File(s) No. _____

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 with submittal:

- ❑ Open Space Taxation Agreement

Parcel Number (APN):_____ Lot Size:_____ (Acres)

Parcel Address: _____ City/Zip Code: _____

Property Owner(s):_____ Zoning: _____

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.

Chart C-2

High Priority Resources: 1 Point Each		**Bonus Category**	
	Archaeological Sites		Conservation/Historic Easement 1 point
	Farm and Agricultural Conservation Land		
	Fish-Rearing Habitat: Ponds and Streams I		
	Shoreline Environments		
	Historical Sites	**Public Access**	
	Significant Wildlife Habitat Area		Public Access 1 Points
	Special Plants Sites		Limited Access 0.5 Points
	Urban Growth Area Open Space		
	Trail Linkage		**Subtotal from Bonus and Access**
	Aquifer Protection Area		
	Surface Water Quality Buffer Area I	**Super Bonus Category**	
		Does the site meet the three criteria?	
Medium Priority Resources: 0.5 Points		Check box if "Yes" to all (75% reduction)	
	Public Lands Buffer		
	Fish-Rearing Habitat: Ponds and Streams II	Y/N	One High Priority Resource
	Geological Features	Y/N	Public Access (Year-round or Seasonal)
	Recreation and Public Access Parking	Y/N	Conservation Easement
	Subtotal Points from High and Medium Resources		
			Grand Total (Add subtotals)
			Reduction from Valuation Schedule

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SITE PLAN CHECKLIST SECTION

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

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ACKNOWLEGEMENT SECTION

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

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

Initials
(Owner and, if applicable, Applicant)

_____ _____ 1. All applications will be reviewed for completeness and processed according to Chelan County Code Title 14. Each application may be denied if not consistent with all Chelan County Codes, adopted regulations, Comprehensive Plan and related plans or studies.

_____ _____ 2. This application does not constitute approval of the proposed development and Chelan County does not make any guarantee, either express or implied, that this application will be approved.

_____ _____ 3. False statements, errors and/or omissions in this application or information provided with or in regard to this application may be sufficient cause for denial of the request.

_____ _____ 4. Additional permit applications and approvals may be necessary to conduct specific activities.

_____ _____ 5. Application fees are non-refundable, except when approve by the Board.

_____ _____ 6. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the applicant/owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense.

_____ _____ 7. Chelan County is hereby given consent to enter the property(ies) listed above.

_____ _____ 8. I certify that I am the property owner, or authorized agent of the property owner, and I have familiarized myself with the rules and regulations of Chelan County with respect to making this application.

_____ _____ 9. I certify that I possess full legal authority and rights necessary to exercise control over the subject property.

_____ _____ 10. I certify that this application has been made with the consent of the lawful property owner(s).

_____ _____ 11. I certify that all Easements, Deed Restrictions, other encumbrances, and/or issues restricting or affecting the use or condition of the property have been accurately disclosed and are shown on the site plan submitted with this application.

_____ _____ 12. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Section 14.08.030.

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

Owner Signature:_____ **Place:**_____ **Date:**_____

Print Name:_____

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

Print Name:_____