compact, and, with minor exceptions, were built before July 1, 1990.

Conclusion: Based on the designation/siting criteria for RV and LAMIRD designations, as outlined in the Comprehensive Plan, the proposed amendment would not be consistent because it would expand the boundary of the RV designation instead of minimizing and containing the land use to existing developed areas.

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

Finding of Fact: Access is via two driveways serving existing single-family residences from Pioneer Drive. No alteration of the Capital Facility Element or Transportation Element is expected as a result of the proposal. Future development of the site would be reviewed for potential impacts to existing roads and creation of new private or public roads.

Conclusion: No change in the Capital Facility Element or Transportation Element has been identified. The proposed amendment would be supported by and consistent with the existing capital facility element and transportation element.

**(E) The amendment does not adversely affect the surrounding land uses.**

Finding of Fact: The areas surrounding the subject property are in agricultural and residential use. Lots to the west and south of the subject site are designated Rural Residential/Resource 2.5 (RR2.5) and range in size from approximately .5 to 25 acres in size. Properties to the east and across Pioneer Dr. to the southeast are designated Rural Village (RV), and average .5 acres in size, and front upon County right-of-way. Properties to the north are within the Cashmere Urban Growth Area boundary. Under the proposed RV land use designation, density may be less than one (1) dwelling unit per acre, when consistent with Health Districts standards.

Conclusion: The proposed amendment does adversely affect the surrounding land uses because it would inappropriately expand a LAMIRD land use boundary.

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

Finding of Fact: The property is developed with two single family residents on individual lots. Physical characteristics relatively flat terrain with a stream running through the southwest corner of the site on the larger lot. Any development of the site would be evaluated under the Critical Areas Ordinance of Chelan County Code 11.77.

Conclusion: The proposed amendment does not appear to have the potential to adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

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

Finding of Fact: The proposed amendment would make the subject property available for higher density development outside the boundary of an Urban Growth Area thereby accommodating projected growth in the rural, unincorporated areas of Chelan County.

Conclusion: The proposed amendment would have an adverse impact on projected growth; as it would encourage rural sprawl via the expansion of a Type I LAMIRD which is not allowed under the GMA.

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

Finding of Fact: The proposed amendment could increase the density of residential land uses in the area. However, many vacant and underdeveloped parcels of land are already available within existing residential designations that can accommodate further development.

Conclusion: The proposed amendment specifically serves the applicant but the interests of the general public including public health, safety and welfare, is not anticipated to be best served by allowing the potential for sprawl type development.

**FINDINGS OF FACT**

1. Chelan County adopted Title 14, Development Permit Procedures and Administration outlining provisions relating to the amendment of the Comprehensive Plan consistent with RCW 36.70A. The County followed the procedures required for amendment of the Comprehensive Plan.
2. Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and Chelan County Code outline provisions relating to the adoption and amendments to the Comprehensive Plan. The County used the applicable guidelines and regulatory review criteria for the amendment.
3. RCW 36.70A.210 requires that the Comprehensive Plan be consistent with the provisions of the adopted County-Wide Planning Policies.
4. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11, SEPA Rules, have been satisfied. To comply with the requirements of the State Environmental Policy Act for environmental review of a non-project action, the County, as lead agency issued a Determination of Non-significance on March 28, 2025.
5. The required State agency review with the Department of Commerce (COM) and other State agencies initiated on July 23, 2025 (Attachment 3), pursuant to RCW 36.70A.106.
6. A request for a Comprehensive Plan Map Amendment was submitted by Lenard and Wendy Geren to consider an amendment of approximately 9.5 acres from RR2.5 to RV.

**CONCLUSIONS OF LAW**

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

been satisfied.

7. The adoption of these amendments is not in the best interest of the public and would not further the health, safety, and welfare of the citizens of Chelan County

### **STAFF RECOMMENDATION**

The Chelan County Board of County Commissioners may make a motion to approve or deny the proposed Comprehensive Plan Amendments, pursuant to Chelan County Code Section 14.10.050. Suggested Findings of Fact and Conclusions of Law, which may be modified, are included in this staff report. Staff recommends:

- A. Move to **deny** the Comprehensive Plan Map Amendment given file number CPA 25-060 based upon the findings of fact and conclusions of law contained within the August , 2025 staff report.

### **ATTACHMENTS**

1. Agency Comments
2. Public Comments (None received as of the writing of the staff report)
3. 60-day Review Acknowledgment Letter from WA Dept. of Commerce
4. File of Record



## Susan Dretke

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**From:** Guy Moura <guy.moura@colvilletribes.com>  
**Sent:** Wednesday, March 26, 2025 8:59 AM  
**To:** Jessica K. Thompson; Susan Dretke; DAHP SEPA Department  
**Subject:** Re: Request for Comments –CPA 25-060 Geren – Chelan County Dept. of Community Development

**External Email Warning!** This email originated from outside of Chelan County.

Susan,

We have no historic property concerns with this change to the Comprehensive Plan Map.

lim ləmt, qeʔciéwýew, thank you

Guy Moura

Manager, History/Archaeology Program

Tribal Historic Preservation Officer

Confederated Tribes of the Colville Reservation

(509) 634-2695

On Tue, Mar 11, 2025 at 2:21 PM Jessica K. Thompson <[JessicaK.Thompson@co.chelan.wa.us](mailto:JessicaK.Thompson@co.chelan.wa.us)> wrote:

Greetings,

Chelan County has a **Comprehensive Plan Amendment** application in which we are requesting comments from agencies and special districts. Attached are all the materials for your review and the Notice of Application. Please respond by **5:00 pm on March 27, 2025**.

**Project File No.:** CPA 25-060

**Project Location:**  
Cashmere, WA 98815

6302 & 6290 Pioneer Drive,



# Chelan-Douglas Health District

200 Valley Mall Parkway, East Wenatchee, WA 98802

## Memorandum

**To:** Susan Dretke, Chelan County

**From:** Richmond Petty, REHS

**Date:** 3/20/25

**RE:** Geren (CPA 25-060) Comments

I have reviewed the application for a Comprehensive Plan Map Amendment to change the land use designation for the subject property (~9.63 acres in size) from Rural Residential/Resource 2.5 acres (RR2.5) to Rural Village (RV). The subject property is located at 6290 Pioneer Drive, Cashmere, WA (county tax parcels: 231906140225 & 231906140200).

As proposed, I have no objections to further approval of this project. Any changes to the project may require additional Health District review.

Fees for review of land-use applications have been established by the Chelan-Douglas Health District Board of Health. The District will bill the applicant upon receipt of our comments (attached).

Project	CDHD 2025 fees
Other Land Use review (per hour)	\$110

Date:

2025-03-26 14:53:13

From:

Download

To/CC:

Brad Scott  
Susan Dreike

[View Message](#)

[View Source](#)

Hi Susan,

This is your file

Thanks,  
Brad

From:

Chris Pedersen

Sent:

Wednesday, March 26, 2025 2:47 PM

To:

Brad Scott <Brad.Scott@CO.CHELAN.WA.US>

Subject:

CPA 25-060

Brad,

The fire marshal's office has no comments for the above project.

*Chris Pedersen, CFP*  
Chelan County Fire Marshal  
Department of Fire Prevention and Investigation  
400 Douglas St.  
Wenatchee, WA 98801  
Cell: 509-630-9259  
Email: [chris.pedersen@co.chelan.wa.us](mailto:chris.pedersen@co.chelan.wa.us)



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

August 18, 2025

Ms. Deanna Walter  
Community Development Director  
Chelan County  
316 Washington Street Suite 301  
Wenatchee, WA 98801

Sent Via Electronic Mail

Re: Proposed Changes to Chelan County's 60-day Notice of Intent to Adopt Amendment--2025-S-9665

Dear Ms. Walter:

Thank you for the opportunity to comment on the proposed changes to Chelan County's comprehensive plan. We appreciate your coordination with our agency as you work to achieve the community's vision consistent with the goals and requirements of the Growth Management Act (GMA). We encourage you and your community to consider the following as you present these amendments to your appointed and elected officials.

The Department of Commerce has significant concerns about this amendment as proposed, which, if adopted, is a clear violation of Washington State's Growth Management Act (GMA). This amendment proposes to change 9.63 acres at 6290 and 6302 Pioneer Drive in Cashmere, WA from Rural Residential Resource (RR 2.5) to Rural Village (RV).

The GMA was amended in 1997 to provide flexibility in comprehensive plans for economic development while maintaining rural character. The amendments allowed counties to identify limited areas of more intense rural development (LAMIRDS), which are areas of higher intensity commercial, industrial, residential, or mixed-use development.<sup>1</sup> LAMIRDS are characterized as shoreline development, villages, hamlets, rural activity centers, or crossroads developments.

The GMA identifies three types of LAMIRDS. The first type (residential LAMIRD) is considered residential because it allows for and/or contains a residential component along with the commercial, industrial, and mixed uses described above and in the Chelan County Comprehensive Plan Rural Village (RV) Land Use description. GMA laws pertaining to residential LAMIRDS address the need to reduce low-density urban sprawl in rural areas, a main goal of the GMA, and therefore, **new residential LAMIRDS are not allowed under the GMA.**

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<sup>1</sup> RCW 36.70A.070(5)(d)

When designating LAMIRDS, counties must “adopt measures to minimize and contain the existing areas or uses of areas of more intensive rural development.”<sup>2</sup> The law is very specific in limiting residential LAMIRDS to the existing development patterns on the landscape **as they existed on July 1, 1990**.<sup>3</sup> This is primarily determined by the built environment at that time. A core function of LAMIRDS is a logical outer boundary that does not allow for expansion of low-density rural sprawl.

In addition, these rules are clearly stated in the Chelan County Comprehensive Plan Land Use Chapter, Section IV, Designations/Siting Criteria – Rural, C. Rural Village (RV):

“This designation is considered an implementation of a Type I LAMIRD, as described above, consistent with the Growth Management Act. Purpose: This designation recognizes the existence of intensely developed rural residential developments and communities, with densities less than 2.5 acres per dwelling unit, which typically will not have sewer service.”

“These areas must be clearly identifiable as existing intensely developed rural residential development, where a logical boundary can be delineated and set by the built environment. Such a boundary shall not permit or encourage a new pattern of sprawling low density or urban type development.”

And Section V. Limited Areas of More Intensive Rural Development (LAMIRD), Intent of the Chelan Comprehensive Plan:

“LAMIRDS are not intended by the Legislature to be mini-UGAs, suburbs or areas for significant development. LAMIRDS are rural; they are contained and compact, and, with minor exceptions, were built before July 1, 1990.”

The other two types (non-residential LAMIRDS) do not include new residential development and pertain to small scale recreational or tourist uses, cottage industries, and small-scale businesses.

The two types of non-residential LAMIRDS **can** be created new. One allows for the creation of **small-scale recreational or tourist uses**.<sup>4</sup> The other allows development of isolated cottage industries and isolated small-scale businesses that are **not** principally designed to serve the existing and projected rural population and nonresidential uses.<sup>5</sup>

If the County wishes to pursue the creation of a **non-residential** LAMIRD it needs to be consistent with RCW 36.70A.070(5)(d).

To reiterate, new residential LAMIRDS are not allowed under the GMA, and this comprehensive plan amendment, if adopted, would clearly violate rural planning provisions in 36.70A.070(5) as well as the Chelan County Comprehensive Plan. The Washington State Department of Commerce, Growth Management Services, therefore advises Chelan County to **deny** this comprehensive plan amendment.

Thank you again for the opportunity to comment. If you have any questions or need technical assistance, please contact me at joanne.wright@commerce.wa.gov or (509) 601-0385.

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<sup>2</sup> RCW 36.70A.070(5)(d)(iv)

<sup>3</sup> RCW 36.70A.070(5)(d)(v)

<sup>4</sup> RCW 36.70A.070(5)(d)(ii)

<sup>5</sup> RCW 36.70A.070(5)(d)(iii)

Sincerely,



Jo Anne Wright  
Senior Planner  
Growth Management Services

cc: David Andersen, AICP, Managing Director, Growth Management Services  
Valerie Smith, AICP, Deputy Managing Director, Growth Management Services  
Benjamin Serr, AICP, Eastern Regional Manager, Growth Management Services  
Jo Anne Wright, AICP, Senior Planner, Growth Management Services

# THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

## Submittal ID: 2025-S-9665

### Submittal Date Time: 07/23/2025

#### Submittal Information

Jurisdiction	Chelan County
Submittal Type	60-day Notice of Intent to Adopt Amendment
Amendment Type	Comprehensive Plan Amendment

#### Amendment Information

##### Brief Description

An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 2.5 acres (RR2.5) to Rural Village (RV)

- ☒ Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.
- ☐ Yes, this action includes changes to Urban Growth Boundaries.

Planning Commissions Date 10/22/2025

Board of County Commissioners Date 11/19/2025

Anticipated/Proposed Date of Adoption 12/18/2025

#### Categories

Submittal Category
Comprehensive Plan

#### Attachments

Attachment Type	File Name	Upload Date
Comprehensive Plan Amendment - Draft	CPA 25-060 Geren Staff Report.docx	07/23/2025 07:42 AM
SEPA Materials	CPA 25-060 Geren - DNS 3.28.25.pdf	07/23/2025 07:42 AM
SEPA Materials	CPA 25-060 - Application Materials.pdf	07/23/2025 07:42 AM

Contact Information

Prefix	Ms.
First Name	Deanna
Last Name	Walter
Title	Community Development Director
Work	(509) 667-6228 Ext 6228
Cell	
Email	deannac.walter@co.chelan.wa.us

☒ Yes, I would like to be contacted for Technical Assistance.

Certification

☒ I certify that I am authorized to submit this Amendment for the Jurisdiction identified in this Submittal and all information provided is true and accurate to the best of my knowledge.

Full Name	Jessica Thompson
Email	jessicak.thompson@co.chelan.wa.us





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

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

**GENERAL LAND USE APPLICATION FORM**

**Parcel Number (APN):** 231906140225 and 231906140200 **Lot Size:** 7.5 and 2.13 (Acres)  
**Parcel Address:** 6290 and 6302 Pioneer Drive **City/Zip Code:** Cashmere, 98815  
**Property Owner(s):** Lenard and Wendy Geren **Zoning:** RR 2.5  
**Mailing Address:** 6290 Pioneer Drive  
**City/State/Zip Code:** Cashmere, WA 98815  
**Phone:** 509-670-4364 **E-mail:** Lgeren4@outlook.com

**Applicant/Agent** (if different than owner): Ryan Walker  
**Company and Mailing Address:** Pacific Engineering and Design / 200 South Columbia St, Suite 300  
**City/State/Zip:** Wenatchee, WA. 98801 **Phone:** 509-630-7917  
**E-mail:** ryanw@pacificengineering.net

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

.....

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

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

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

**APPLICABILITY SECTION**

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

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

**The following attachments are required for a complete application:**

1. Copy of Deed or Proof of Ownership
2. Supplemental Forms, if applicable
3. Completed Aquifer Recharge Section, Marijuana Disclosure Section and Site Plan Checklist
4. All information, documents, studies and reports demonstrating compliance with all statutory and regulatory criteria and requirements and the Chelan County Comprehensive Plan
5. The applicant is required to review and submit documentation showing compliance with all Chelan County Code, including but not limited to Title 4, Title 11, Title 12, Title 14, and Title 15.

**GENERAL INFORMATION**

Please provide a narrative of the proposed project including, but not limited to, all proposed activities, uses and development (attach additional sheets if needed):

This proposal is to change the zoning and comprehensive plan land use designation map and zoning map of approximately 9.63 acres from to Rural Residential/Resource 2.5 (RR 2.5) to Rural Village (RV).

