

K-367/368

RESOLUTION 95-152

RE: Rezone Two Parcels of Property From General Use & Planned Development Designations To Residential Recreational-1 (RR-1) Designation An Remove the Interim Commercial Forest (C-F-I) Designation (ZC 537, Section 19 Limited Partnership)

WHEREAS, the Chelan County Planning Commission conducted a duly advertised public hearing on November 27, 1995 to which the public was invited to attend and enter testimony regarding the proposal; and

WHEREAS, the Board of Chelan County Commissioners conducted a duly advertised public meeting on December 5, 1995 to examine the records and files of the Chelan County Planning Commission and invite public testimony for or against the proposal; and

WHEREAS, this Board found that:

Findings of Fact:

1. This rezone request applies to two parcels of property, one which is currently zoned General Use and the other which is zoned Planned Development. The rezone area is also located within an Interim Commercial Forest Overlay District and within a winter range, fish and wildlife habitat area.
2. The proposal consists of two parcels, one being 640 acres in size and the other 650 acres in size and the owner/taxpayer of record is Section 19 Limited Partnership.
3. The intent of the Residential Recreational District classification is to be applied in areas which are suitable and desirable for the development of resorts, summer homes, and other recreational uses which may be located in the forested areas and along the lakes, rivers and streams of Chelan County.
4. The comprehensive plan designates the subject properties as heavily forested and sparsely forested, grazing and undeveloped.
5. The Mission Ridge Ski Area is located adjacent to and west of the proposed rezone area and the Squilchuck State Park is located to the west of Section 17 and north Section 19.
6. A wildlife habitat conservation plan may be required for any subdivision, short subdivision, cluster development or conditional use as a result of the properties being designated as fish & wildlife habitat area.
7. In regard to the State Environmental Policy Act (SEPA), this project is being reviewed under the phased review provision of RCW 197-11-060(5) and this rezone application received a determination of nonsignificance.

Conclusions:

1. Approval of this rezone request would be consistent with the comprehensive plan and, therefore would not be detrimental to health, safety or general welfare.

2. Specific development issues such as specific uses and their locations, utility locations, traffic, etc. will be reviewed and addressed at the project specific stage.

WHEREAS, the Board of Chelan County Commissioners removed the Interim Commercial Forest (C-F-I) Overlay District based on the following findings of facts and conclusions:

Findings of Fact:

1. The comprehensive plan designates the subject properties as heavily forested and sparsely forested, grazing and undeveloped.
2. The intent of the Interim Commercial Forest designation is "to encourage existing and future forest land uses as a viable, permanent land use and a significant economic activity within the community; and to protect forest lands of long term commercial significance not already characterized by urban development from encroachment of incompatible uses."
3. The Mission Ridge Ski Area is located adjacent to and north of the subject property.
4. The RR-1 zoning district is "intended to be applied in areas which are suitable and desirable for the development of resorts, summer homes, and other recreational uses which may be located in the forested areas and along the lakes, rivers and streams of Chelan County."
5. Properties located adjacent to and west of both Sections 19 and 17 are not located within the Interim Commercial Forest land designation.
6. Property to the north of Section 17 is in private ownership and property to the south of Section 19 is in Forest Service ownership. Properties to the east of both sections are part of the Colockum Wildlife Recreation Area.

Conclusions:

1. Approval of this rezone request would not be detrimental to health, safety or general welfare.
2. The change will not be detrimental to the existing commercial forest land base.
3. The CFI designation is not consistent with the existing PD zoning of Section 19 nor with the location and adjacent recreational land uses of either section.

NOW, THEREFORE, BE IT RESOLVED that the zoning classification of that property more particularly described below be rezoned from General Use & Planned Development to Residential Recreational-1 and removal of the Interim Commercial Forest (C-F-I) designation.


LEGAL DESCRIPTION

Section 17, Township 21 North, Range 20 E.W.M.; Section 19, Township 21 North, Range 20 E.W.M.


This resolution shall take effect and be in force immediately from and after its passage.

Dated this 5th day of December, 1995.


BOARD OF CHELAN COUNTY COMMISSIONERS



John S. Wall, Chairman

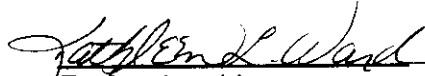


Thomas A. Green



Earl Marcellus

ATTEST:



Evelyn Arnold
Clerk of the Board