☐ Narrative attached

Please complete the following:

1. Any related files (such as Pre-Applications): \_\_\_\_\_
2. Is the subject property located within an Urban Growth Area (UGA)? ☒ No ☐ Yes  
If "yes", which UGA? \_\_\_\_\_
3. Please describe adjacent land uses in all directions around the subject property:  
North: Residential  
South: Pioneer Drive/residential/agricultural  
East: Residential  
West: residential
4. What is the current use of the property? Residential
5. Sanitation Disposal: ☒ N/A ☐ Septic Permit ☐ Sewer District: \_\_\_\_\_
6. Water Source: ☒ N/A ☐ Single Private Well ☐ Shared Private Well ☐ Group B  
☐ Public Water Supplier: \_\_\_\_\_
7. Irrigation Water:  
☒ N/A ☐ Yes (Private) ☐ Yes (Public) Irrigation District/Purveyor: \_\_\_\_\_
8. Fire District: # 6 School District: Cashmere SD
9. Power Service: Chelan County PUD
10. Are there critical areas or critical area buffers on the property?  
☒ Airport Overlay: Cashmere  
☐ Aquifer Recharge Area (see attached)  
☐ Floodplain / Floodway \_\_\_\_\_  
Geologically Hazardous Areas (11.86.020) on the site or within the specified distance of the site:  
☐ Alluvial Fan (250') ☐ Known Historic Hazardous Area (250') ☐ Slopes > 40% (250')  
☒ Erosive soils (on-site) ☐ Landslide ☐ Snow Avalanche (500')  
☒ Habitat/Riparian Area, protected species/area: Brender Creek  
☒ Streams / Waterbodies: Brender Creek ☐ Shoreline Environment Designation: \_\_\_\_\_  
☐ Drainage or Seasonal Stream: \_\_\_\_\_ ☐ Wetland, if so what category: \_\_\_\_\_  
☐ Cultural or Archeological: \_\_\_\_\_
11. Will landfill be required? ☒ No ☐ Yes, approximate \_\_\_\_\_ (cubic yards)
12. Will excavation be required? ☒ No ☐ Yes, approximate \_\_\_\_\_ (cubic yards)
13. Has site preparation been started on the site? If so, to what extent?  
No
14. Are there plans for future additions, expansions, or further activity related to or connected with the proposal?  
There are no short term plans.

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

No construction is proposed.

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

\_\_\_\_\_  
 \_\_\_\_\_

### **AQUIFER RECHARGE AREA DISCLOSURE SECTION**

Exempt from this section only are Single Family Residences and their associated development per CCC 11.82.060. An applicant seeking to develop property which requires a development permit, shall submit with the permit application this certified statement, which lists each of the evaluation criteria and shall indicate whether the criteria "applies" or "does not apply" to the site or development. "Unknown" or similar responses will not be accepted.

If the development meets criteria A, B, C, or D or if the site or development meets any two of the remaining criteria, the Department will direct the applicant to determine the vulnerability rating for the development pursuant to Section 11.82.050 Aquifer Recharge Areas. If the development has a high or medium vulnerability rating, the development shall be subject to the performance standards of Section 11.82.060.

If an applicant's statement asserts that the criteria do not apply to the development, the Department will accept the statement and proceed with the permitting process. If any statement is incorrect, the applicant will be advised in writing to either; (a) provide an amended statement adding the evaluation criteria as being applicable and determine the vulnerability rating of the development pursuant to Section 11.82.050, or (b) present sufficient countering information clearly establishing that the basis for the Department's concern is incorrect. If the applicant selects to proceed under (b), upon receipt of the applicant's information, the Department shall review the information and obtain whatever additional assistance may be required to resolve the issue. The final determination as to whether a determination of vulnerability is required shall be made by the Administrator.

### **EVALUATION CRITERIA**

The applicant is required to determine the vulnerability rating for **any development permit**, not otherwise exempted, if the site or development meets criteria A, B, C, or D or meets two or more of the remaining criteria below:

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

Does Not Apply **A.** Within a wellhead protection area designated under WAC 246-290; **\*Wellhead Protection Area:** The surface and subsurface area surrounding a well or well field for a distance of 100 feet, supplying a public water system, through which contaminants are reasonably likely to move toward and reach such water well or well field.

Does Not Apply **B.** Within an aquifer recharge area mapped and identified by a qualified ground water scientist;

Does Not Apply **C.** The site will be utilized for hazardous substance, (as now or hereafter defined in RCW 70.105D.020(7)), processing storage or handling in applications or quantities larger than is typical of household use;

Does Not Apply **D.** The site will be utilized for hazardous waste treatment and storage as set forth in RCW 70.105 Hazardous Waste Management, as now or hereafter amended;

Does Not Apply **E.** The site contains highly permeable soils (please reference WAC 246-272A-0220 for Soil Table and Descriptions).

N/A **F.** Within a sole source aquifer recharge area designated pursuant to the Federal Safe Drinking Water Act (**None currently designated in Chelan County**);

N/A **G.** Within an area established for special protection pursuant to a groundwater management program, chapters 90.44, 90.48 and 90.54 RCW, and Chapters 173-100 and 173-200 WAC (**None currently designated in Chelan County**);

Does Not Apply **H.** The development involves a proposed major or short subdivision and includes present or future plans to construct three or more dwelling units where the dwelling units will not be connected to a public sewer system and any of the lots are less than 1 net acre in size;

Does Not Apply **I.** The proposed commercial and industrial site is not on a public sewer system and the main structure exceeds 4,000 square feet;

Does Not Apply **J.** The proposed use is as a commercial feedlot;

Applies **K.** The development is within 200 feet of the ordinary high water mark of a perennial river, stream, lake or pond.

*Depending upon soil depths from the surface, the following soil series within Chelan County are considered to be highly permeable soils:*

*Ardenvoir: ArF, 27-43 inches (depth from surface), very gravelly sandy loam*

*Anatone: AkD, 5-14 inches (depth from surface), very gravelly silt loam*

*Beverly: Be, 17-24 inches (depth from surface), very gravelly sandy loam; Bf, 17-24 inches (depth from surface), very gravelly sandy loam; Bg, 0-10 inches (depth from surface), very gravelly loamy fine sand; Bg, 17-24 inches (depth from surface), very gravelly sandy loam*

*Brief: BrA, BrB, BrC, Brd, 26-60 inches (depth from surface), very gravelly sandy loam*

*BsD, 26-60 inches (depth from surface), very gravelly sandy loam*

*Chelan: CgB, CgC, CgD, CgE, 35-60 inches (depth from surface), very gravelly sandy loam; ChC, ChE, 35-60 inches (depth from surface), very gravelly sandy loam; CkD, CkE, 35-60 inches (depth from surface), very gravelly sandy loam; ClA, ClB, ClC, ClD, ClE, 35-60 inches (depth from surface), very gravelly sandy loam*

*Jump: JmD, 10-60 inches (depth from surface), very stony silt loam; JnF, 0-60 inches (depth from surface), very stony silt loam*

*Loneridge: LoD, LoF, 0-10 inches (depth from surface), very stony loam; 10-16 inches (depth from surface), very gravelly clay loam*

*Malaga: MaA, MaC, 15-19 inches (depth from surface), very gravelly sandy loam*

*Peshastin: PhB, PhC, 18-60 inches (depth from surface), very cobbly sandy loam; PID, PIE, 18-60 inches (depth from surface), very cobbly loam*

*Pogue: PsE, 0-17 inches (depth from surface), very stony fine sandy loam*

*Stemilt: StD, StE, 17-60 inches (depth from surface), very cobbly silty clay loam*

*Suplee: SuA, SuB, SuC, SuD, SuE, 0-6 inches (depth from surface), Very fine sandy loam; 18-31 inches (depth from surface), very gravelly sandy loam*

*Thow: TgD, 10-60 inches (depth from surface), very gravelly sandy loam; ThE 10-60 inches (depth from surface), very gravelly sandy loam*

*Tronsen: TrD, TrE, 8-60 inches (depth from surface), very gravelly clay loam*

## **CANNABIS DISCLOSURE SECTION**

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

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

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

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

**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.

### **ACKNOWLEDGEMENT SECTION**

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

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

Initials

(Owner and, if applicable, Applicant)

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



- 24 Rev 7. Chelan County is hereby given consent to enter the property(ies) listed above.
- 24 Rev 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.
- 24 Rev 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.
- 24 Rev 10. I certify that this application has been made with the consent of the lawful property owner(s).
- 24 Rev 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.
- 24 Rev 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: Len Geren Place: Cashmere, WA Date: 2/21/25

Print Name: Len Geren

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

Print Name: Ryan Walker; Pacific Engineering

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

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



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

**COMPREHENSIVE PLAN AMENDMENT  
SUPPLEMENTAL INFORMATION**

This packet is designed to assist you in preparing your application for a Comprehensive Plan Amendment. The following information is required at the time of submittal. Applications will be accepted **January 2 through March 1** of each calendar year. Additional information may be required. ***An incomplete application will not be processed.***

- A completed General Land Use Application, pursuant to CCC, Section 14.14.050(A) and (B).
- A completed SEPA Checklist (State Environmental Policy Act), pursuant to CCC, Section 14.14.050(D).
- Pursuant to Chelan County Code, Section 14.14.050 (C), a detailed narrative which includes the following:
  - i. A detailed statement of what is proposed to be changed and why. Identify the specific comprehensive land use designation map and zoning map that would be amended; and,
  - ii. Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (Chapter 36.70A RCW as amended) and any applicable County-wide planning policies; and,
  - iii. A statement of how the amendment complies with or supports the comprehensive plan's goals and policies; and,
  - iv. A detailed statement on how the land use designation amendment complies with comprehensive plan land use designation/siting criteria; and,
  - v. A statement of how the amendment is consistent with and supported by the capital facility element and the transportation element of the comprehensive plan, or if not, what changes to these elements would be required; and,
  - vi. For land use designation amendments, identify the land uses surrounding the affected property and describe how the proposed change would affect the surrounding land uses. Describe why the proposed amendment is more appropriate than the existing land use designation; and,
  - vii. Will the proposed amendment affect lands designated as resource lands of long-term commercial significance and/or critical areas? If so, how will the proposed amendment impact these areas; and,
  - viii. How would the proposed amendment affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the comprehensive plan; and
  - ix. Explain how the proposed change would serve the interests of not only the applicant, but the public as a whole, including health, safety or welfare; and
- Pursuant to Chelan County Code, Section 14.14.050 (E), The applicable processing fee for comprehensive plan amendments and SEPA review as determined by the county's adopted fee schedule, as amended, except that amendment requests by the cities shall not require the collection of said fees.
- Pursuant to Chelan County Code, Section 14.14.060 (1), Amendment review criteria for comprehensive plan maps, urban growth area and county-adopted plans, shall be comply with the following:
  - 1. General Review Criteria. Proposed amendments to the Chelan County comprehensive plan maps and county-adopted city comprehensive plan maps as these plans relate to the unincorporated portions of each city's urban growth area (UGA) must meet the following criteria:
    - A. The proposal is consistent with the goals of the Growth Management Act (Chapter 36.70A RCW), and any applicable county-wide planning policies; and,
    - B. The amendment is consistent with or supports the Chelan County comprehensive plan goals and policies; and,



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

### **RCW 36.70A.020 Planning goals.**

The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations of those counties and cities that are required or choose to plan under RCW 36.70A.040. The following goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans and development regulations:

- (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) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
- (4) Housing. Plan for and accommodate housing affordable 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.
- (5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
- (6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
- (7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
- (8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.
- (9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
- (10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
- (11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
- (12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
- (13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

## Chelan County Code 14.14.050

- 1. A detailed statement of what is proposed to be changed and why. Identify the specific Comprehensive Plan Land Use Designation map number and Zoning map number that would be amended.**

*This proposal is to change the zoning and comprehensive plan land use designation and zoning map of approximately 9.63 acres from to Rural Residential/Resource 2.5 (RR 2.5) to Rural Village (RV). The properties are located on Pioneer Drive west of Cashmere, within Section 06, T 23N, R 19E.W.M.*

*The official Chelan County Zoning and Comprehensive Plan map is no. 63.*

*The zoning and comprehensive plan designations are proposed to be changed to align the properties with more appropriate zoning based on their size and adjacent zoning to the north, east and south. The properties to the north and adjacent to the northeast corner are within the Cashmere Urban Growth Area (UGA). The adjacent properties in the UGA are zoned Suburban Residential under the Chelan County adopted Cashmere Zoning Code. The adjacent properties to the east are zoned RV, which is the zone that the subject properties are proposed to be changed to. To the south, the adjacent properties are also zoned RV for over half the width of the subject properties.*

*Because the subject properties are adjacent to City of Cashmere zoned properties and RV zoned properties on three sides, the more appropriate zoning is for them to have the same or similar zoning based on the allowable lot sizes, district uses and a logical outer boundary.*

*The rezoning also has the potential to provide more lots in the future which would increase residential inventory.*

- 2. Explain how the proposed amendment is consistent with the goals of the Washington State Growth Management Act (RCW 36.70A.020 as amended) and any applicable County Wide Planning Policies.**

*RCW 36.70A specifies 13 Planning Goals for the State of Washington. When reviewing compatibility with these stated goals, it is important to acknowledge the unique circumstances in Chelan County. Eighty-eight percent (88%) of Chelan County is in public ownership, either state or federal. That leaves twelve percent (12%) of the County in private ownership. Of the property remaining in private ownership, approximately 10% is reserved for roads and utilities. An additional reduction is taken for those areas in private ownership, but encumbered by protected critical areas, such as steep slopes, wetlands, riparian areas, flood plain, and shoreline. This leaves a very small overall percentage of Chelan County available for residential use, while the demand for housing remains high. This lack of inventory is driving the price of residential property which negatively affects the affordability of housing for those who live and work in Chelan County.*

*RCW 36.70A.020(1) encourages urban growth. The properties are not located in an urban growth area but are located adjacent to the Cashmere UGA and are located adjacent to the same zoning district as that which is proposed.*

## Chelan County Code 14.14.050

*RCW 36.70A.020(2) aims to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development. The subject properties for this zone change and comp plan amendment request would not be converted to sprawling, low density development but rather a well-planned efficient use of available land. The best use for this land is allowing the density to increase in the developable areas while preserving open space and critical areas*

*RCW 36.70A.020(4) encourages the promotion of a variety of residential densities and housing types. Given the fact that only 12% of Chelan County is in private ownership, residential development will continue, whether it be as a standard subdivision encouraging inefficient use of land with large lots, or the use of innovative development through clusters and planned developments, encouraging more manageable lots sizes and open space preservation.*

*The proposal is also consistent with the following county-wide planning policies identified in Appendix A of the comprehensive plan:*

*Policy 4: The proposal is consistent with the policies for county-wide transportation facilities and strategies, through an integrated transportation system which is within the current capacity. The properties are located on Pioneer Drive which is designated as a Minor Collector which changes to a Major Collector 1,000 feet east of the subject properties. Pioneer Drive is identified on the Freight and Goods Transportation System Map within the Transportation Element as a T4 Tonnage Class; however, the proposal would not result in heavy traffic through residential neighborhoods or otherwise result in traffic congestion or impacts on inadequate streets or roads.*

*The property frontage on Pioneer Drive is identified as an existing bicycle and pedestrian facility known as the "Pioneer Loop" in the Transportation Element. Cashmere/Dryden Airport is located less than a mile away to the southeast. The Link Transit bus route no. 28 has a transit stop 1,000 feet to the east which can be accessed by the pedestrian or bicycle network available in the area. The subject properties have the opportunity and potential to meet a wide range of transportation demands identified under Policy 4 including airports or airstrips, secondary arterials and collector roadways, transit routes, bikeways, pedestrian routes and truck routes. The wide variety of existing transportation options are consistent with the proposed plan designation.*

*Policy 5: The proposal is consistent with the county-wide policies for housing by directly addressing land available for housing options, encouraging the productive development of the Property for housing, and permitting new housing in an area that already is adjacent to city and RV zoning. The proximity of the property to public transportation and non-motorized commuting routes enhances the opportunity for providing future housing for a diversity of income levels. Cashmere serves as a major employment center for large tree fruit and produce distributors in the region including Crunch Pak, Liberty Orchards and Blue Star Growers. Within walking or transit distance, the City of Cashmere has a Historic downtown and provides many recreational amenities including parks, mountain biking trails and a museum.*

*Policy 7: The proposal is consistent with the county-wide policies for economic development and employment. Specifically, one of the factors is "[t]he availability of housing to support economic growth." The proposal would encourage the development of the property as additional housing that would support economic growth in the*

## Chelan County Code 14.14.050

*Cashmere area and directly respond to the need for more housing county wide. More housing inventory has a positive effect on housing costs for buyers when it can be developed in a reasonable regulatory environment.*

### **3. A statement of how the proposed map amendment complies with or supports the Chelan County Comprehensive Plan's goals and policies.**

Land Use Element; Residential Development

**Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.**

**Goal Rationale: An adequate supply of housing available to all income levels is necessary to meet the housing needs of the County.**

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

Rationale: The placement of housing should take into consideration compatibility with the character of existing and future residential areas.

Increasing the allowable density of residential lots in this area would promote a future division of land that can be developed with a unified design and allow lots sizes that could accommodate housing that would be affordable for the area workforce or reduce competition for existing housing.

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

Rationale: Incompatible land uses located in close proximity to residential neighborhoods may create adverse impacts which could lead to a reduction of the high quality of life for the County residents.

The proposed RV zoning is the same as the adjacent properties to the east and south and will allow for residential development which is compatible with the existing residential uses in the area.

Policy LU 1.3: Develop innovative regulatory strategies that create developer incentives to provide affordable housing to low- and moderate-income households.

Rationale: This can be accomplished through the use of innovative techniques including but not limited to: density bonuses, performance zoning, zero lot line development, and cluster subdivisions. Incentives may help facilitate the construction of low- and moderate-income housing.

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*The proposed RV zoning will allow lot sizes that are in accordance with the Chelan-Douglas Health District standards for water and sewer disposal. This density allows the creation of more residential inventory which serves to reduce land prices based on supply and demand. The proposed zoning designation allows innovative techniques such as cluster development.*

Policy LU 1.5: Encourage infill of vacant and underdeveloped land in existing residential areas within urban growth areas and rural communities, such as LAMIRDs.

Rationale: Many parcels of land are available within existing residential developments that can accommodate further development. Infill within these areas will allow public facilities and services to be provided in a more efficient manner.

*The proposed rezone is adjacent to higher density zones including RV and SR which provides for compatibility of lot sizes. The adjacent property to the north has been developed as a manufactured home park which has a high density of residential units per lot area. The subject property can accommodate further development that is consistent with adjacent land uses and lot sizes.*

**GOAL LU 2: Physical Activity: Encourage active communities through land use decisions and designs that support bikeways, pedestrian, equestrian and other non-motorized transportation modes.**

Rationale: Land use regulations set the framework for how communities function. Supporting non-motorized transportation through land use not only increases the transportation functions but benefits an individual's health, the environment and can improve land values.

Policy LU 2.1: Encourage physical activity through land use policies, regulations, design and, when feasible, community awareness and education.

Policy LU 2.2: Support implementation of multi-modal transportation facilities, continued use of public lands, and land uses such as parks, trail systems, sidewalks, road ways and other transportation systems, when reviewing land use designations, development permits and land divisions.

*The location of the properties along the Pioneer Loop, nearby public transportation and easy access to parks, trails and public properties will encourage active communities if the properties are developed in the future. The physical location of the properties is critically important to meet this goal and policies and can only be accomplished by properties uniquely situated adjacent to existing active transportation modes.*

### Housing Element

**Goal 1: encourage the availability of affordable housing to all economic segments of the population of the county, promote a variety of residential densities, and housing types, and encourage the appropriate preservation of existing housing**

## Chelan County Code 14.14.050

**stock. Rationale: affordable housing opportunities should be accessible to all residents.**

Policy 2: Provide an adequate supply of appropriately zoned land in the County to accommodate a variety of future housing needs.

Rationale: An adequate supply of appropriately zoned land will ensure that the GMA plan does not artificially create inflation in housing prices by restricting competition in the land market.

*The approval of this application will lead to increasing the supply of appropriately zoned land that will ensure that inflation in housing prices is not artificially created.*

*The Washington Department of Ecology's Dirt Alert map was queried to determine if the properties have known or suspected contamination due to legacy pesticide use. The properties are not identified on the map and therefore it is highly likely that the soil is uncontaminated and ideal for future residential use. Much of the available land in Chelan County for future residential use was previously in orchard use. Since the requirement to remediate legacy pesticides was imposed in 2021, the cost to develop former orchard property has dramatically increased. Remediation costs are typically passed onto the home buyers thereby driving up land and housing costs more than average inflation. Uncontaminated properties do not face this additional financial burden and therefore have more potential to meet housing needs and should be identified for higher density development.*

- 4. A detailed statement on how the land use designation amendment complies with the Chelan County Comprehensive Plan land use designation/siting criteria.**

Rural Element

Designations/Siting Criteria – Rural Village

Purpose: This designation recognizes the existence of intensely developed rural residential developments and communities, with densities less than 2.5 acres per dwelling unit, which typically will not have sewer service. This designation will provide the opportunity for the development, redevelopment and infill of existing intensely developed rural residential areas for residential and other rural development consistent with the rural character and rural development provisions outlined in the goals and policies of this comprehensive plan.

Density: May allow for less than 2.5 acres per dwelling unit. The establishment of densities shall consider pre-existing development patterns, Health District standards, proximity to resource lands, existence of critical areas and the availability of necessary public facilities and services. The provision of necessary public facilities and services

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shall not permit or encourage low density sprawl or urban type development outside of the designation boundary.

Existing Land Uses. Single family residences, agricultural uses, cottage industries and small businesses, and other rural development may be present. Predominant parcel sizes are currently 2.5 acres or greater in size but typically less than 5 acres.

### Locational Guidelines:

1. Geographical and Geological Characteristics: The area may have moderate soil limitations and may have other limited physical constraints to development. The area may be adjacent to a variety of rural development, and areas with varying residential densities. The area may be adjacent to urban growth areas.
2. Natural Resources. The area has low resource management potential. The area may be adjacent to resource lands.
3. Public Services: Sewer service is typically not available. Rural governmental services and infrastructure are typically available, planned and/or funded for. Necessary public facilities and public services to serve the development, redevelopment, or infill of these areas may be provided.
4. Existing Land Uses. Single family residences and other rural development may be present. Predominant parcel sizes are less than 2.5 acres.

*The properties are adjacent to the UGA and meet the designation and siting criteria for the RV zone and are more appropriate than the current zoning. The location is within a logical outer boundary with Brender Creek to the west and orchard use beyond. Based on the adjacent high density residential development, future use of the property for tree- fruit production is not possible as it is an incompatible use. The properties are closely associated with natural amenities found in Chelan County due to their location in the greater Cashmere recreational area. They are not designated as a resource land of long-term significance. Rural governmental services are available and planned for. Existing land uses in the area include seasonal and year-round residences, tourist and recreational activities and other rural development. There are many lots in the area that are smaller than 2.5 acres.*

5. **A detailed statement of how the amendment is consistent with and supported by the Capital Facilities Element and the Transportation Element of the Comprehensive Plan, of if not, what changes to these elements would be required.**

*Both the Capital Facilities and Transportation elements of the Comprehensive plan speak more to goals and objectives for agencies of jurisdiction when development is proposed. At the time any additional development is proposed, application(s) will have to be in compliance with the concurrency requirements of GMA and the Chelan County comp plan goals and objectives for all elements of the comp plan. Compatibility with the Transportation Element is detailed in answer no. 2 above.*

## Chelan County Code 14.14.050

- 6. For land use map designation amendments, identify the land uses surrounding the affected property, and describe how the proposed change would affect the surrounding land uses. Explain why the proposed amendment is more appropriate than the existing land use designation.**

*The surrounding land uses are primarily residential and open space. Two residences are located on the subject properties with the most recent one being completed in 2023. The properties are currently zoned for residential use and will likely have additional future residential development regardless of the zoning resulting in no effect on surrounding land uses.*

*The proposed change would make the land more compatible with surrounding land uses based on density and existing development. The proposed designation is more appropriate because it is within a logical outer boundary of more dense development with access to infrastructure including roadways, transit routes, bikeways, pedestrian routes and truck routes.*

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

*Neither the subject properties nor the adjacent properties have been designated as resource lands of long-term significance. These areas have been designated as Commercial Agriculture (AC) by Chelan County. AC lands are located farther away from Cashmere to the southwest.*

*Brender Creek flows across the southwest corner of the property and is designated as a critical area. It is classified as a type F stream under CCC 11.78. The amendment of the comprehensive plan will not have any effect on the critical area. Any critical areas that may be present on the subject properties would be adequately protected by conditions of approval contained in any future land use approvals. All required protections to critical areas such as the submission of mitigation plans, or geotechnical reports would be complied with as necessary in order maintain a high level of environmental quality in Chelan County.*

- 8. Explain how the proposed amendment would affect the supply of land that is available for various purposes to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.**

*The proposed amendment would make a certain amount of land available for higher density development to accommodate future growth in the rural, unincorporated areas of Chelan County. Moderately priced rural properties are very desirable, and the demand is high for residential building lots. The price of land is increasing rapidly because the demand is high, and the supply is extremely low.*

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



## **Chelan County Code 14.14.050**

*The increased number of lots available for residential development will impact the stability of the housing market, which at present is unattainable for many lifelong Wenatchee River valley residents. The value of the property will also increase the residential property taxes for Chelan County, which in turn, will increase the funding for governmental services.*

# SEPA<sup>1</sup> Environmental Checklist

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## Purpose of checklist

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

## Instructions for applicants

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

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

## Instructions for lead agencies

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

## Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

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<sup>1</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

## A. Background

[Find help answering background questions<sup>2</sup>](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background)

**1. Name of proposed project, if applicable:**

Geren Comprehensive Plan Amendment and Map Amendment

**2. Name of applicant:**

Len Geren

**3. Address and phone number of applicant and contact person:**

Len Geren  
6290 Pioneer Drive  
Cashmere, WA 98815  
509-670-4364

Agent:  
Ryan Walker  
Pacific Engineering and Design, PLLC  
200 South Columbia St, Suite 300  
Wenatchee, WA 98801  
5409-630-7917  
[ryanw@pacificengineering.net](mailto:ryanw@pacificengineering.net)

**4. Date checklist prepared:**

February 2025

**5. Agency requesting checklist:**

Chelan County

**6. Proposed timing of schedule (including phasing, if applicable):**

The application will follow the Chelan County process for Comprehensive Plan Amendments.

**7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

The property may be subdivided in the future but there are no plans at this time.

**8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

None.

**9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

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<sup>2</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

No.

**10. List any government approvals or permits that will be needed for your proposal, if known.**

Comprehensive Plan Amendment and Zoning Map Amendment.

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

This proposal is to change the zoning and comprehensive plan land use designation and zoning map of approximately 9.63 acres from to Rural Residential/Resource 2.5 (RR 2.5) to Rural Village (RV). The official Chelan County Zoning and Comprehensive Plan map is no. 63.

The zoning and comprehensive plan designations are proposed to be changed to align the properties with more appropriate zoning based on their size and adjacent zoning to the north, east and south. The properties to the north and adjacent to the northeast corner are within the Cashmere Urban Growth Area (UGA). The adjacent properties in the UGA are zoned Suburban Residential under the Chelan County adopted Cashmere Zoning Code. The adjacent properties to the east are zoned RV, which is the zone that the subject properties are proposed to be changed to. To the south, the adjacent properties are also zoned RV for over half the width of the subject properties.

Because the subject properties are adjacent to City of Cashmere Zoned properties and RV zoned properties on three sides, the more appropriate zoning is for them to have the same or similar zoning based on the allowable lot sizes and district uses.

**12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

The properties are located at 6290 and 6302 Pioneer Drive west of Cashmere, within Section 06, T 23N, R 19E.W.M.

## **B.Environmental Elements**

### **1. Earth**

[Find help answering earth questions](https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth)<sup>3</sup>

**a. General description of the site:**

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<sup>3</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

Circle or highlight one: **Flat**, rolling, hilly, steep slopes, mountainous, other:

**b. What is the steepest slope on the site (approximate percent slope)?**

5%

**c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

Soil mapped for the property on the USGS soil survey website (<https://websoilsurvey.nrcs.usda.gov>) is Burch fine sandy loam, 3-8 percent which is listed as a farmland of statewide significance. The proposal will not result in removal of any of these soils.

**d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

No.

**e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

No filling, excavation or grading is proposed.

**f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

No.

**g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

There will be no change in the impervious surface.

**h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

None.

## **2. Air**

[Find help answering air questions](#)<sup>4</sup>

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

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<sup>4</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

None.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

None.

### **3. Water**

[Find help answering water questions<sup>5</sup>](#)

- a. Surface:**

[Find help answering surface water questions<sup>6</sup>](#)

- 1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Brender Creek flows across the southwest corner of the property. It flows into Mission Creek.

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

No.

- 3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

None.

- 4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

No.

- 5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

No.

- 6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

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<sup>5</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

<sup>6</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

No.

**b. Ground:**

[Find help answering ground water questions](#)<sup>7</sup>

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

No.

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

No waste material will be discharged.

**c. Water Runoff (including stormwater):**

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

There will be no change in stormwater runoff.

2. Could waste materials enter ground or surface waters? If so, generally describe.

No.

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

No.

**d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

None.

## 4. Plants

[Find help answering plants questions](#)

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

- ☒ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☒ shrubs

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<sup>7</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards, or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

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

None.

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

None known.

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

None.

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

None known.

## 5. Animals

[Find help answering animal questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals)<sup>8</sup>

**a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

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

None known.

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

No.

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

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<sup>8</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>



None.

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

None known.

## 6. Energy and natural resources

[Find help answering energy and natural resource questions](#)<sup>9</sup>

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

The plan amendment does not have energy needs.

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No.

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

None.

## 7. Environmental health

[Health Find help with answering environmental health questions](#)<sup>10</sup>

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

No.

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

None known.

2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

None known.

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

None known.

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<sup>9</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

<sup>10</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

**4. Describe special emergency services that might be required.**

None known.

**5. Proposed measures to reduce or control environmental health hazards, if any.**

None.

**b. Noise**

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

Typical residential noise from adjacent residences and the mobile home park to the north. Vehicle noise on Pioneer Drive.

**2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

The comprehensive plan amendment will not generate noise.

**3. Proposed measures to reduce or control noise impacts, if any:**

None.

## **8. Land and shoreline use**

[Find help answering land and shoreline use questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use)<sup>11</sup>

**a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

The current use of the site and adjacent properties is residential. The proposal will not affect current land uses.

**b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

A search of aerial photos back to 1985 did not show the property to be used as a working farm. The property is currently in residential use and will not be converted to a different land use under this proposal.

**1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

Orchards are located south of the subject properties. The amendment of the comprehensive plan and zoning map will not be affected by farm operations.

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<sup>11</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

**c. Describe any structures on the site.**

Parcel no. 231906140200: Single family residence with attached garage constructed in 1920.

Parcel no. 231906140225 Single family residence with attached garage constructed in 2023.

**d. Will any structures be demolished? If so, what?**

No.

**e. What is the current zoning classification of the site?**

Rural Residential/Resource 2.5.

**f. What is the current comprehensive plan designation of the site?**

Rural Residential/Resource 2.5.

**g. If applicable, what is the current shoreline master program designation of the site?**

N/A

**h. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

The riparian area of Brender Creek is classified as a critical area.

**i. Approximately how many people would reside or work in the completed project?**

None.

**j. Approximately how many people would the completed project displace?**

None.

**k. Proposed measures to avoid or reduce displacement impacts, if any.**

None proposed.

**l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

None proposed.

**m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

None proposed.

## **9. Housing**

[Find help answering housing questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing)<sup>12</sup>

**a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

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<sup>12</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

No housing units proposed.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

None.

- c. Proposed measures to reduce or control housing impacts, if any:**

None proposed.

## 10. Aesthetics

[Find help answering aesthetics questions](#)<sup>13</sup>

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

No structures proposed.

- b. What views in the immediate vicinity would be altered or obstructed?**

No.

- c. Proposed measures to reduce or control aesthetic impacts, if any:**

None proposed.

## 11. Light and glare

[Find help answering light and glare questions](#)<sup>14</sup>

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

None.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?**

No.

- c. What existing off-site sources of light or glare may affect your proposal?**

None.

- d. Proposed measures to reduce or control light and glare impacts, if any:**

None proposed.

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<sup>13</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

<sup>14</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

## 12. Recreation

[Find help answering recreation questions](#)

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**  
Hiking, bicycling and rafting occur in the vicinity.
- b. **Would the proposed project displace any existing recreational uses? If so, describe.**  
No.
- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**  
None proposed.

## 13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)<sup>15</sup>

- a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**  
There is a residences that is approximately 100 years old.
- b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**  
According to the DAHP WISAARD online mapping tool, a historical trail was present on or near the subject property. No other features are mapped within the project vicinity.
- c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**  
The DAHP WISAARD online mapping tool was used.
- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**  
None proposed.

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<sup>15</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

## 14. Transportation

[Find help with answering transportation questions](#)<sup>16</sup>

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

Pioneer Drive fronts the properties on the south side. The existing residences access directly onto Pioneer Drive. No new access is proposed.

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

Link Transit Route no. 28 travels on Pioneer Drive and Westcott Drive east of the properties. The nearest stop is approximately 1,000 feet to the east.

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

No.

- d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

Cashmere/Dryden airport is located approximately ¾ mile to the southeast.

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

None.

- f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

No.

- g. **Proposed measures to reduce or control transportation impacts, if any:**

None proposed.

## 15. Public services

[Find help answering public service questions](#)<sup>17</sup>

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

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<sup>16</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

<sup>17</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

No.

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

None proposed.

## 16. Utilities

[Find help answering utilities questions<sup>18</sup>](#)

- a. **Circle utilities currently available at the site:** , natural gas, , sanitary sewer, , other:

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

None proposed.

## C. Signature

[Find help about who should sign<sup>19</sup>](#)

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

X \_\_\_\_\_

**Type name of signee:**

**Position and agency/organization:**

**Date submitted:**

## D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet<sup>20</sup>](#)

**Do not** use this section for project actions.

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

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<sup>18</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

<sup>19</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

<sup>20</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

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

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

The proposal may result in more residential lots in the future. Under the current zoning, an additional four lots could be developed with a cluster subdivision resulting in six total lots. If more than six lots are developed in the future, there would be additional drain fields, storm water runoff and emissions during construction.

- **Proposed measures to avoid or reduce such increases are:**

All future development will comply with local state and federal regulations including critical areas, storm water management and onsite septic requirements.

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

Future development would not affect plants, animals, fish or marine life. The area of the property outside of the Brender Creek riparian buffer is vegetated with grass and weeds which does not provide significant habitat.

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

Compliance with Chelan County Critical area regulations at the time of development.

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

The proposal would not deplete energy or natural resources. Cashmere is served by Chelan County PUD which provides abundant clean, renewable energy.

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

Future development is likely to use low energy lighting such as LEDs and will comply with the energy code in effect at the time of building.

**4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

No.

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

Compliance with Chelan County Critical area regulations at the time of development.

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

The properties are not located in the shoreline zone and are not regulated by the Shoreline Management Act or Chelan County Shoreline Master Program.



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

Future development of the properties would meet all county regulations for land use.

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

If more than the six properties currently allowable are developed in the future, there may be more demand for public services.

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

Compliance with Chelan County Code at the time of development.

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

The proposal will not conflict with any laws for the protection of the environment.

186576  
WHEN RECORDED RETURN ORIGINAL TO: REAL ESTATE EXCISE TAX  
PAID \$10026.64  
Chelan County Treasurer  
David E. Griffiths, CPA  
05/06/2020 *SLM*

Mr. and Mrs. Lenard Virgil Geren  
5804 Pioneer Drive  
Cashmere, WA 98815

PERSONAL REPRESENTATIVE'S DEED

6302 Pioneer Drive, Cashmere

*3433402 RB*

Reference number(s) of related documents:

Grantor: Jones, Myles C., Estate of

Grantee(s): Geren, Lenard Virgil  
Geren, Wendy Marie

Legal Description (Abbreviated Form): PTN SEC 6 TWP 23N RGE 19E SE QTR SW  
QTR NE QTR & SW QTR SE QTR NE QTR,  
CHELAN COUNTY

Additional legal is on pages 4-5

Assessor's Property Tax Parcel Account Number: 23-19-06-140-200

1. Grantor. The undersigned, RUSSELL J. SPEIDEL, is the duly appointed, qualified and acting Personal Representative of the Estate of MYLES C. JONES (the "Grantor").

2. Estate. MYLES C. JONES (the "Decedent") died on April 9, 2013. On May 10, 2013, the Last Will and Testament of Myles C. Jones, dated August 2, 2004, was admitted to probate. On June 7, 2019, RUSSELL J. SPEIDEL was appointed successor Personal Representative in the State of Washington Superior Court of Chelan County in Case No. 13-4-00118-9 (the "Probate Proceedings").

3. Nonintervention Powers. In the Probate Proceedings, by Order Appointing Personal Representative, Granting Letters Testamentary with Nonintervention Powers Without Bond, entered on June 7, 2019, RUSSELL J. SPEIDEL was authorized to settle the Estate of Myles C. Jones without bond and with nonintervention powers.

PERSONAL REPRESENTATIVE'S DEED  
ESTATE OF MYLES C. JONES

-1-

SPEIDEL BENTSEN LLP  
Wenatchee, Washington

4. Described Real Property. Included among the property of the Estate of Myles C. Jones was the Decedent's interest in real property located in Chelan County, Washington, described as follows (the "Described Real Property"):


See Exhibit "A" attached hereto and incorporated by this reference as though fully set forth.

5. Conveyance; Consideration. Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, bargains, sells and conveys to LENARD VIRGIL GEREN and WENDY MARIE GEREN, a married couple, as GRANTEE, the Described Real Property.

DATED this 5<sup>th</sup> day of May, 2020.

"GRANTOR"

ESTATE OF MYLES C. JONES

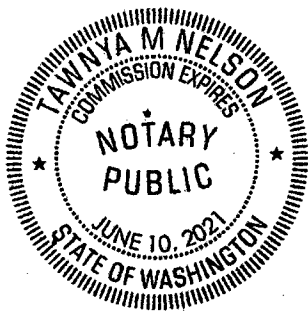
By:   
\_\_\_\_\_  
RUSSELL J. SPEIDEL  
Its Personal Representative

STATE OF WASHINGTON )

)ss.

County of Chelan )

I certify that I know or have satisfactory evidence that RUSSELL J. SPEIDEL is the person who appeared before me, and said person acknowledge that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of Myles C. Jones to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: 5/5/2020

Signature: Tawnya M. Nelson  
Tawnya M. Nelson, Notary Public

My appointment expires: June 10, 2021

PERSONAL REPRESENTATIVE'S DEED  
ESTATE OF MYLES C. JONES

-3-

SPEIDEL BENTSEN LLP  
Wenatchee, Washington

Exhibit "A"

The land referred to herein below is situated in the County of Chelan, State of WA, and is described as follows:

The East Half of the Southeast Quarter of the Southwest Quarter of the Northeast Quarter; and West Half of the Southwest Quarter of the Southeast Quarter of the Northeast Quarter of Section 6, Township 23 North, Range 19, East of the Willamette Meridian.

Excepting therefrom the West 6 feet of the East Half of the Southeast Quarter of the Southwest Quarter of the Northeast Quarter of Section 6, Township 23 North, Range 19 East of the Willamette Meridian, Chelan County, Washington, as contained in Stipulation And Judgment filed March 22, 2016 under Chelan County Superior Court Cause No. 14-2-00668-8.

Except the South 30 feet thereof for right of way, Pioneer Avenue.

Tax Parcel No. 231906140200

SUBJECT TO: Covenants, conditions and restrictions contained in Instrument.

Recorded: January 17, 1992

Recording Information: 9201170031

As Follows: To keep water supplied from well free from impurities which might be injurious to the public health within 100 feet of a well.

SUBJECT TO: Conditions, notes, easements, provisions and/or encroachments contained or delineated on the face of the Survey recorded under Recording No. 2387149.

SUBJECT TO: Terms and Conditions of Stipulation and Judgment under Case No. 14-2-00668-8 on March 22, 2016.

SUBJECT TO: Rights and liabilities under customary agreement for water right in Peshastin Irrigation District, including the restriction of the use of said water to irrigation, stock and domestic purposes, the granting of an easement for lateral ditches and pipelines used in connection therewith, and the creation of a lien upon the land for assessments therein.

SUBJECT TO: Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of Brender Creek, if it is navigable.

SUBJECT TO: Any question that may arise due to the shifting and/or changing in the course of Brender Creek.

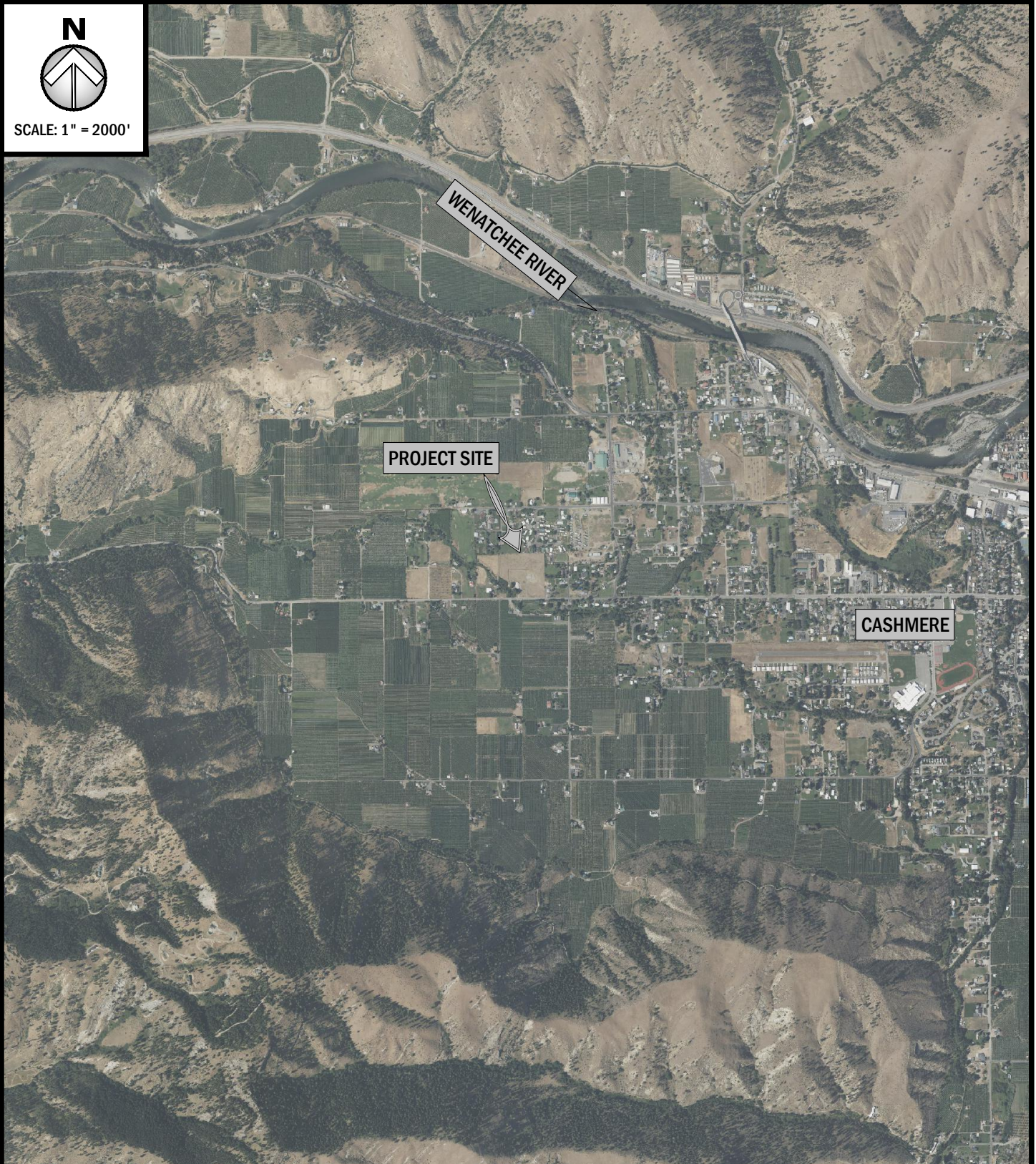
SUBJECT TO: Any prohibition or limitation on the use, occupancy or improvements of the land resulting from the right of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

SUBJECT TO: Easements, restrictions, reservations, covenants and conditions of record or apparent on the premises.





SCALE: 1" = 2000'



PROPOSED: COMPREHENSIVE PLAN AMENDMENT  
ADDRESS: 6302; 6290 PIONEER DR CASHMERE  
LATITUDE: 47.5175°  
LONGITUDE: -120.5023°  
PARCEL NO#: 231906140200; 231906140225

ADJACENT PROPERTY OWNERS:

- ① JERRY LOEFFELBEIN,  
6356 PIONEER DR, CASHMERE, WA 98815
- ② JACOB & DANIELLE VATH,  
6264 PIONEER DR, CASHMERE, WA 98815



**PACIFIC**  
**ENGINEERING**

200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801  
(509) 662-1161 [www.pacificengineering.net](http://www.pacificengineering.net)

DATE: 2/19/2025  
SHEET NO: 1 OF 7  
SHEET TITLE: VICINITY

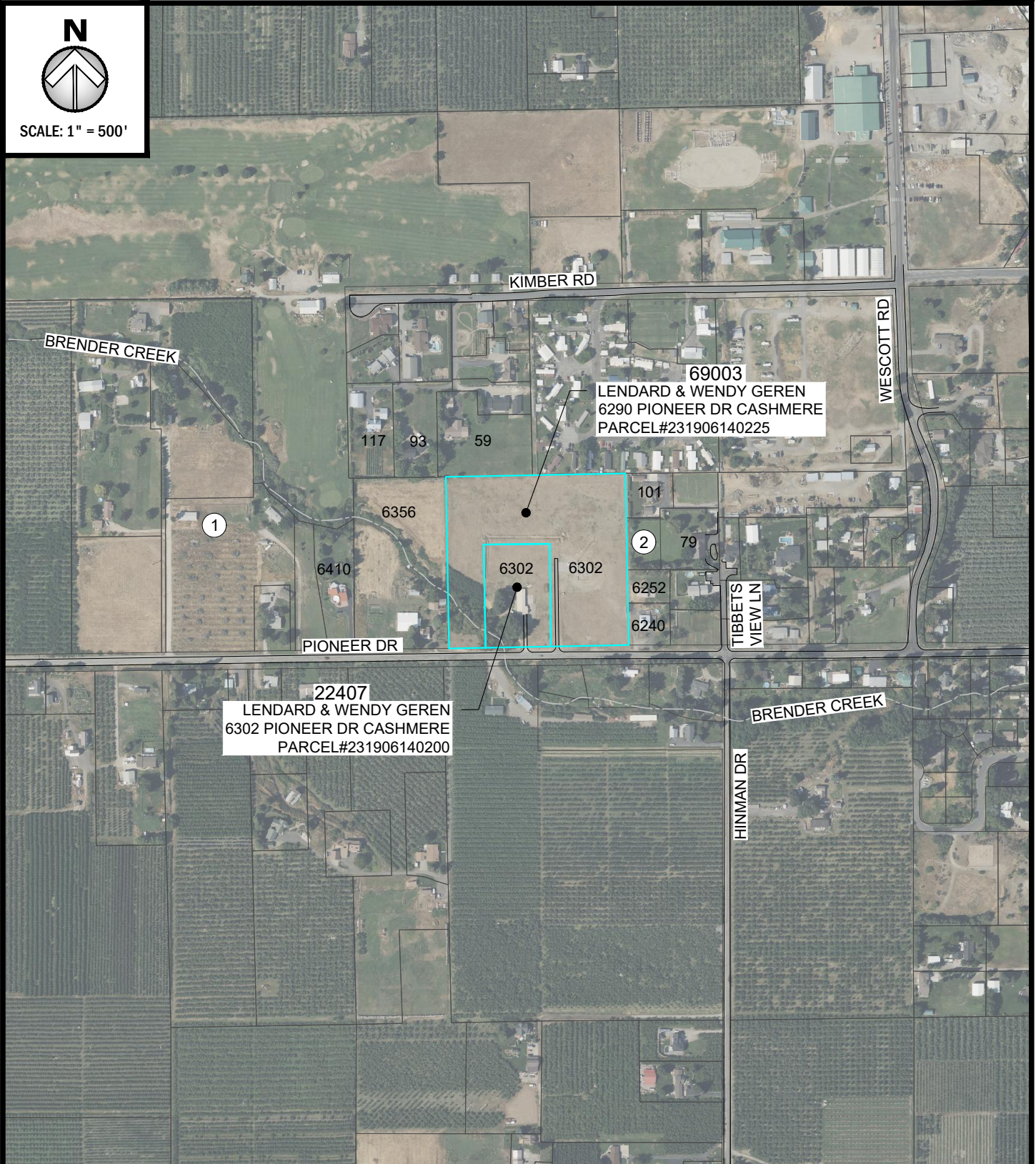
NEAR: CASHMERE  
IN: CASHMERE  
COUNTY OF: CHELAN  
STATE: WASHINGTON  
APPLICATION BY: LEN GEREN

NOTES:






SCALE: 1" = 500'



PROPOSED: COMPREHENSIVE PLAN AMENDMENT  
ADDRESS: 6302; 6290 PIONEER DR CASHMERE  
LATITUDE: 47.5175°  
LONGITUDE: -120.5023°  
PARCEL NO#: 231906140200; 231906140225

**ADJACENT PROPERTY OWNERS:**

- ① JERRY LOEFFELBEIN,  
6356 PIONEER DR, CASHMERE, WA 98815
- ② JACOB & DANIELLE VATH,  
6264 PIONEER DR, CASHMERE, WA 98815



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**ENGINEERING**

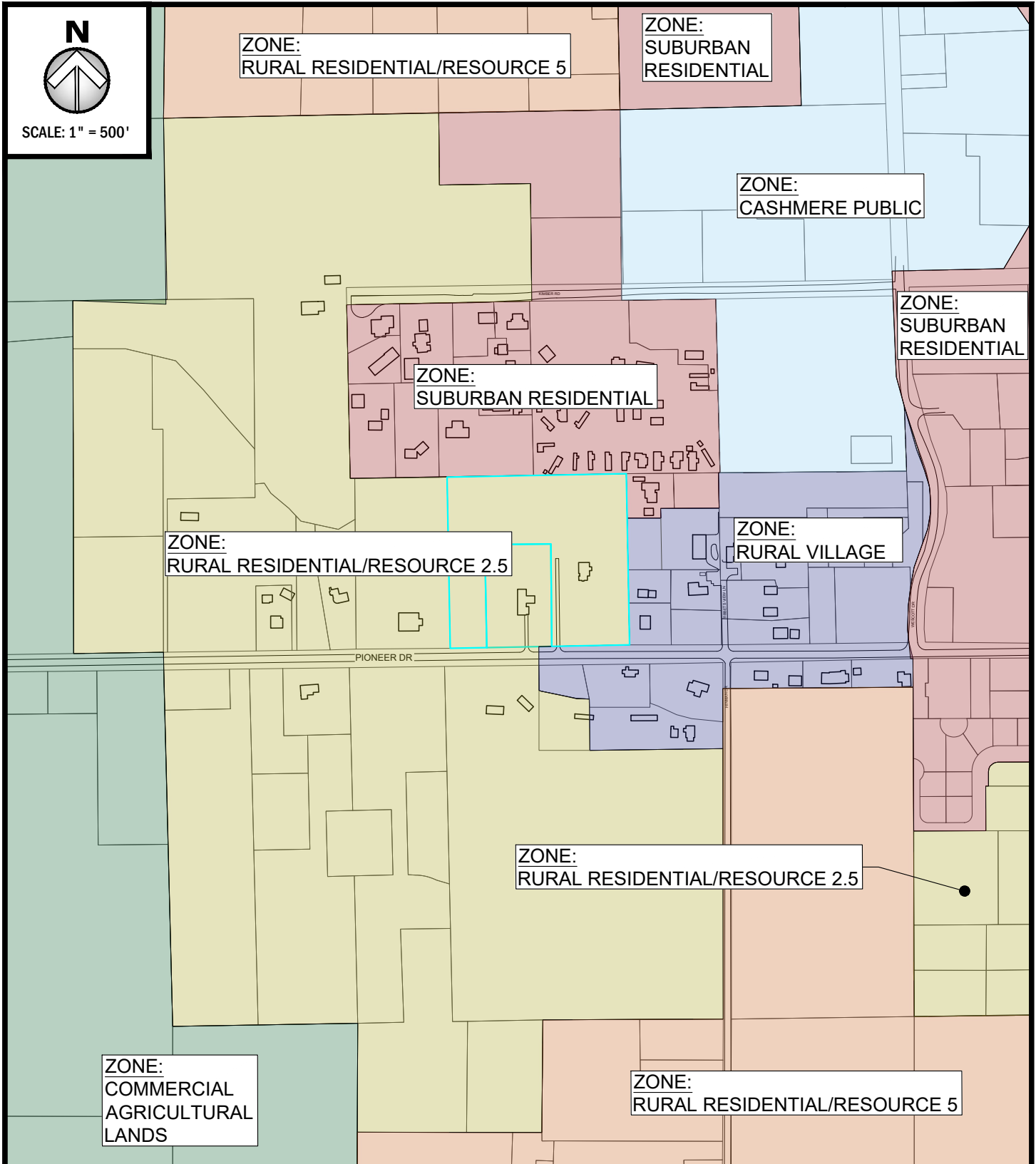
200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801  
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DATE: 2/19/2025  
SHEET NO: 2 OF 7  
SHEET TITLE: PARCEL MAP

NEAR: CASHMERE  
IN: CASHMERE  
COUNTY OF: CHELAN  
STATE: WASHINGTON  
APPLICATION BY: LEN GEREN

**NOTES:**





PROPOSED: COMPREHENSIVE PLAN AMENDMENT ADDRESS: 6302; 6290 PIONEER DR CASHMERE LATITUDE: 47.5175° LONGITUDE: -120.5023° PARCEL NO#: 231906140200; 231906140225	<div><div><div>PACIFIC</div><div>ENGINEERING</div></div><div>200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801 (509) 662-1161 www.pacificengineering.net</div></div>	DATE: 2/19/2025 SHEET NO: 3 OF 7 SHEET TITLE: ZONING MAP
ADJACENT PROPERTY OWNERS: ① JERRY LOEFFELBEIN, 6356 PIONEER DR, CASHMERE, WA 98815 ② JACOB & DANIELLE VATH, 6264 PIONEER DR, CASHMERE, WA 98815		NEAR: CASHMERE IN: CASHMERE COUNTY OF: CHELAN STATE: WASHINGTON APPLICATION BY: LEN GEREN
		NOTES:



SCALE: 1" = 200'

URBAN GROWTH:  
CASHMERE

KIMBER RD

WESCOTT RD

BRENDER CREEK

PIONEER DR

6302

6302

TIBBETS  
VIEW LN

22407  
LENDARD & WENDY GEREN  
6302 PIONEER DR CASHMERE  
PARCEL#231906140200

69003  
LENDARD & WENDY GEREN  
6290 PIONEER DR CASHMERE  
PARCEL#231906140225

BRENDER CREEK

HINMAN DR

PROPOSED: COMPREHENSIVE PLAN AMENDMENT  
ADDRESS: 6302; 6290 PIONEER DR CASHMERE  
LATITUDE: 47.5175°  
LONGITUDE: -120.5023°  
PARCEL NO#: 231906140200; 231906140225

ADJACENT PROPERTY OWNERS:

- ① JERRY LOEFFELBEIN,  
6356 PIONEER DR, CASHMERE, WA 98815
- ② JACOB & DANIELLE VATH,  
6264 PIONEER DR, CASHMERE, WA 98815



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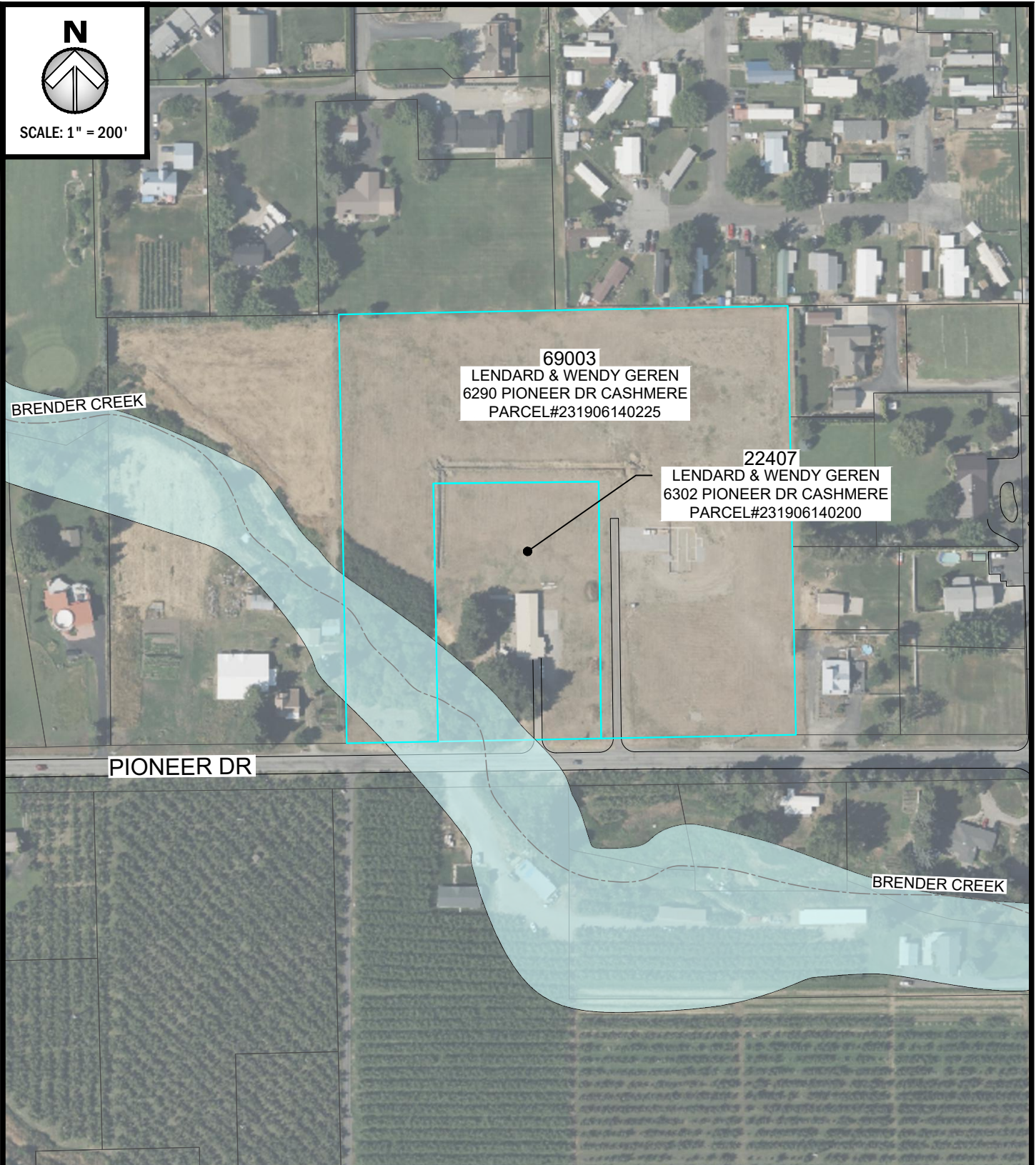
DATE: 2/19/2025  
SHEET NO: 4 OF 7  
SHEET TITLE: URBAN GROWTH MAP

NEAR: CASHMERE  
IN: CASHMERE  
COUNTY OF: CHELAN  
STATE: WASHINGTON  
APPLICATION BY: LEN GEREN

NOTES:



SCALE: 1" = 200'



PROPOSED: COMPREHENSIVE PLAN AMENDMENT  
ADDRESS: 6302; 6290 PIONEER DR CASHMERE  
LATITUDE: 47.5175°  
LONGITUDE: -120.5023°  
PARCEL NO#: 231906140200; 231906140225

ADJACENT PROPERTY OWNERS:

- ① JERRY LOEFFELBEIN,  
6356 PIONEER DR, CASHMERE, WA 98815
- ② JACOB & DANIELLE VATH,  
6264 PIONEER DR, CASHMERE, WA 98815



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DATE: 2/19/2025  
SHEET NO: 5 OF 7  
SHEET TITLE: EROSION SOILS MAP

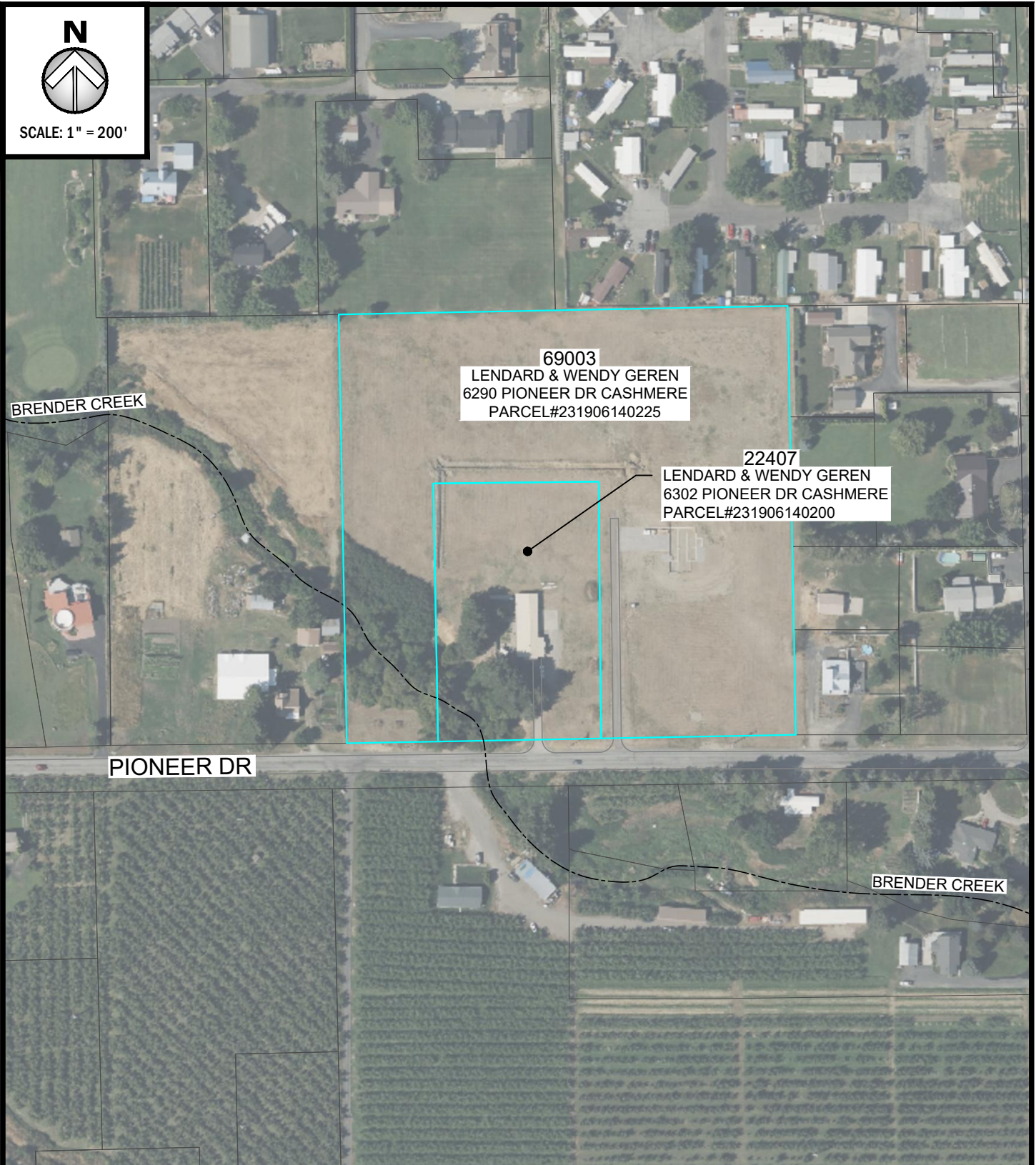
NEAR: CASHMERE  
IN: CASHMERE  
COUNTY OF: CHELAN  
STATE: WASHINGTON  
APPLICATION BY: LEN GEREN

NOTES:






SCALE: 1" = 200'



PROPOSED: COMPREHENSIVE PLAN AMENDMENT  
ADDRESS: 6302; 6290 PIONEER DR CASHMERE  
LATITUDE: 47.5175°  
LONGITUDE: -120.5023°  
PARCEL NO#: 231906140200; 231906140225

ADJACENT PROPERTY OWNERS:

- ① JERRY LOEFFELBEIN,  
6356 PIONEER DR, CASHMERE, WA 98815
- ② JACOB & DANIELLE VATH,  
6264 PIONEER DR, CASHMERE, WA 98815



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(509) 662-1161 [www.pacificengineering.net](http://www.pacificengineering.net)

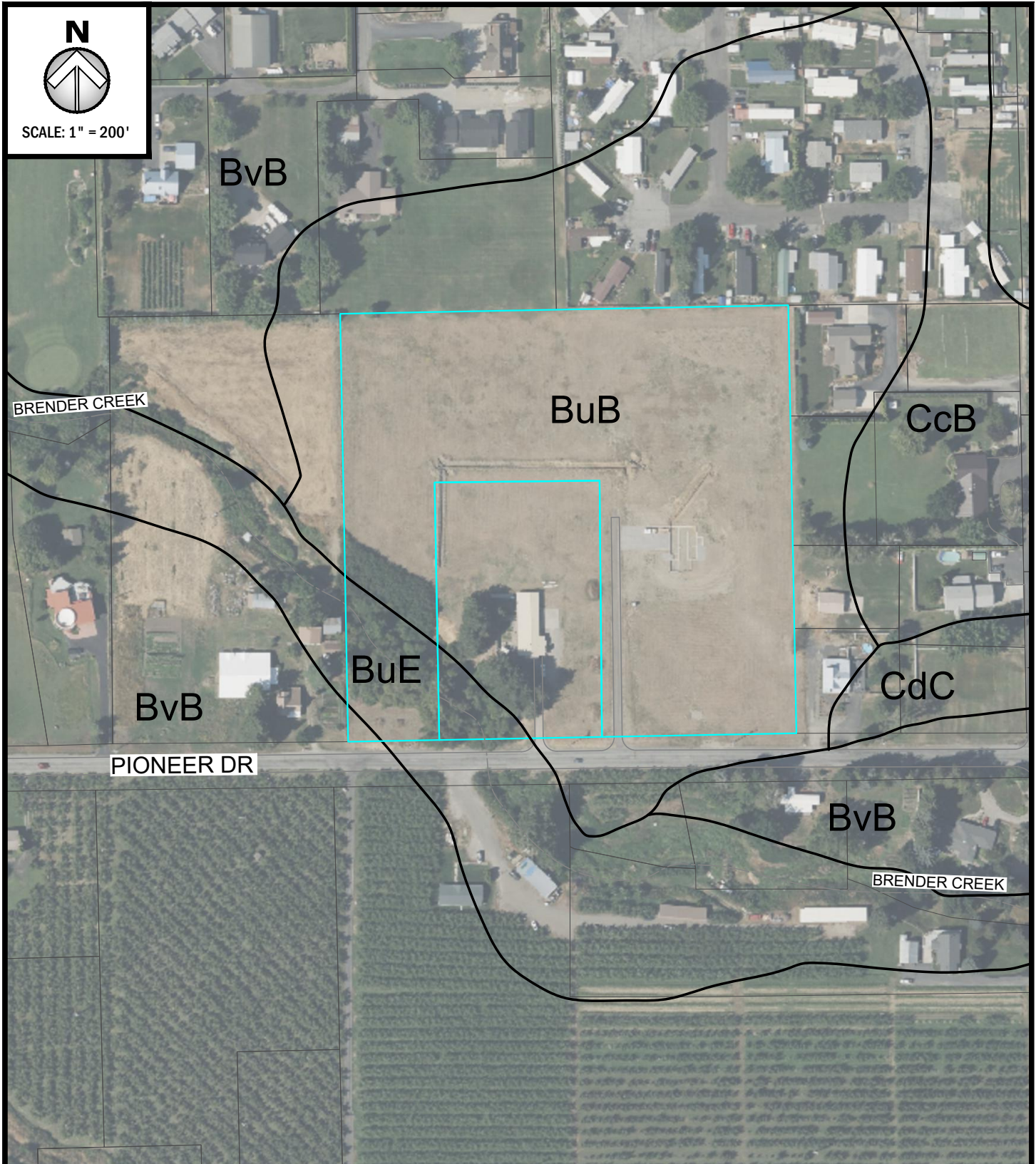
**PACIFIC**  
**ENGINEERING**

DATE: 2/19/2025  
SHEET NO: 6 OF 7  
SHEET TITLE: STREAM MAP

NEAR: CASHMERE  
IN: CASHMERE  
COUNTY OF: CHELAN  
STATE: WASHINGTON  
APPLICATION BY: LEN GEREN

NOTES:



<b>PROPOSED:</b> COMPREHENSIVE PLAN AMENDMENT		<b>DATE:</b> 2/19/2025	
<b>ADDRESS:</b> 6302; 6290 PIONEER DR CASHMERE		<b>SHEET NO:</b> 7 OF 7	
<b>LATITUDE:</b> 47.5175°		<b>SHEET TITLE:</b> SOIL SURVEY MAP	
<b>LONGITUDE:</b> -120.5023°		<b>NEAR:</b> CASHMERE	
<b>PARCEL NO#:</b> 231906140200; 231906140225		<b>IN:</b> CASHMERE	
<b>ADJACENT PROPERTY OWNERS:</b>		<b>COUNTY OF:</b> CHELAN	
① JERRY LOEFFELBEIN,		<b>STATE:</b> WASHINGTON	
6356 PIONEER DR, CASHMERE, WA 98815		<b>APPLICATION BY:</b> LEN GEREN	
② JACOB & DANIELLE VATH,		<b>NOTES:</b>	
6264 PIONEER DR, CASHMERE, WA 98815			

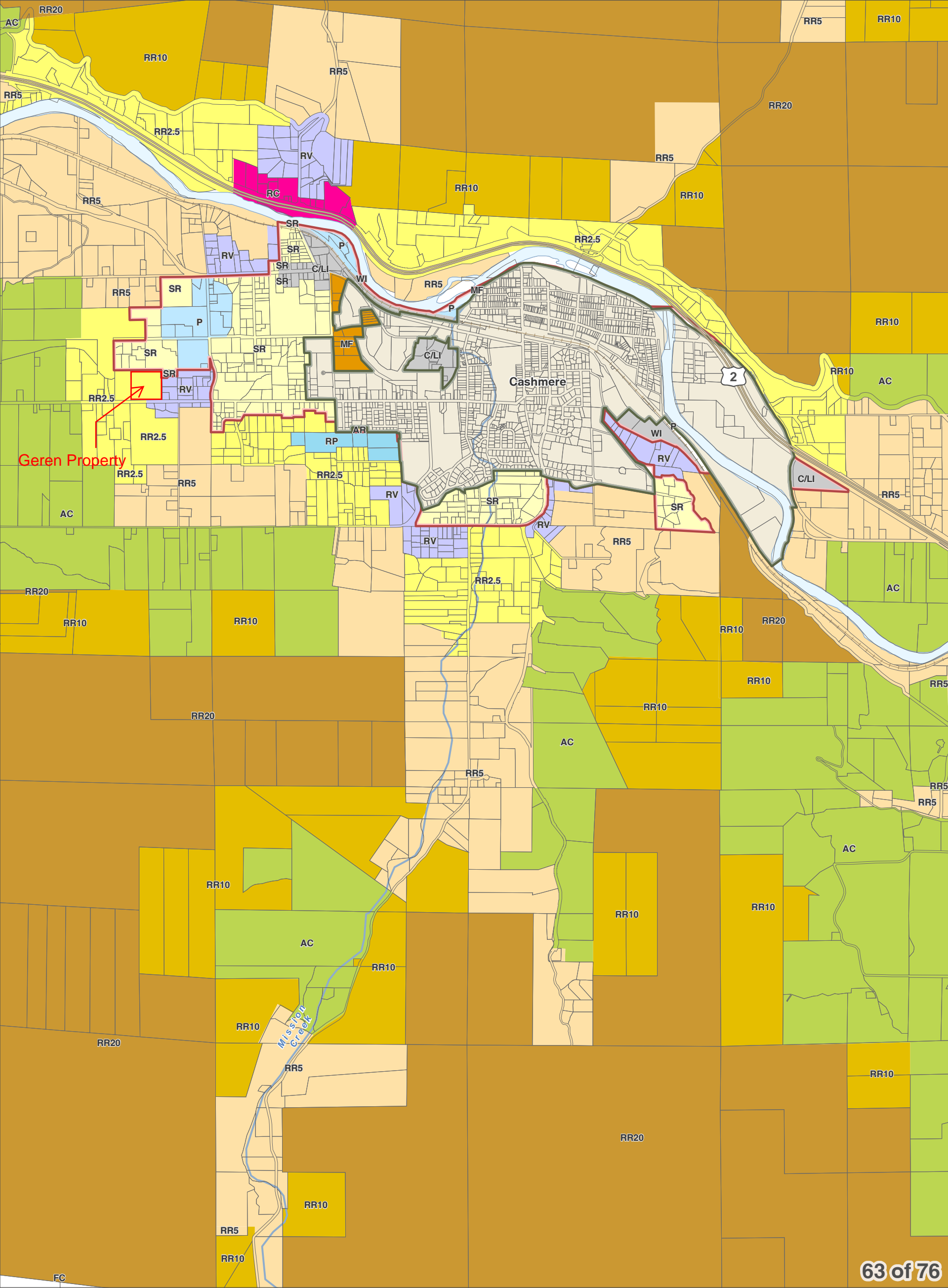


**PACIFIC**  
**ENGINEERING**

200 S. COLUMBIA STREET, SUITE 300, WENATCHEE, WA 98801  
(509) 662-1161 [www.pacificengineering.net](http://www.pacificengineering.net)



# Chelan County Land Use Designation



- City Boundaries
- Urban Growth Areas
- County Boundary
- Highways
- Railroads
- Lakes
- Rivers & Streams

**DISCLAIMER:** The County makes no warranty, expressed or implied, concerning the data's content, accuracy, currency or completeness, or concerning the results to be obtained from queries or use of the data. All data is expressly provided "as is" and "with all faults". The County makes no warranty of fitness for a particular purpose, and no representation as to the quality of any data. The requester shall have no remedy at law or equity against the County in case the data provided is inaccurate, incomplete or otherwise defective in any way. The Administrator may modify information as necessary per CCC 11.06.



0 0.25 0.5  
Miles  
1 inch = 2,000 feet

December 15, 2017  
Data: Chelan County, WSDOT



Area of Interest in Red

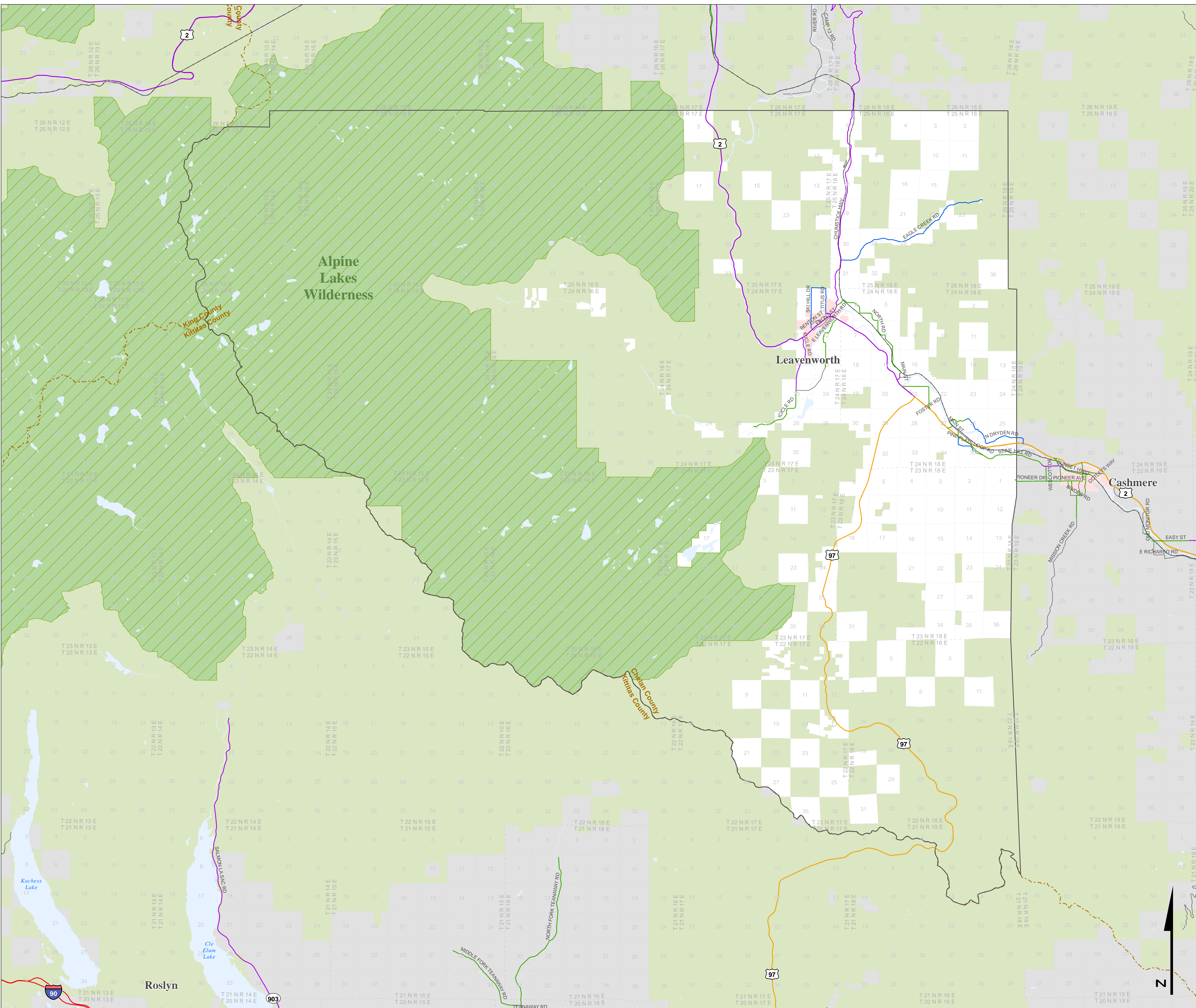
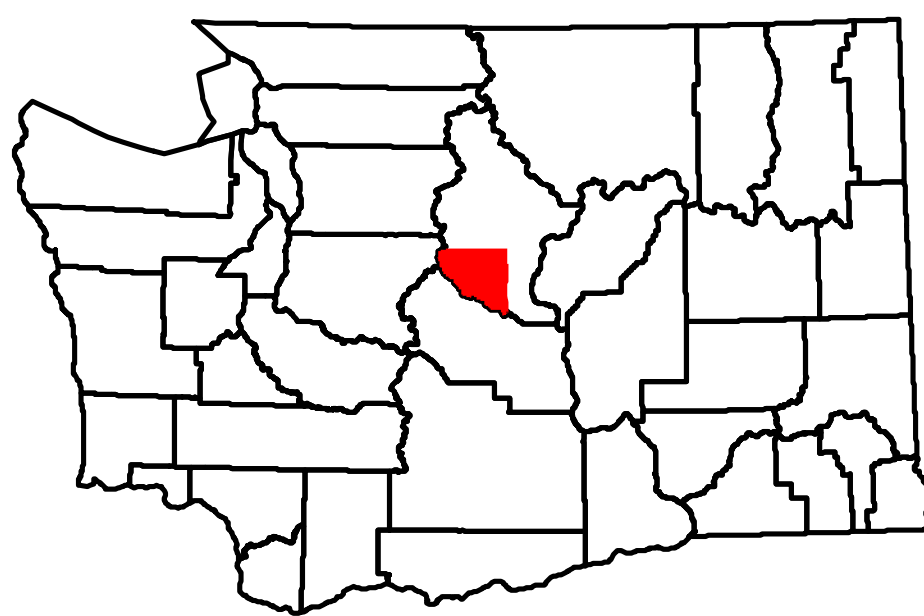
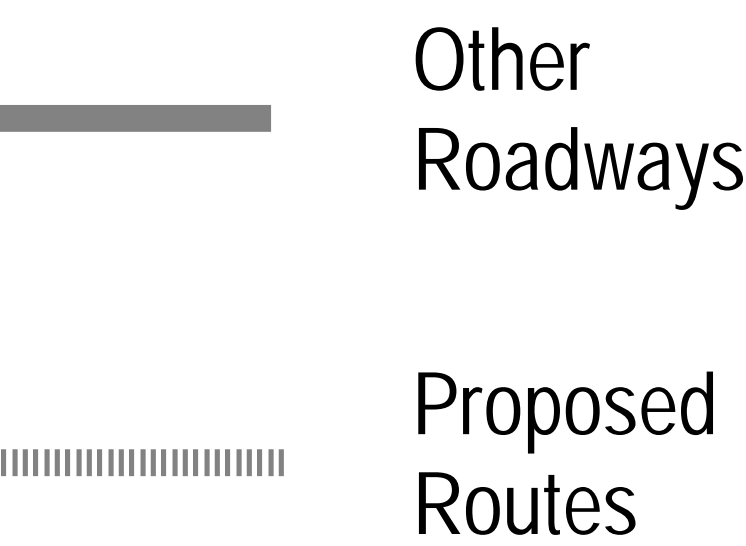
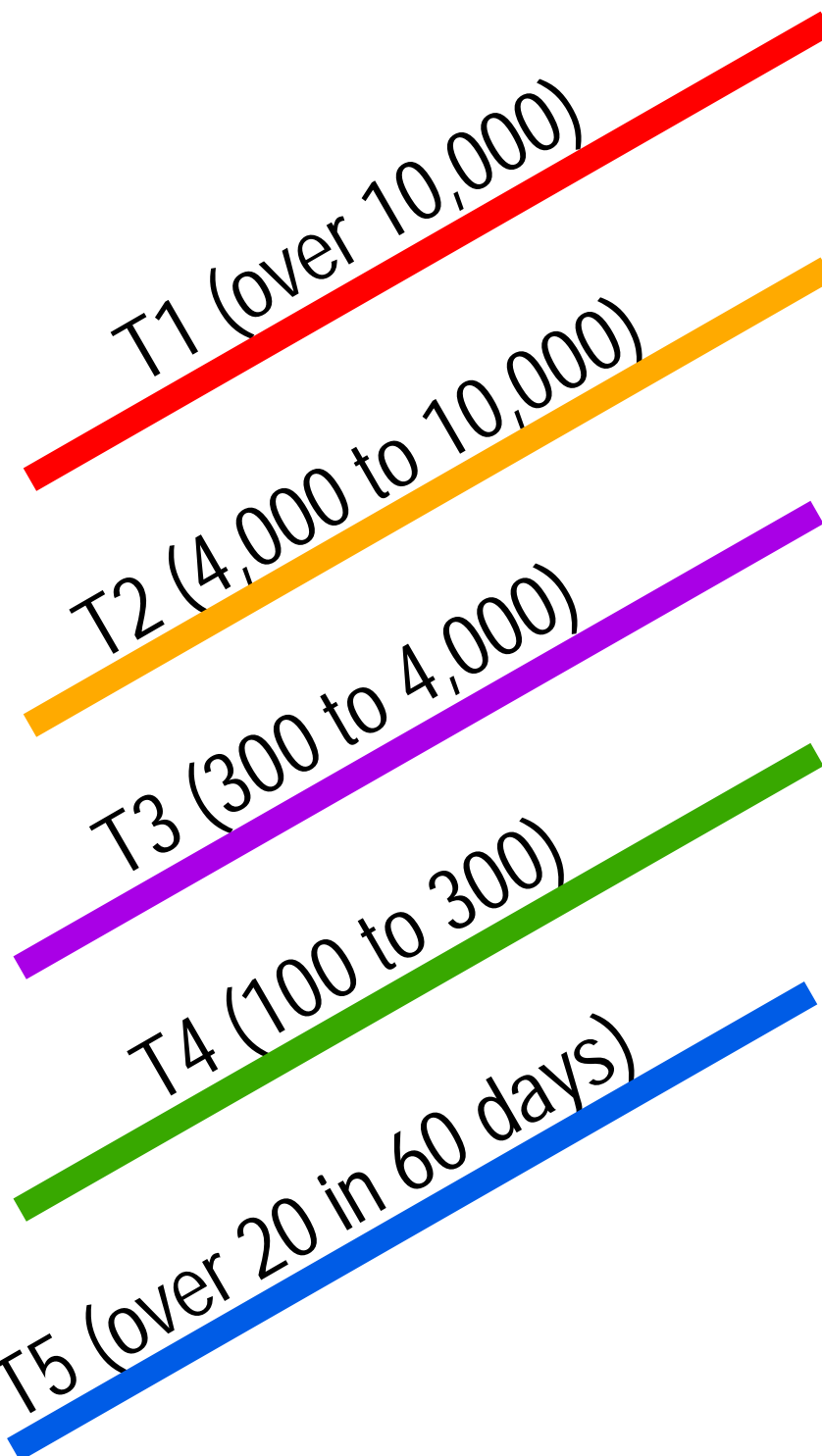


Freight  
and Goods  
Transportation  
System

Roadways  
2015

WASHINGTON STATE  
DEPARTMENT OF  
TRANSPORTATION

TONNAGE CLASS  
T1 - T5  
ANNUAL TONS  
(in thousands)







# CHELAN COUNTY

## DEPARTMENT OF COMMUNITY DEVELOPMENT

### REVISED STAFF REPORT

#### HAY CANYON RANCH LLC

**TO:** Planning Commission

**FROM:** Chelan County Community Development

**HEARING DATE:** September 24, 2025 with the Planning Commission

**FILE NUMBER:** Public Benefit Rating System, PBRs 2025-161

**PROPOSAL:** An application requesting approval of an 'open space' classification for 18.95 acres of land pursuant to the Public Benefit Rating System. The application was submitted on June 17, 2025.

#### GENERAL INFORMATION:

<b>Property location:</b>	The property is located on Grubb Road southwest of the Malaga Alcoa Hwy
<b>Applicant:</b>	Grubb Family Investments LLC
<b>Assessor Parcel Numbers:</b>	22-20-25-925-685 22-20-25-925-675 22-20-25-925-670 22-20-25-925-710
<b>Total acreage involved:</b>	18.95 acres
<b>Comprehensive Plan designation &amp; Zoning district:</b>	Commercial Agriculture (AC)
<b>Existing land uses:</b>	Vacant; former cherry orchard
<b>SEPA:</b>	Exempt pursuant to WAC 197-11-80014(k)

#### Chelan County Code Chapter 14.22.060 Open Space Public Benefit:

The applicant is seeking the following Open Space classifications:

#### **High Priority Resources: 5 Points Each**

**Farm and Agricultural Conservation Land:** *"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 has a high potential for returning to commercial agriculture. 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.”*

**Finding:** The four parcels included in the application were previously planted with fruit trees and run as part of a family owned and operated commercial tree fruit operation. The trees were removed to due tree health issues and have yet to be replanted. The parcels are currently vacant. The applicant has indicated a desire to replant the parcels when feasible to do so.

**Bonus Categories:**

**Public Access: 4 points** *“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)”*

**Finding:** The applicant grants access to hunters during deer and elk hunting seasons.

**Conclusion:** Staff finds the following are consistent with Chelan County Code:

- Significant Wildlife Habitat Area= 5 points
- Limited Public Access= 4 points

The applicant has requested a 50% reduction due to the land containing one high priority resource and the provision of limited public access. Staff finds the application and properties are consistent with the criteria found in Chelan County Code Section 14.22.

**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.

**EXHIBITS**

- A. File of record

## Jamie A. Strother

---

**From:** Cindy Grubb  
**Sent:** Tuesday, June 17, 2025 2:43 PM  
**To:** Jamie A. Strother  
**Subject:** Grubb Family Investments LLC Open Space Reclass. PL 25-161

Hello Jamie:

This narrative is a request for the change of land classification from "Open Space" to "Farm and Agricultural Conservation Land". Due to the agricultural farming industry not doing well due to the high rise cost for labor but also with the increase of expense cost, Grubb and Grubb Orchards had to remove 18.94 acres of fruit trees. This land has not had trees on it for a while but had hopes to replant with new trees if the agricultural economy got better. To this day we have not been able to replant to keep our "Open Space" classification so we are requesting to reclass to "Farm and Agricultural Conservation Land" at this time. We are still hoping to replant with orchard fruit tree in the future someday.

Upon filling out the Public Benefit Rating System Worksheet, we fill we comply for the "Farm and Agricultural Conservation Land category" and also Public Access "Limited Access (seasonal and /or special arrangements category)". The area that this land is located at, we have a lot of deer and elk that will migrate through this area and at times will hang out in this area for about 6 months at a time. This time span includes the hunting season and so we have a lot of request from hunters to hunt this area. We give a limited amount of permission to the public to access this land to hunt. By doing this helps to control the amount of deer and elk in our area but also helps in controlling the damage these animals do to the existing fruit trees.

This narrative hopefully explains our land reclassification request. Please let me know if you are in need of further information.

Thank you

Cindy Grubb  
Grubb Family Orchards  
Grubb & Grubb Orchards



**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): 222025925685, 222025925675, 222025925670 & 222025925710 Lot Size: 18.94 Total (Acres)
- Parcel Address: Unknown Edgemont Dr. City/Zip Code: Wenatchee, WA 98801
- Property Owner(s): Drubbo Family Investment LLC Zoning: AC Commercial Agricultural

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

**Medium Priority Resources: 3 Points Each**

<input type="checkbox"/>	Public Lands Buffer
<input 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

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

**Bonus Categories**

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

**Public Access**

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

**4** 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)

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

<b>9</b>	<b>Grand Total (Add subtotals)</b>
<b>50%</b>	<b>Reduction from Valuation Schedule</b>

**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.**

MG 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.

MG 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.

MG 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.

MG I ACKNOWLEDGE AND UNDERSTAND that it is the responsibility of the property owner to submit for and obtain all necessary development permits and approvals prior to engaging in cannabis-related activities, development, uses or construction, including but not limited to conditional use permits for the production or processing of cannabis, building permits, change of use/occupancy permits, shoreline permits, variances, and mechanical permits.

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

☒ I certify with the signature below that the building or land use permit requested **IS NOT** related to or in any way supportive of existing or planned cannabis-related activities, development, uses or construction on the property. I further certify that any authorized activities, development, uses or construction **WILL NOT** be utilized to support or expand cannabis-related activities, development, uses or construction.

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

**SITE PLAN CHECKLIST SECTION**

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

**ACKNOWLEDGEMENT SECTION**

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

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

Initials

(Owner and, if applicable, Applicant)

- MC \_\_\_\_\_ 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.
- MC \_\_\_\_\_ 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.
- MC \_\_\_\_\_ 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.
- MC \_\_\_\_\_ 4. Additional permit applications and approvals may be necessary to conduct specific activities.
- MC \_\_\_\_\_ 5. Application fees are non-refundable, except when approved by the Board.
- MC \_\_\_\_\_ 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.
- MC \_\_\_\_\_ 7. Chelan County is hereby given consent to enter the property(ies) listed above.
- MC \_\_\_\_\_ 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.
- MC \_\_\_\_\_ 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.
- MC \_\_\_\_\_ 10. I certify that this application has been made with the consent of the lawful property owner(s).
- MC \_\_\_\_\_ 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.
- MC \_\_\_\_\_ 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: Mary Grubb Place: Wenatchee Date: 6/9/25

Print Name: Mary Grubb

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

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



# Certification of Contiguous Parcels with Different Ownerships

Chapters 84.33 and 84.34 RCW

Complete this form only if you are the owner of a classified or designated parcel and would like your parcel to be considered contiguous, as defined in RCW 84.34.020(6) and RCW 84.33.035(4), with other classified or designated parcels having different ownerships. Parcels with different ownerships are considered contiguous if they are adjoining, managed as part of a single operation, and meet the definition of "family" as described in RCW 84.34.020(6)(b)(ii).

We are requesting the following parcels be considered contiguous for the purposes of classification or designation under Chapters 84.34 or 84.33 RCW. Attach additional certification forms, if necessary.

Owner name and parcel number: Grubb Family Investments LLC Parcel # 222025925670

Owner name and parcel number: Grubb Family Investments LLC Parcel # 222025925675

Owner name and parcel number: Grubb Family Investments LLC Parcel # 222025925685

Owner name and parcel number: Grubb Family Investments LLC Parcel # 222025592710

Owner name and parcel number:

Describe how all parcels subject to this document are being managed as part of a single operation. Assessor may request additional information to verify all parcels considered contiguous, for the purposes of this classification or designation, are being managed as part of a single operation. Additional information may include, but is not limited to, federal income tax returns and schedules, articles of incorporation, partnership agreements, rental or lease agreements, and operating agreements.

These parcels are all managed under agricultural orchard by Mary Grubb's son Mike Grubb. These parcels had to have the orchard taken out due to Small Cherry Virus and in the future to be replanted back to orchard once the market for cherries is economical to do.

Describe the familial relationships between all owners of parcels subject to this document. Parcel owners must meet the definition of family, as defined in RCW 84.34.020(6)(b)(ii), with at least one owner of an adjoining parcel. Assessor may request additional information to verify parcel owners meet the definition of family. Additional information may include, but is not limited to, birth certificates, marriage certificates, state registered domestic partner agreements, and adoption documents.

Ownership of these parcels are under one owner Mary Grubb/Grubb Family Investments

As owners of the parcels listed above, we hereby indicate by our signatures below that we are aware of the potential tax liability involved, which may include interest and penalties, when the land ceases to be classified or designated under the provisions of Chapter 84.34 or 84.33 RCW. We also certify that the information in this document is accurate and complete. The agreement to tax according to use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070).

Print the name of each owner:

Mary Grubb

Signature of each owner:

Mary Grubb



## **EXHIBIT A**

APN 222025925670, 222025925675, 222025925685, and 222025592710

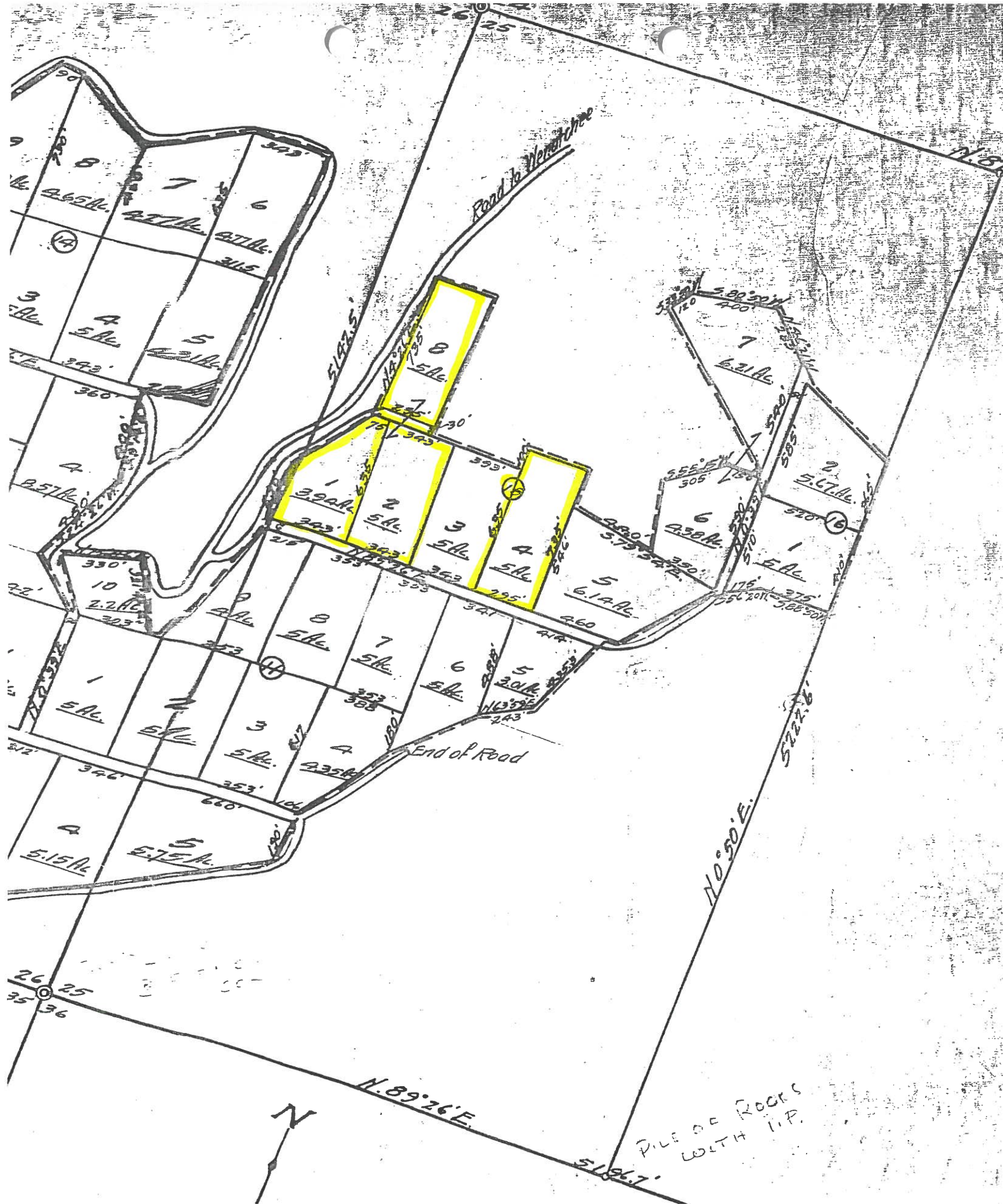
Lots 1, 2, 4, and 8 of Block 15, Wenatchee Heights Orchard Tracts, Chelan County, Washington, according to the plat thereof recorded in Volume 2 of Plats, Page 4, records of said County.

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## 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

14.22.065 Owner Notification of Revised Valuation

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 applications 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.

### **14.22.040 Application Requirements**

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 are based upon the number of eligibility points for which a property or a portion of a property qualifies.

Eligibility. The following must be met in order to be eligible for a tax reduction under the Public Benefit Rating System:

1. The site for consideration must contain a minimum of ten acres of defined priority resource unless modified in the provisions below.
2. Unlimited public access shall be provided to the open space resource unless prohibited by state or federal law or justification can be provided of why unlimited access cannot be granted.

~~All lands within Chelan County obtaining the required points under the valuation schedule (see C-1 in Section 14.22.080, Appendix A—Charts) 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.~~

(2) Eligibility Points. ~~Eighteen 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 priority.

High equals ~~five~~ one points, medium equals ~~three~~ one-half points.

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

Unlimited access equals ~~eight~~ one, limited access ~~(due to resource sensitivity)~~ equals ~~six~~ one-half, ~~limited access (seasonal and/or upon special arrangements) equals four, no public access equals zero.~~

(C) Bonus Categories. Variable points are accrued with regard to special conditions. Lands with at least one priority resource, a conservation easement, and public access qualify for the largest valuation reduction. (Up to a maximum of 25% )

(3) Priority Resources and Eligibility Point System. Lands which contain the following priority resources may be eligible for classification as open space, as outlined in this chapter:

~~(A) High Priority Resources. Five points one point each (seven categories maximum from subsections (3)(A) and (B) of this section).~~ Limited to one resource per application.

**(i) Archaeological Sites.**

Definition: All sites and locations of prehistorical or archaeological interest including but not limited to burial sites, camp sites, rock shelters, caves, and the artifacts and implements of the culture.

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.

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 has a high potential for returning to commercial agriculture.

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 I.**

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.

Eligibility:

- (a) Eligible lands contain water bodies designated as Types 1 through 5 by the Washington State Department of Natural Resources.

(b) 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.

**(iv) Shoreline Environment.**

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 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.

**(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 is 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, not related to the historic site~~, are not eligible.

~~(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 nonrecreation structures are not eligible.~~

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

~~Definition: One 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 subsection 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.~~

#### **(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 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

(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:

(l) 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.

**(ix vii) Special Plants Sites.**

Definition: Those 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 viii) 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 subsection 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.

**(xi ix) 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 fourteen 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.



Data Source: Copy of recorded or proposed easement for review by Chelan County community development department.

Eligibility: Eligible site properties must be used as a public urban or rural trail linkage which remains in private ownership. 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 fourteen 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. The trail must be primarily off-road and separated from any road by at least twenty-five 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 revegetation utilizing native vegetation must be submitted and approved.

**(xiii) Surface Water Quality Buffer Area I.**

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

- (a) Provide at least fifty percent additional buffer width beyond that required by regulation; or
- (b) Fence existing livestock out of the buffer required by regulation.

**(B) Medium Priority Resources. ~~Three points~~ one-half point each. (Limited to one resource per application)**

**(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.

Eligibility: Lands being buffered shall be in public ownership.

**(ii) Fish-Rearing Habitat: Ponds and Streams II.**

Definition: Small lakes, over one-half acre in size, and streams and creeks located within a well-defined channel that carry a perennial flow throughout the year (ninety percent of the time or more) that are used in the life cycles 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 of Washington Streams, Washington State Department of Fish and Wildlife.

Eligibility: Eligible lands are those meeting the definition above. The area to be included encompasses two hundred 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)~~ 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 subsection 501(c)(3) of the Internal Revenue Code whose primary mission is the preservation of scenic vistas.

~~(c)~~ b Eligible lands must be of sufficient size to preserve substantially the scenic resource value and must contain a minimum of ten acres.

**(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 ninety 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.

~~(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 nonprofit organization. The nonprofit organization shall have qualified and be certified as a nonprofit organization under subsection 501(c)(3) of the Internal Revenue Code.~~

~~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.~~

(C) 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: five 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 II: three or five 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: Catalog of Washington Streams, Chelan County shoreline master program, Chelan County critical areas ordinance, and National Wetlands Inventory Maps.~~

~~Eligibility: Sites qualifying under the "surface water quality buffer area" receive additional points through the provision of additional buffer which is preserved from clearing and livestock intrusion.~~

~~Three additional points are awarded for buffers no less than two times the buffer required by the applicable ordinance, and five 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: two 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 manmade barrier separating them or parcels abutting a publicly owned open space but not necessarily abutting each other without any significant natural or manmade 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: Treatment 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: ~~eight~~ one-half 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 [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.

~~(D) Super Bonus Category (One Hundred Percent 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.~~

~~(E-D) 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 one 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 one-half 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, unless prohibited by state or federal law, 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~~ 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, t~~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).

#### 14.22.065

Once the county legislative authority adopts an open space plan, rating system, and assessed valuation schedule, the planning commission or other designated agent of the legislative authority must assign a recommended number of priority rating points to all land classified as open space using the adopted rating system.

The planning commission or agent will forward this recommendation to the county legislative authority for approval. After the number of priority rating points are assigned and approved, this information will be sent to the assessor.

The assessor will determine the new assessed value of the classified open space land based on the number of priority rating points assigned and the adopted assessed valuation schedule. Thereafter, the assessor must notify all owners of such land of the new assessed value of their land in the manner provided in RCW [84.40.045](#).

(a) Within thirty days of receipt of this notice of the new assessed value, the owner may request that the parcel(s) of land be removed from the open space classification without payment of additional tax, interest, or penalty.

(b) If previously classified open space land does not qualify for classification under the newly adopted open space plan and rating system, the assessor is not to remove the land from the open space classification. This land will retain its status as classified open space land. The assessor will determine the value of this land using the new priority rating system and valuation schedule.

#### **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. (Res. 2012-99 (Att. A (part)), 10/30/12).

## 14.22.080 Appendix A—Charts.

Numbers	Title
C-1	Valuation Schedule
C-2	Public Benefit Rating Sheet

C-1		
Valuation Schedule		
Public Benefit Rating Points	Reduction in Fair Market Value	Current Use Value
0-4	0%	100%
5-10 <u>1</u>	50% <u>10%</u>	50% <u>90%</u>
11-15 <u>1.5</u>	60% <u>15%</u>	40% <u>85%</u>
16-20 <u>2</u>	70% <u>20%</u>	30% <u>80%</u>
21-34 <u>2.5+</u>	80% <u>25%</u>	20% <u>75%</u>
35+	90%	10%
Super Bonus	100%	0%

**High Priority Resources: ~~5 Points~~ 1 Point Each**  
*(7 categories 1 category maximum from High and Medium Priority Resource)*

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

### Bonus Categories

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

### Public Access

<input type="checkbox"/>	Unlimited Access: <b><del>8 Points</del> 1 Point</b>
<input type="checkbox"/>	Limited Access <b><del>.5 Point</del></b> (due to resource sensitivity): <b>6 Points</b>
<input type="checkbox"/>	<del>Limited Access (seasonal and/or special arrangements): 4 Points</del>
<input type="checkbox"/>	No Public Access: <b>0 Points</b>

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

**Medium Priority Resources: ~~3 Points~~ .5 Point Each**

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

<input type="checkbox"/>	<b>Subtotal points from High and Medium Priority Resources</b>
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**Super Bonus Category**

Does the site meet the three criteria?

Check box if "Yes" to all (~~100%~~ 25% Reduction)

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

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





## CHELAN COUNTY

Department of Community Development  
316 Washington Street, Suite 301, Wenatchee, WA 98801  
Telephone: (509) 667-6225 Fax: (509) 667-6475

### SEPA NOTICE ISSUANCE OF DETERMINATION OF NON-SIGNIFICANCE (DNS)

**Project** Amendments to Chelan County Section 14.22  
**Description:**  
**File Number:** PL 2025-101 (Code Text Amendments)  
**Parcel Number:** County Wide  
**Applicant/Owner:** Chelan County  
316 Washington St. Ste. 301  
Wenatchee, WA 98801  
**Lead Agency:** Chelan County Department of Community Development

An application for code text amendments to Chelan County Code Section 14.22 Open Space Public Benefit.

The lead agency for this proposal has determined that it does not have a probable significant impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This Determination of Non-Significance is issued under WAC 197-11-340(2), and the comment period will end at 5:00 p.m. on September 27, 2025.

**Responsible Official:** Deanna Walter, Director / SEPA Responsible Official  
**Address:** Chelan County Department of Community Development  
316 Washington Street, Suite 301  
Wenatchee, WA 98801  
**Phone:** (509) 667-6225

**Signature:**

*Deanna Walter*

Deanna Walter, SEPA Responsible Official

**Date:**

*9/9/25*

# THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

## Submittal ID: 2025-S-9851

**Submittal Date Time:** 09/09/2025

### Submittal Information

<b>Jurisdiction</b>	Chelan County
<b>Submittal Type</b>	60-day Notice of Intent to Adopt Amendment
<b>Amendment Type</b>	Comprehensive Plan Amendment

### Amendment Information

#### Brief Description

Proposed 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.

- ☐ Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.
- ☐ Yes, this is action includes changes to Urban Growth Boundaries.

**Planning Commissions Date** 09/24/2025

**Board of County Commissioners Date** 10/07/2025

**Anticipated/Proposed Date of Adoption** 11/10/2025

### Categories

Submittal Category
Annual Docket
Comprehensive Plan
Land Use
Open Space
Rural Lands

Attachments

Attachment Type	File Name	Upload Date
Comprehensive Plan Amendment - Draft	Code Attachments.pdf	09/09/2025 03:36 PM
SEPA Materials	ZTA 25-101 - SEPA Checklist.pdf	09/09/2025 03:36 PM
SEPA Materials	ZTA 25-101 PBRS - DNS signed 9.9.25.pdf	09/09/2025 03:36 PM
Supporting Documentation or Analysis	DRAFT #2 REVISIONS CHAPTER 14 PBRS.pdf	09/09/2025 03:38 PM

Contact Information

Prefix Ms.  
First Name Deanna  
Last Name Walter  
Title Community Development Director  
Work (509) 667-6228 Ext 6228  
Cell  
Email deannac.walter@co.chelan.wa.us

☐ Yes, I would like to be contacted for Technical Assistance.

Certification

■ I certify that I am authorized to submit this Amendment for the Jurisdiction identified in this Submittal and all information provided is true and accurate to the best of my knowledge.

Full Name Jessica Thompson  
Email jessicak.thompson@co.chelan.wa.us